

## STAFF REPORT

TO: PLANNING COMMISSION  
FILE NO.: CA2020-101

PREPARED BY: MIKE STEVENS  
MEETING DATE: FEB. 26, 2020

### GENERAL INFORMATION:

APPLICANT: KNUTZEN ENGINEERING CA2020-101

REQUEST: TEXT AMENDMENT TO RMC SECTION 23.30.020 – PUBLIC USE DISTRICTS PERMITTED LAND USES AND TO RMC SECTION 23.06 – DEFINITIONS.

LOCATION: CITYWIDE

### REASON FOR REQUEST

Paul Knutzen of Knutzen Engineering has filed an application for text amendments to RMC Section 23.30.020 – Public use districts permitted land uses and to RMC Section 23.06 - Definitions. The proposed text amendments would result in the following use as an allowable Special Use in the PPF (Public Use) zoning district: “Clinic, School-Based”.

The specific action causing these text amendments is that Tri-Cities Community Health (TCCH) has partnered with the Richland School District (RSD) to construct a small outpatient clinic on the Jefferson Elementary School site which will operate year round with a focus on children, siblings of children, and faculty of RSD. The current zoning code does not have a definition for this type of use and clinics are not allowed in the Public Use (PPF) zone.

It is anticipated that construction of such a facility on school grounds will result in reduced absenteeism, better grades, healthy students, healthy lifestyle choices and quality/affordable and accessible health services. Similar school based clinics currently exist at Ochoa Middle School in Pasco and at Amistad Elementary School in Kennewick.

### ANALYSIS

The Public Use district was established to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. Since the proposed definition of a school-based clinic would limit the construction to school campuses and schools are an outright permitted use within the Public Use zone, the request appears to be consistent with the intent of the Public Use district.

Staff recommends that the Planning Commission discuss whether this type of use would best be administered via a special use permit or as an outright permitted use if it is deemed to be an acceptable use in the PPF zone.

#### PUBLIC NOTICE/ COMMENTS

Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.

No substantive comments were received from the public and/or governmental entities as of the date the staff report was prepared.

#### SEPA

The City of Richland has utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Tuesday, February 18, 2020. Any comments received as of the close of business February 18, 2020 have been provided as an attachment to this report. The City of Richland issued a Determination of Non-Significance (DNS) for the proposal on February 19, 2020.

#### FINDINGS OF FACT

1. Over time the need for new uses changes within the City of Richland.
2. Knutzen Engineering is proposing to amend the list of allowed uses within the Section 23.30.020 land use table on behalf of the Richland School District and Tri-Cities Community Health (TCCH).
3. It is anticipated that construction of such a facility on school grounds will result in reduced absenteeism, better grades, healthy students, healthy lifestyle choices and quality/affordable and accessible health services.
4. Similar school based clinics currently exist at Ochoa Middle School in Pasco and at Amistad Elementary School in Kennewick
5. Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at the official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.
6. No substantive comments regarding the proposed code amendment were received.
7. The Washington State Department of Commerce received the 60-day Notice of Intent to Adopt Amendment and granted expedited review.
8. The City issued a SEPA Threshold Determination of Non-Significance on February 19, 2020.
9. The City of Richland utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Tuesday, February 18, 2020.

#### CONCLUSIONS OF LAW

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on the proposed ordinance amendment to the City Council.

2. The proposed code amendment is consistent with the goals and policies of the City's Comprehensive Plan.

### RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (CA2020-101) and recommend to the City Council adoption of the proposed code amendments to RMC Section 23.30.020, Land Use Table and RMC Section 23.06, Definitions.

### ALTERNATIVES

1. Recommend approval of the amendments as proposed;
2. Recommend approval of the amendments, as modified by the Planning Commission.
3. Recommend denial of the amendments;

### RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed amendments to RMC Section 23.30.020 Land Use Table and RMC Section 23.06, Definitions (Exhibit 2) based upon the above listed Findings of Fact and Conclusions of Law.

### EXHIBITS

1. Application Materials
2. Draft Code Amendments
3. SEPA DNS & SEPA Checklist
4. Department of Commerce Notice
5. Public Notice and Comments Received

# Exhibit 1



**City of Richland  
Development Services**

625 Swift Blvd. MS-35  
Richland, WA 99352  
☎ (509) 942-7794  
☎ (509) 942-7764

## Zoning Map/Text Amendment Application

<b>Note: A Pre-Application meeting is required prior to submittal of an application.</b>		
<b>PROPERTY OWNER INFORMATION</b>		<input type="checkbox"/> Contact Person
Owner: Not Applicable -The proposal is a text amendment that would have effects City-wide		
Address:		
Phone:	Email:	
<b>APPLICANT/CONTRACTOR INFORMATION (if different)</b>		<input type="checkbox"/> Contact Person
Company: Knutzen Engineering	UBI# 603538277	
Contact: Paul Knutzen		
Address: 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338		
Phone: 509-222-0959	Email: paul@knutzenengineering.com	
<b>DESCRIPTION OF WORK</b>		
<p><b>ADD definition 23.06.207 as follows:</b>  <b>"Clinic, School-Based"</b> means a building or portion of a building, co-located on school campuses, containing offices for providing limited outpatient medical services to children within the respective school district and their families. Such facilities are operated by independent healthcare organizations.</p> <p><b>MODIFY 23.30.020 Table to allow "Clinic, School-Based" with a designation of "S" under the PPF Zone only.</b> This would allow a school-based clinic to be built within a PPF zone, provided it go through a special use permit provisions contained in Chapter 23.46 RMC.</p>		
<b>PROPERTY INFORMATION</b>		
Parcel #: Not Applicable - The proposal is a text amendment that would have effects City-wide		
Legal Description: N/A		
Current Zoning: PPF	Current Comp Plan: Public Facility	Requested Zoning: N/A
Current Use: Schools	Proposed Use: Add a school-based clinic.	Area of Property: N/A
<b>APPLICATION MUST INCLUDE</b>		
<ol style="list-style-type: none"> <li>1. Completed Application and Filing Fee</li> <li>2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved</li> <li>3. Other information as determined by the Administrator</li> </ol>		
<b>ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE</b>		
<p>The unique characteristics, if any, of the property or circumstances of the owner:</p> <p>This code change has City-wide impacts. The specific action causing this is that Tri-Cities Community Health (TCCH) has partnered with Richland School District (RSD) to construct a small outpatient clinic on the Jefferson ES site which will operate year round with a focus on children, siblings of children, and faculty of RSD. The current code doesn't have a definition for this use and clinics are not allowed in the PPF zone. We are applying to modify the code to add a definition of a school based clinic and subsequently adding this as a special permit use only in the PPF zone. Once the text change is complete we will submit for the site specific special use.</p> <p>Any hardship that may result in the event the rezone is not granted:            TCCH would not be able to construct a school-based clinic on school grounds, which would cause local students, their siblings, and faculty to miss out on the benefits they can provide, such as: reduced absenteeism, better grades, healthy students, healthy lifestyle choices, and quality, affordable and accessible health services. As additional background, this is already a permitted use in the City of Pasco at Ochoa MS and in Kennewick at Amistad ES.</p>		

<p>The manner in which the proposed rezone conforms to patterns in adjacent zones:</p> <p>The definition of a school-based clinic includes being co-located on a school facility. The goal of the school-based clinic is to serve the existing students, their siblings, and faculty, which are already using the school or will be entering the school system. City of Richland municipal code 23.30.010 defines the purposes of the Public Use District Zoning as "to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses." This use <u>benefits public education since healthy kids are less absent and have better grades.</u></p>
<p>Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:</p> <p>The proposed modification of code would have no adverse effects on other adjacent or surrounding zones. A school-based clinic would only benefit surrounding properties because of the increase of medical services and an improved educational environment for the community's children.</p>
<p>Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:</p> <p>The modification of code would have no effect on the comprehensive plan.</p>
<p>The benefits or detriments accruing to the city which would result from the granting or denial of this special permit:</p> <p>As stated before, the City would only benefit from increased medical care for children and an improved educational environment in schools serviced by a school-based clinic.</p>
<p>Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:</p> <p>The code modification would not take away any potential land uses in the PFF zoning. It would only add an additional specially permitted use.</p>
<p>Whether the proposed rezone represents spot zoning and whether a larger area should be considered:</p> <p>Not applicable.</p>
<p>Identify impacts on the environment and public safety:</p> <p>The code modification would benefit public health, especially in the schools and the community's child population. Some positive effects that could result would be less emergency room visits, better school attendance, improved learning environment in the schools and less work days missed by parents staying home to care for sick children.</p>

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

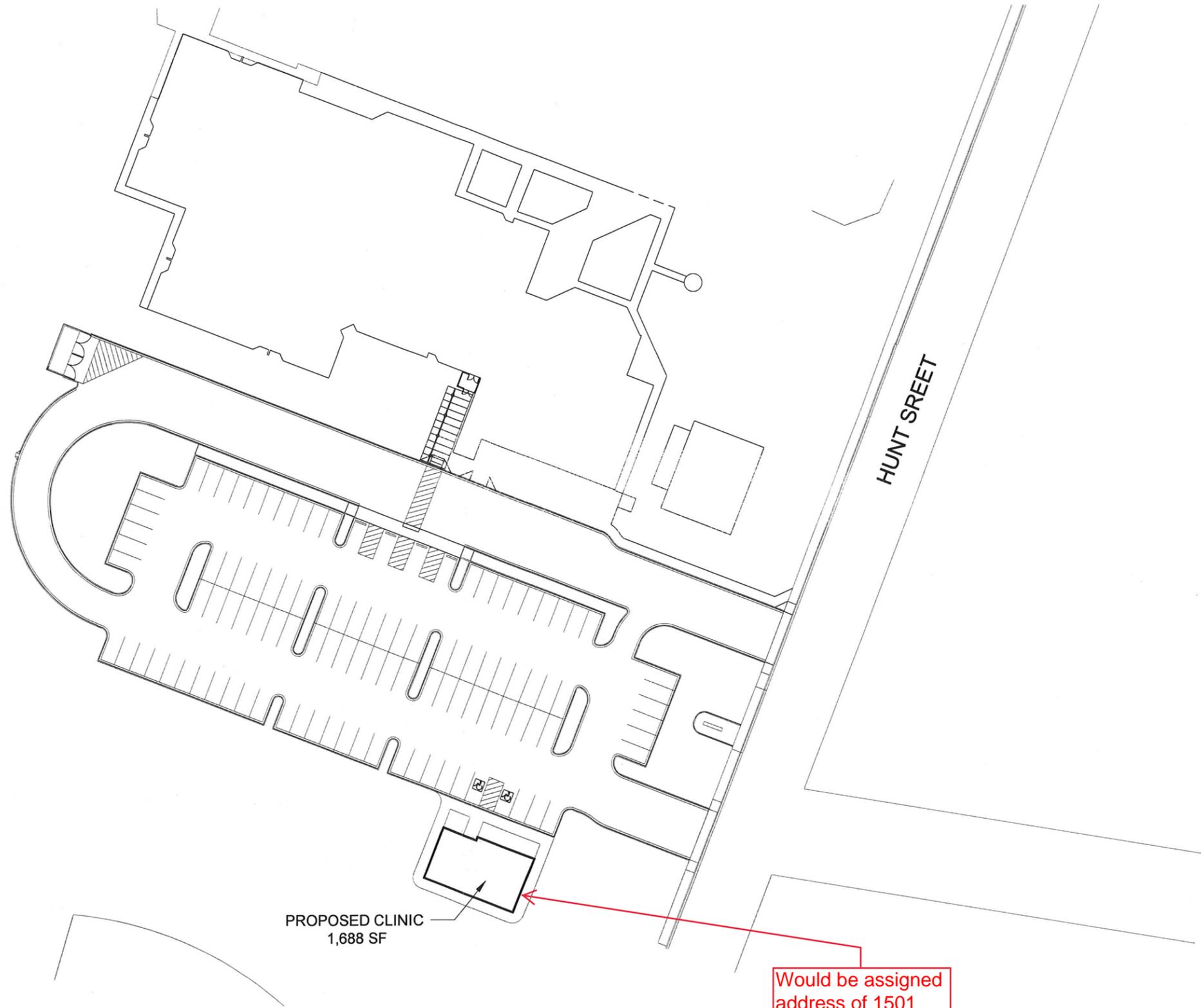
1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: Paul Knutzen

Applicant Signature:  Date 1/16/2020

GEORGE WASHINGTON WAY



PROPOSED CLINIC  
1,688 SF

Would be assigned  
address of 1501  
Hunt Ave

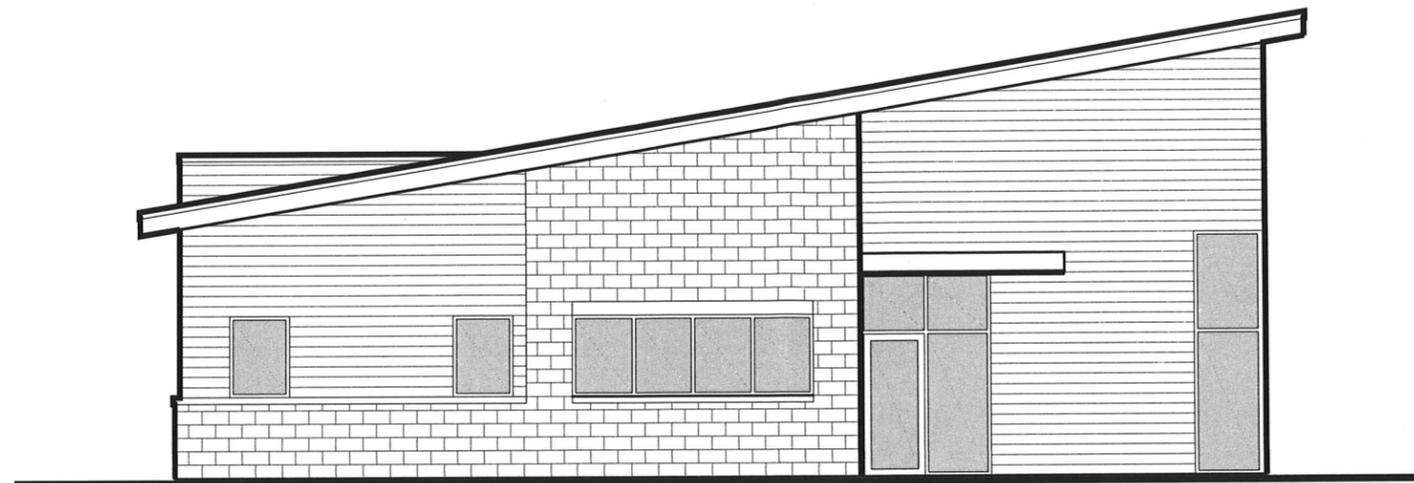
PRELIMINARY SITE PLAN



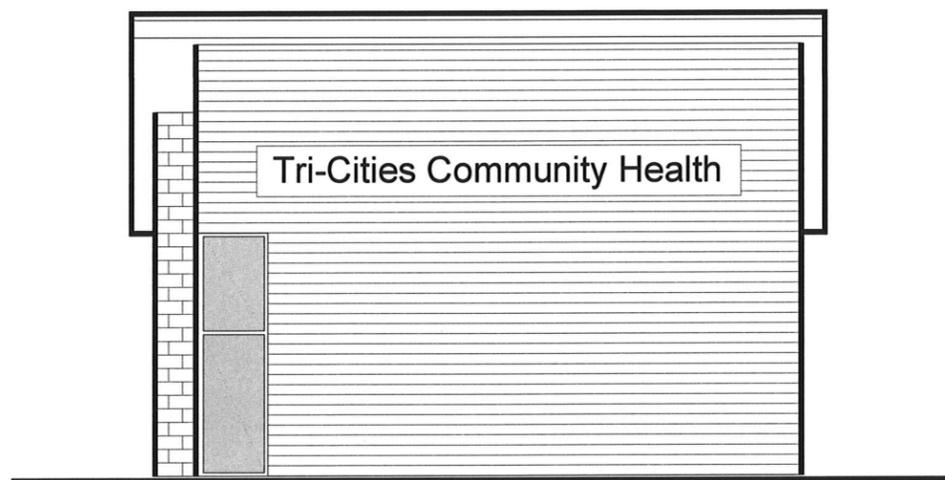
JEFFERSON ELEMENTARY - SCHOOL BASED HEALTH CLINIC  
Tri-Cities Community Health

Tri-Cities Community Health

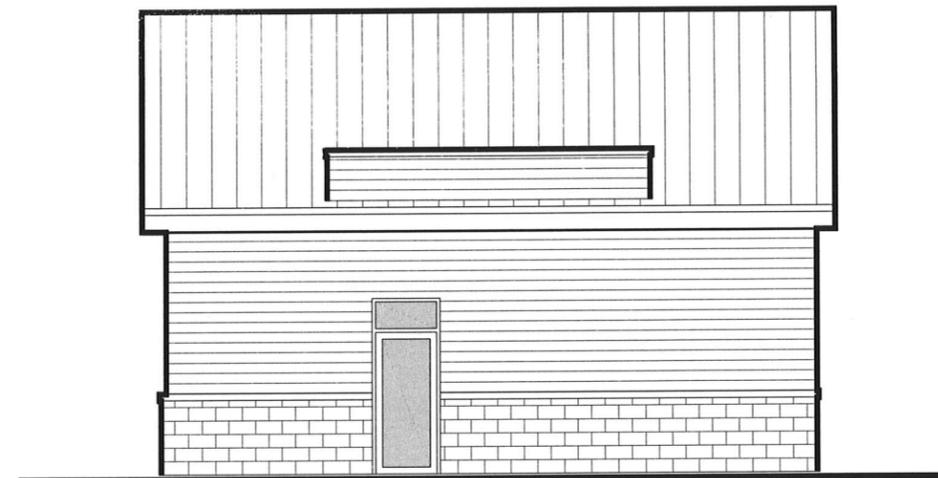




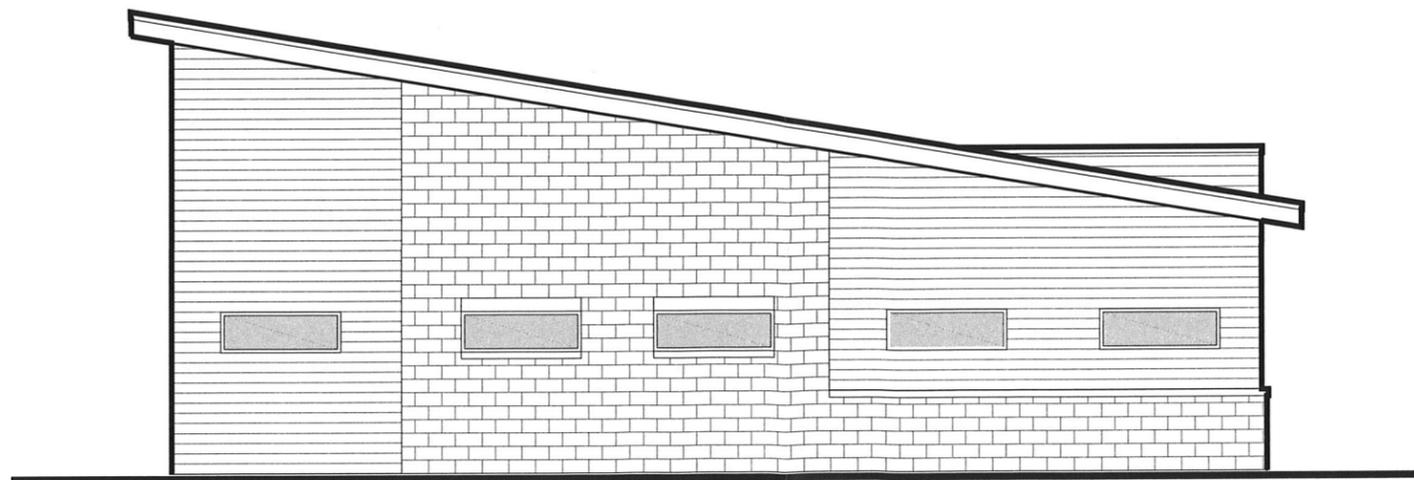
**NORTH ELEVATION**  
 SCALE: 1/4" = 1'-0"



**WEST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**EAST ELEVATION**  
 SCALE: 1/4" = 1'-0"



**SOUTH ELEVATION**  
 SCALE: 1/4" = 1'-0"

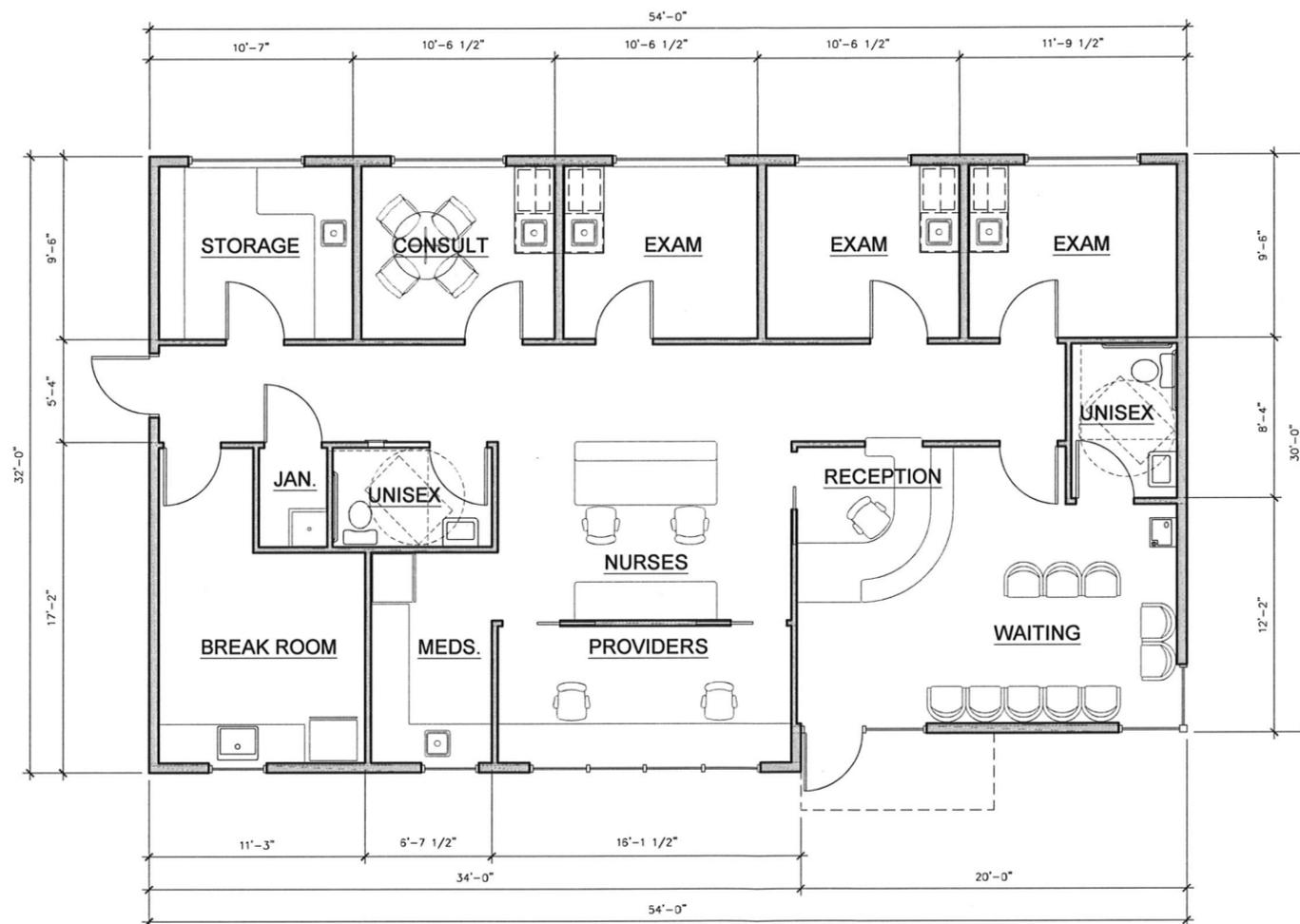
**Tri-Cities Community Health**  
 SCHOOL BASED CLINIC  
 Jefferson Elementary School, Richland, WA 99352  
 ELEVATIONS

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REVISIONS:  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_  
 \_\_\_\_\_

DATE: 4-22-2019  
 JOB NO.: 19-107  
 DRAWN BY: BB

**A1.1**



**FLOOR PLAN**  
 SCALE: 1/4" = 1'-0" 1,688 SF



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**Tri-Cities Community Health**  
**SCHOOL BASED CLINIC**  
 Jefferson Elementary School, Richland, WA 99352  
**FLOOR PLAN**

REVISIONS:


DATE: 4-22-2019  
 JOB NO.: 19-107  
 DRAWN BY: BB

**A2.1**

# Exhibit 2

ORDINANCE NO. XX-XX

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 23.30.020 related to the public use district permitted land uses and amending Section 23.06, definitions.

WHEREAS, from time to time the City has need to update its development regulations; and

WHEREAS, on February 26 2020, the Richland Planning Commission conducted a public hearing regarding modifications to the land use table contained within RMC Section 23.30.020 and definitions contained within Section 23.06;

WHEREAS, the Richland Planning Commission recommends that the following changes be made to RMC Section 23.30.020 and RMC Section 23.06.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. RMC Section 23.30.020 of the Richland Municipal Code, as enacted by Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended to read as follows:

## Chapter 23.30

### PUBLIC USE ZONING DISTRICTS

Sections:

- 23.30.010 Purpose of public use districts.
- 23.30.020 Public use districts permitted land uses.
- 23.30.030 Site requirements for public use districts.
- 23.30.040 Parking standards for public use districts.

#### **23.30.010 Purpose of public use districts.**

A. The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

B. The natural open space use district (NOS) is a special use classification intended to provide area for the retention of publicly owned, natural open spaces that, due to their proximity to wetlands, shorelines, floodplains or critical habitat areas, are too sensitive for intensive use or development. This zoning classification is intended to be applied to

those portions of the city that are designated as natural open space under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02; Ord. 04-09].

**23.30.020 Public use districts permitted land uses.**

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	PPF	NOS
<b>Public/Quasi-Public Uses</b>		
Alternative School	P <sup>1</sup>	
Churches	P <sup>2</sup>	
Clinics, School-Based	S	
Clubs or Fraternal Societies	P <sup>2</sup>	
Cultural Institutions	P <sup>2</sup>	
General Park Maintenance and Operations	P	P
Golf Courses	P	
Passive Open Space Uses	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P <sup>3</sup>	P <sup>3</sup>
Public Agency Buildings	P <sup>3</sup>	P <sup>3</sup>
Public Agency Facilities	P <sup>3</sup>	P <sup>3</sup>
Public Campgrounds	P	
Public Parks	P	P

Land Use	PPF	NOS
Schools	P <sup>4</sup>	
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P	
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P
<b>Recreational Uses</b>		
Art Galleries	P	
Boat Mooring Facilities	P	
<b>Retail Uses</b>		
Concessionaire	P <sup>6</sup>	P <sup>6</sup>
Parking Lot	P	S <sup>5</sup>
<b>Miscellaneous Uses</b>		
Macro-Antennas	P	
On-Site Hazardous Waste Treatment and Storage	A	A
Cemetery	P	

1. RMC 23.42.260
  2. RMC 23.42.050
  3. RMC 23.42.200
  4. RMC 23.42.250
  5. RMC 23.42.183
- [Ord. 28-05 § 1.02; Ord. 13-08; Ord. 04-09; Ord. 07-19 § 9].

Section 2. RMC Section 23.06 of the Richland Municipal Code, as enacted by Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended to read as follows:

**RMC 23.06.207: “Clinic, School-Based”** means a building or portion of a building, co-located on school campuses, containing offices for providing limited outpatient medical services to children within the respective school district and their families. Such facilities are operated by independent healthcare organizations.

Section 3. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 7th day of April, 2020.

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Ryan Lukson  
Mayor

ATTEST:

APPROVED AS TO FORM:

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JENNIFER ROGERS, City Clerk

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HEATHER KINTZLEY, City Attorney

Date Published: \_\_\_\_\_

# Exhibit 3



File No. EA2020-104

## CITY OF RICHLAND Determination of Non-Significance

**Description of Proposal:** Text amendment to RMC Title 23, Section 23.30.020, Public Use Land Use Table and Section 23.06, Definitions. The proposed text amendments would result in the following use as an allowable Special Use in the PPF (Public Use) zoning district: "Clinic, School-Based".

**Proponent:** Knutzen Engineering

**Location of Proposal:** City-Wide.

**Lead Agency:** City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

( ) There is no comment for the DNS.

( ) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

(X) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Mike Stevens

**Position/Title:** Planning Manager

**Address:** 625 Swift Blvd., MS #35, Richland, WA 99352

**Date:** February 19, 2020

**Signature** \_\_\_\_\_

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background [\[HELP\]](#)**

1. Name of proposed project, if applicable:

***Tri-Cities Community Health Clinic @ Jefferson ES – School Based Clinic Zoning Code Modification***

2. Name of applicant:

***Paul Knutzen; Knutzen Engineering***

3. Address and phone number of applicant and contact person:

***Paul Knutzen; 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338; 509-222-0959***

4. Date checklist prepared:  
**January 16<sup>th</sup>, 2020**
5. Agency requesting checklist:  
**City of Richland**
6. Proposed timing or schedule (including phasing, if applicable):  
**Submit Zoning Code Text Change – January 2020**  
**Zoning Code Text Change Approval – March 2020 (estimated)**  
**Submit Special Use Permit for new TCCH Clinic @ Jefferson ES – March 2020 (estimated)**  
**Special Use Permit Approval – May 2020 (estimated)**  
**Submit Construction Plans for new TCCH Clinic @ Jefferson ES – May 2020 (estimated)**  
**Start Construction – July 2020 (estimated)**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**No, the project is described below in #11.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**No additional environmental information is being prepared as a result of this proposed code amendment. The code amendment has no environmental consequences. A geotechnical report has been completed by Geoprofessional Innovation at the Jefferson ES site but only to ascertain soil characteristics related to earthwork and building requirements.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
**None known of at this time – Should only be City of Richland permits and L&I permits during final construction of the clinic**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**Approval by the City of Richland for the Code Amendment, the Special Use Permit by the City of Richland, and finally a City of Richland Building Permit on the final project**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
**The proposal adds a definition of a school-based clinic to City of Richland municipal code. It also amends City of Richland municipal code to allow for construction of a school-based clinic in the Public Use District (PFF), requiring a special use permit for project approval.**  
**The consequential project would construct a 1,688 school-based clinic operated by Tri-Cities Community Health and located near the south parking lot of Jefferson ES with associated site and utility improvements as necessary for the Project to obtain permits.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

***The proposed code amendment would apply to areas zoned as PFF and is City-wide.***

***The consequential project would be located at 1525 Hunt Ave, Richland, WA 99354.***

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

***Overall site does not exceed a 5% slope.***

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

***Silty sand with gravel and poorly graded gravel with sand. Also, uncontrolled fill from demolition of a previous building was found North of the existing elementary school building. The uncontrolled fill extends 1.5 to 4.5 feet below the surface and contains demolition debris such as wood, metal, plastic, CMU blocks, shingles, and concrete fragments.***

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

***There is no history of unstable soils in the immediate vicinity. However, uncontrolled fill must be removed where future structures and/or pavement is planned for the proposed clinic.***

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

***Any uncontrolled fill, which is expected to be minimal, will be excavated at the proposed building location. Excavation is not expected to exceed 100 CY. The project is expected to balance on site with only the export of any excavated uncontrolled fill.***

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

***Erosion could occur on site but will be minimized through implementation of BMP's during construction, including silt fencing, construction entrance, site watering for dust control, and catch basin inserts and protection. All stormwater run-off will be contained and***

*managed on site.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

**Approximately 35% of the site will be covered by impervious surfaces, which is about a 1% addition to the existing site impervious calculation.**

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

**Standard erosion control methods will be used, such as catch basin protection (witches' hats), silt fencing, and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck as necessary or sprinklers as deemed appropriate by the Owner and Contractor.**

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

**During construction, minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality.**

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

**None known.**

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

**Dust control measures will be implemented in accordance by the Department of Ecology and the Benton County Clean Air Authority. Measures include but are not limited to watering, lowering speed, limit of construction vehicles, and reducing the amount of dust-generating activities on windy days.**

## 3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

**The Columbia River is located approximately 0.15 miles from the site. No other surface water bodies are located nearby.**

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

**No.**

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

**Not applicable.**

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**No.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

***The new building will generate stormwater runoff. The existing stormwater system for the parking lot will be used. It will be verified that it can handle the additional runoff generated by the new building.***

2) Could waste materials enter ground or surface waters? If so, generally describe.

***Waste materials could not enter ground waters. The existing stormwater system should have pollutant prevention devices built in.***

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

***Runoff generated from pervious surfaces will either infiltrate into underlying soils or flow to on-site collection systems. Stormwater generated from impervious surfaces will be collected and treated prior to on-site infiltration.***

#### 4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

**Grass will be removed as needed for grading and construction.**

c. List threatened and endangered species known to be on or near the site.

**None known per the Washington Department of Fish and Wildlife.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

**Native plants will be planted around the perimeter of the new building.**

e. List all noxious weeds and invasive species known to be on or near the site.

**None known.**

## 5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site.

**None known per the Washington Department of Fish and Wildlife.**

c. Is the site part of a migration route? If so, explain.

**Yes, the Columbian Basin is part of a migration route for a number of fowl.**

d. Proposed measures to preserve or enhance wildlife, if any:

**None at this time.**

e. List any invasive animal species known to be on or near the site.

**None known.**

## 6. **Energy and Natural Resources** [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet

the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electrical will be used for lighting and plugs.**

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

**No.**

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

**The proposed structure will meet current building codes and energy efficient standards.**

## 7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

**No.**

1) Describe any known or possible contamination at the site from present or past uses.

**None known.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**None known.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**Biohazardous waste, as is customary in a medical clinic, may occur during day to day activities but as it is this is a very limited outpatient clinic.**

4) Describe special emergency services that might be required.

**Typical emergency services provided through the City will be used for this site. It may occasionally be required for an ambulance to be called to transfer patients to an acute hospital or for inpatient care.**

5) Proposed measures to reduce or control environmental health hazards, if any:

**Training programs for all personnel regarding awareness and safe procedures for on-site materials. Proper disposal of biohazard waste as is customary in healthcare/hospital settings. Using red biohazard bags and contracting with a company that specializes in the treatment and disposal of human biohazardous waste.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**The noise level in the area is not perceived to have any adverse effect on the project. Noise is mainly generated by vehicle traffic and school activities, such as recess.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Short-term: Construction noises.**

**Long-term: No significant increase in long-term noise is expected to be created by the project. It would not create a significant increase in traffic noise from the existing traffic noise related to the existing school**

3) Proposed measures to reduce or control noise impacts, if any:

**Construction will be coordinated with the school in order to minimally affect school activities. All operations will be conducted in a manner compliant with City of Richland standards and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).**

## 8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**Jefferson Elementary School and an Early Learning Center. Adjacent properties are commercial, single-family residential and baseball fields. The proposal will not affect current land uses on nearby or adjacent properties.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**No.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**No.**

c. Describe any structures on the site.

**Jefferson Elementary School & Early Learning Center.**

d. Will any structures be demolished? If so, what?

**No.**

e. What is the current zoning classification of the site?

**The site is zoned PFF.**

f. What is the current comprehensive plan designation of the site?

**The site's designation is public facility.**

g. If applicable, what is the current shoreline master program designation of the site?

**Not applicable.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**No.**

i. Approximately how many people would reside or work in the completed project?

**4**

j. Approximately how many people would the completed project displace?

**None.**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**Not applicable.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**The proposed code amendment would ensure that the clinic is compatible with City of Richland zoning ordinances, currently it is not**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**Not applicable.**

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**Not applicable.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None.**

c. Proposed measures to reduce or control housing impacts, if any:

**Not applicable.**

## 10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**Approximately 24'.**

b. What views in the immediate vicinity would be altered or obstructed?

**None.**

c. Proposed measures to reduce or control aesthetic impacts, if any:

**The building will be in accordance with building department façade requirements.**

## 11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**The building will have outdoor lighting for evenings when it gets dark.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

**No.**

c. What existing off-site sources of light or glare may affect your proposal?

**None known of.**

d. Proposed measures to reduce or control light and glare impacts, if any:

**All outdoor lighting will be in conformance with City of Richland standards.**

## 12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

**There are baseball fields adjacent to the site that are used for baseball competitions. The elementary school also has play toys outside the school.**

b. Would the proposed project displace any existing recreational uses? If so, describe.

**No.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**During construction, fencing will be placed around the project to prevent trespassing and consequential injuries, specifically regarding children.**

## 13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

**No.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**No.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**Internet search for project site. Washington State Department of Archeology and Historic Preservation, National Register of Historic Places in Benton County.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**Upon any discovery of potential or known archeological resources at the subject properties prior to or during future on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Richland Development Services of said discovery.**

## 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.  
***The overall school site can be accessed from George Washington Way, Van Giesen St, and Hunt Ave. The clinic will only be accessible from Hunt Ave.***
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
***The site is served by a bus stop at the Northwest corner of the Van Giesen St and George Washington St intersection. Ben Franklin Transit bus stop ID: RC212.***
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
***No additional parking spaces are proposed with the new building, one will be converted to an ADA accessible stall.***
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).  
***No.***
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
***No.***
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?  
***Approximately 32 vehicle trips on a weekday and 4 trips in the peak hour according to code 630 of the Trip Generation Manual by the Institute of Transportation Engineers when considering 4 employees; however it should be noted that this definition is not a school-based clinic but a general clinic and not for general public use so these values are likely too high***
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.  
***No.***
- h. Proposed measures to reduce or control transportation impacts, if any:  
***None.***

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
***The new building will use fire and police protection, as well as public transit. Occasionally an ambulance may be needed to transport a patient.***

- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**None at this moment.**

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:  
**electricity**, natural gas, **water**, refuse service, telephone, **sanitary sewer**, septic system, other \_\_\_\_\_
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  
**Electricity, sewer, and water will be routed to the new building.**

**Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Paul Knutzen

Name of signee Paul Knutzen

Position and Agency/Organization Principal Engineer / Knutzen Engineering

Date Submitted: 1/14/2020

### C. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

***It is not expected that development authorized by the proposed code amendment would result in any increase of discharge to water, emissions to air, production storage, the release of toxic or hazardous substances or production of noise.***

Proposed measures to avoid or reduce such increases are:

***Development within the City of Richland must comply with all current land use and environmental permitting requirements.***

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

***The proposed amendment is not expected to affect plants, animals, fish or marine life.***

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

***None.***

3. How would the proposal be likely to deplete energy or natural resources?

***The proposed amendment is not expected to result in additional depletion of energy or natural resources.***

Proposed measures to protect or conserve energy and natural resources are:

***None.***

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

***While the proposed amendment would be City-wide, it would only affect zones designated***

**as Public Usage Facility (PFF), with a public educational facility located in the area. The amendment would allow for the construction of a school-based clinic on or near a school. It is not expected to affect any environmentally sensitive areas or areas designated for governmental protection.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**None.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**The proposal would allow for land zoned as PFF to be used for a school-based clinic. It would not encourage land or shoreline uses incompatible with existing plans. A school-based clinic being located on public-education facility land would be compatible with existing uses.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

**According to the proposal, the construction of a school-based clinic in PFF zoning would still require a special use permit.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**The proposed amendment would increase available health care for the students and could result in a reduction of trips to emergency rooms. The impact to transportation or public utilities are negligible.**

Proposed measures to reduce or respond to such demand(s) are:

**None.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**The proposed amendment would not conflict with local, state, or federal laws or requirements for the protection of the environment. Any school-based clinic built as a result of the amendment will be licensed and permitted according to City of Richland and State of Washington laws and policies. School based clinics are already permitted in adjacent Cities of Pasco & Kennewick.**

# Exhibit 4



## Department of Commerce

### Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

<b>1. Jurisdiction Name:</b>	City of Richland – Development Services Dept.
<b>2. Select Submittal Type:</b> Select the Type of Submittal listed. (Select One Only)	<input type="checkbox"/> <b>60-Day Notice</b> of Intent to Adopt Amendment. <input checked="" type="checkbox"/> <b>Request of Expedited Review</b> / Notice of Intent to Adopt Amendment. <input type="checkbox"/> <b>Supplemental Submittal</b> for existing Notice of Intent to Adopt Amendment. <input type="checkbox"/> <b>Notice of Final Adoption</b> of Amendment.
<b>3. Amendment Type:</b> Select Type of Amendment listed. (Select One Only)	<input type="checkbox"/> <b>Comprehensive Plan</b> Amendment. <input checked="" type="checkbox"/> <b>Development Regulation</b> Amendment. <input type="checkbox"/> <b>Critical Areas Ordinance</b> Amendment. <input type="checkbox"/> <b>Combined Comprehensive and Development Regulation</b> Amendments. <input type="checkbox"/> <b>Countywide Planning Policy</b> .
<b>4. Description</b> Enter a brief description of the amendment.  Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting.  Examples: <i>“Proposed comprehensive plan amendment for the GMA periodic update.”</i> or <i>“Adopted Ordinance 123, adoption amendment to the sign code.”</i> <b>(Maximum 400 characters).</b>	<p>Proposed amendment to RMC Sections 23.30.020 and 23.06.207.</p> <p>The proposed amendment to Section 23.30.020 would modify the existing land use table to allow “Clinic, School-Based” as a Special Use Permit within the Parks &amp; Public Facilities (PPF) Zoning District.</p> <p>The amendment to Section 23.06.207 would add a definition for “Clinic, School-Based”.</p>



# Department of Commerce

<b>5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?</b>	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No
<b>6. Proposed Dates:</b> Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	<b>Planning Commission: February 26, 2020</b>  <b>City Council: March 17, 2020 &amp; April 7, 2020</b>  <b>Proposed / Date of Adoption: April 7, 2020</b>
<b>7. Contact Information:</b>	
<b>A. Prefix/Salutation:</b> <i>(Examples: "Mr.", "Ms.", or "The Honorable" (elected official))</i>	Mr.
<b>B. Name:</b>	Mike Stevens
<b>C. Title:</b>	Planning Manager
<b>D. Email:</b>	mstevens@ci.richland.wa.us
<b>E. Work Phone:</b>	(509) 942-7596
<b>F. Cell/Mobile Phone: (optional)</b>	
<b>Consultant Information:</b>	
<b>G. Is this person a consultant?</b>	<input type="checkbox"/> Yes
<b>H. Consulting Firm name?</b>	
<b>8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?</b>	<input type="checkbox"/> Yes

**REQUIRED:** Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov)

Questions? Call the review team at (509) 725-3066.



## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (CA2020-101 & EA2020-104)

Notice is hereby given that Paul Knutzen of Knutzen Engineering has filed an application for text amendments to RMC Section 23.30.020 – Public use districts permitted land uses and to RMC Section 23.06 - Definitions. The proposed text amendments would result in the following use as an allowable Special Use in the PPF (Public Use) zoning district: “Clinic, School-Based”.

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, February 26, 2020 in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

**Environmental Review:** The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed in the Development Services Division Office or City of Richland website [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Tuesday, February 18, 2020 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office or City of Richland website [www.ci.richland.wa.us](http://www.ci.richland.wa.us) beginning Friday, February 21, 2020.



## Zoning Map/Text Amendment Application

**Note: A Pre-Application meeting is required prior to submittal of an application.**

### PROPERTY OWNER INFORMATION

Contact Person

Owner: Not Applicable -The proposal is a text amendment that would have effects City-wide

Address:

Phone:

Email:

### APPLICANT/CONTRACTOR INFORMATION (if different)

Contact Person

Company: Knutzen Engineering

UBI# 603538277

Contact: Paul Knutzen

Address: 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338

Phone: 509-222-0959

Email: paul@knutzenengineering.com

### DESCRIPTION OF WORK

**ADD definition 23.06.207 as follows:**

**"Clinic, School-Based" means a building or portion of a building, co-located on school campuses, containing offices for providing limited outpatient medical services to children within the respective school district and their families. Such facilities are operated by independent healthcare organizations.**

**MODIFY 23.30.020 Table to allow "Clinic, School-Based" with a designation of "S" under the PPF Zone only.** This would allow a school-based clinic to be built within a PPF zone, provided it go through a special use permit provisions contained in Chapter 23.46 RMC.

### PROPERTY INFORMATION

Parcel #: Not Applicable - The proposal is a text amendment that would have effects City-wide

Legal Description: N/A

Current Zoning: PPF

Current Comp Plan: Public Facility

Requested Zoning: N/A

Current Use: Schools

Proposed Use: Add a school-based clinic.

Area of Property: N/A

### APPLICATION MUST INCLUDE

1. Completed Application and Filing Fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

### ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

This code change has City-wide impacts. The specific action causing this is that Tri-Cities Community Health (TCCH) has partnered with Richland School District (RSD) to construct a small outpatient clinic on the Jefferson ES site which will operate year round with a focus on children, siblings of children, and faculty of RSD. The current code doesn't have a definition for this use and clinics are not allowed in the PPF zone. We are applying to modify the code to add a definition of a school based clinic and subsequently adding this as a special permit use only in the PPF zone. Once the text change is complete we will submit for the site specific special use.

Any hardship that may result in the event the rezone is not granted:

TCCH would not be able to construct a school-based clinic on school grounds, which would cause local students, their siblings, and faculty to miss out on the benefits they can provide, such as: reduced absenteeism, better grades, healthy students, healthy lifestyle choices, and quality, affordable and accessible health services. As additional background, this is already a permitted use in the City of Pasco at Ochoa MS and in Kennewick at Amistad ES.

<p>The manner in which the proposed rezone conforms to patterns in adjacent zones:</p> <p>The definition of a school-based clinic includes being co-located on a school facility. The goal of the school-based clinic is to serve the existing students, their siblings, and faculty, which are already using the school or will be entering the school system. City of Richland municipal code 23.30.010 defines the purposes of the Public Use District Zoning as "to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses." This use <u>benefits public education since healthy kids are less absent and have better grades.</u></p>
<p>Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:</p> <p>The proposed modification of code would have no adverse effects on other adjacent or surrounding zones. A school-based clinic would only benefit surrounding properties because of the increase of medical services and an improved educational environment for the community's children.</p>
<p>Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:</p> <p>The modification of code would have no effect on the comprehensive plan.</p>
<p>The benefits or detriments accruing to the city which would result from the granting or denial of this special permit:</p> <p>As stated before, the City would only benefit from increased medical care for children and an improved educational environment in schools serviced by a school-based clinic.</p>
<p>Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:</p> <p>The code modification would not take away any potential land uses in the PFF zoning. It would only add an additional specially permitted use.</p>
<p>Whether the proposed rezone represents spot zoning and whether a larger area should be considered:</p> <p>Not applicable.</p>
<p>Identify impacts on the environment and public safety:</p> <p>The code modification would benefit public health, especially in the schools and the community's child population. Some positive effects that could result would be less emergency room visits, better school attendance, improved learning environment in the schools and less work days missed by parents staying home to care for sick children.</p>

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: Paul Knutzen

Applicant Signature:  Date 1/16/2020

ORDINANCE NO. XX-XX

AN ORDINANCE of the City of Richland amending Richland Municipal Code Section 23.30.020 related to the public use district permitted land uses and amending Section 23.06, definitions.

WHEREAS, from time to time the City has need to update its development regulations; and

WHEREAS, on February 26 2020, the Richland Planning Commission conducted a public hearing regarding modifications to the land use table contained within RMC Section 23.30.020 and definitions contained within Section 23.06;

WHEREAS, the Richland Planning Commission recommends that the following changes be made to RMC Section 23.30.020 and RMC Section 23.06.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. RMC Section 23.30.020 of the Richland Municipal Code, as enacted by Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended to read as follows:

**Chapter 23.30**

**PUBLIC USE ZONING DISTRICTS**

Sections:

- 23.30.010 Purpose of public use districts.
- 23.30.020 Public use districts permitted land uses.
- 23.30.030 Site requirements for public use districts.
- 23.30.040 Parking standards for public use districts.

**23.30.010 Purpose of public use districts.**

A. The parks and public facilities district (PPF) is a special use classification intended to provide areas for the retention of public lands necessary for open spaces, parks, playgrounds, trails and structures designed for public recreation and to provide areas for the location of buildings and structures for public education, recreation and other public and semi-public uses. This zoning classification is intended to be applied to those portions of the city that are designated as developed open space and public facility under the city of Richland comprehensive plan.

B. The natural open space use district (NOS) is a special use classification intended to provide area for the retention of publicly owned, natural open spaces that, due to their proximity to wetlands, shorelines, floodplains or critical habitat areas, are too sensitive for intensive use or development. This zoning classification is intended to be applied to

those portions of the city that are designated as natural open space under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02; Ord. 04-09].

**23.30.020 Public use districts permitted land uses.**

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	PPF	NOS
<b>Public/Quasi-Public Uses</b>		
Alternative School	P <sup>1</sup>	
Churches	P <sup>2</sup>	
Clinics, School-Based	S	
Clubs or Fraternal Societies	P <sup>2</sup>	
Cultural Institutions	P <sup>2</sup>	
General Park Maintenance and Operations	P	P
Golf Courses	P	
Passive Open Space Uses	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P <sup>3</sup>	P <sup>3</sup>
Public Agency Buildings	P <sup>3</sup>	P <sup>3</sup>
Public Agency Facilities	P <sup>3</sup>	P <sup>3</sup>
Public Campgrounds	P	
Public Parks	P	P

Land Use	PPF	NOS
Schools	P <sup>4</sup>	
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P	
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P
<b>Recreational Uses</b>		
Art Galleries	P	
Boat Mooring Facilities	P	
<b>Retail Uses</b>		
Concessionaire	P <sup>6</sup>	P <sup>6</sup>
Parking Lot	P	S <sup>5</sup>
<b>Miscellaneous Uses</b>		
Macro-Antennas	P	
On-Site Hazardous Waste Treatment and Storage	A	A
Cemetery	P	

1. RMC 23.42.260
  2. RMC 23.42.050
  3. RMC 23.42.200
  4. RMC 23.42.250
  5. RMC 23.42.183
- [Ord. 28-05 § 1.02; Ord. 13-08; Ord. 04-09; Ord. 07-19 § 9].

Section 2. RMC Section 23.06 of the Richland Municipal Code, as enacted by Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended to read as follows:

**RMC 23.06.207: “Clinic, School-Based”** means a building or portion of a building, co-located on school campuses, containing offices for providing limited outpatient medical services to children within the respective school district and their families. Such facilities are operated by independent healthcare organizations.

Section 3. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the 7th day of April, 2020.

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Ryan Lukson  
Mayor

ATTEST:

APPROVED AS TO FORM:

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JENNIFER ROGERS, City Clerk

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HEATHER KINTZLEY, City Attorney

Date Published: \_\_\_\_\_

# SEPA ENVIRONMENTAL CHECKLIST

## ***Purpose of checklist:***

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

## ***Instructions for applicants:***

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

## ***Instructions for Lead Agencies:***

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

## ***Use of checklist for nonproject proposals:***

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

## **A. Background [\[HELP\]](#)**

1. Name of proposed project, if applicable:

***Tri-Cities Community Health Clinic @ Jefferson ES – School Based Clinic Zoning Code Modification***

2. Name of applicant:

***Paul Knutzen; Knutzen Engineering***

3. Address and phone number of applicant and contact person:

***Paul Knutzen; 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338; 509-222-0959***

4. Date checklist prepared:  
**January 16<sup>th</sup>, 2020**
5. Agency requesting checklist:  
**City of Richland**
6. Proposed timing or schedule (including phasing, if applicable):  
**Submit Zoning Code Text Change – January 2020**  
**Zoning Code Text Change Approval – March 2020 (estimated)**  
**Submit Special Use Permit for new TCCH Clinic @ Jefferson ES – March 2020 (estimated)**  
**Special Use Permit Approval – May 2020 (estimated)**  
**Submit Construction Plans for new TCCH Clinic @ Jefferson ES – May 2020 (estimated)**  
**Start Construction – July 2020 (estimated)**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.  
**No, the project is described below in #11.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.  
**No additional environmental information is being prepared as a result of this proposed code amendment. The code amendment has no environmental consequences. A geotechnical report has been completed by Geoprofessional Innovation at the Jefferson ES site but only to ascertain soil characteristics related to earthwork and building requirements.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.  
**None known of at this time – Should only be City of Richland permits and L&I permits during final construction of the clinic**
10. List any government approvals or permits that will be needed for your proposal, if known.  
**Approval by the City of Richland for the Code Amendment, the Special Use Permit by the City of Richland, and finally a City of Richland Building Permit on the final project**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)  
**The proposal adds a definition of a school-based clinic to City of Richland municipal code. It also amends City of Richland municipal code to allow for construction of a school-based clinic in the Public Use District (PFF), requiring a special use permit for project approval.**  
**The consequential project would construct a 1,688 school-based clinic operated by Tri-Cities Community Health and located near the south parking lot of Jefferson ES with associated site and utility improvements as necessary for the Project to obtain permits.**

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

***The proposed code amendment would apply to areas zoned as PFF and is City-wide.***

***The consequential project would be located at 1525 Hunt Ave, Richland, WA 99354.***

## **B. Environmental Elements** [\[HELP\]](#)

### **1. Earth** [\[help\]](#)

a. General description of the site:

(circle one): **Flat**, rolling, hilly, steep slopes, mountainous, other \_\_\_\_\_

b. What is the steepest slope on the site (approximate percent slope)?

***Overall site does not exceed a 5% slope.***

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

***Silty sand with gravel and poorly graded gravel with sand. Also, uncontrolled fill from demolition of a previous building was found North of the existing elementary school building. The uncontrolled fill extends 1.5 to 4.5 feet below the surface and contains demolition debris such as wood, metal, plastic, CMU blocks, shingles, and concrete fragments.***

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

***There is no history of unstable soils in the immediate vicinity. However, uncontrolled fill must be removed where future structures and/or pavement is planned for the proposed clinic.***

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

***Any uncontrolled fill, which is expected to be minimal, will be excavated at the proposed building location. Excavation is not expected to exceed 100 CY. The project is expected to balance on site with only the export of any excavated uncontrolled fill.***

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

***Erosion could occur on site but will be minimized through implementation of BMP's during construction, including silt fencing, construction entrance, site watering for dust control, and catch basin inserts and protection. All stormwater run-off will be contained and***

*managed on site.*

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

***Approximately 35% of the site will be covered by impervious surfaces, which is about a 1% addition to the existing site impervious calculation.***

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

***Standard erosion control methods will be used, such as catch basin protection (witches' hats), silt fencing, and stabilized construction entrances. Dust during construction will be controlled by the use of a water truck as necessary or sprinklers as deemed appropriate by the Owner and Contractor.***

## 2. Air [\[help\]](#)

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

***During construction, minor amounts of dust and exhaust from equipment activity may occur. The completed project will not affect air quality.***

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

***None known.***

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

***Dust control measures will be implemented in accordance by the Department of Ecology and the Benton County Clean Air Authority. Measures include but are not limited to watering, lowering speed, limit of construction vehicles, and reducing the amount of dust-generating activities on windy days.***

## 3. Water [\[help\]](#)

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

***The Columbia River is located approximately 0.15 miles from the site. No other surface water bodies are located nearby.***

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

***No.***

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

***Not applicable.***

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

**No.**

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

**No.**

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

**No.**

b. Ground Water: [\[help\]](#)

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

**No.**

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

**None.**

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

***The new building will generate stormwater runoff. The existing stormwater system for the parking lot will be used. It will be verified that it can handle the additional runoff generated by the new building.***

2) Could waste materials enter ground or surface waters? If so, generally describe.

***Waste materials could not enter ground waters. The existing stormwater system should have pollutant prevention devices built in.***

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

**No.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

***Runoff generated from pervious surfaces will either infiltrate into underlying soils or flow to on-site collection systems. Stormwater generated from impervious surfaces will be collected and treated prior to on-site infiltration.***

#### 4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

deciduous tree: alder, maple, aspen, other

evergreen tree: fir, cedar, pine, other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other

water plants: water lily, eelgrass, milfoil, other

other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

***Grass will be removed as needed for grading and construction.***

c. List threatened and endangered species known to be on or near the site.

***None known per the Washington Department of Fish and Wildlife.***

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

***Native plants will be planted around the perimeter of the new building.***

e. List all noxious weeds and invasive species known to be on or near the site.

***None known.***

## 5. **Animals** [\[help\]](#)

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site.

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other \_\_\_\_\_

b. List any threatened and endangered species known to be on or near the site.

***None known per the Washington Department of Fish and Wildlife.***

c. Is the site part of a migration route? If so, explain.

***Yes, the Columbian Basin is part of a migration route for a number of fowl.***

d. Proposed measures to preserve or enhance wildlife, if any:

***None at this time.***

e. List any invasive animal species known to be on or near the site.

***None known.***

## 6. **Energy and Natural Resources** [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet

the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

**Electrical will be used for lighting and plugs.**

b. Would your project affect the potential use of solar energy by adjacent properties?

If so, generally describe.

**No.**

c. What kinds of energy conservation features are included in the plans of this proposal?

List other proposed measures to reduce or control energy impacts, if any:

**The proposed structure will meet current building codes and energy efficient standards.**

## 7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal?

If so, describe.

**No.**

1) Describe any known or possible contamination at the site from present or past uses.

**None known.**

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

**None known.**

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

**Biohazardous waste, as is customary in a medical clinic, may occur during day to day activities but as it is this is a very limited outpatient clinic.**

4) Describe special emergency services that might be required.

**Typical emergency services provided through the City will be used for this site. It may occasionally be required for an ambulance to be called to transfer patients to an acute hospital or for inpatient care.**

5) Proposed measures to reduce or control environmental health hazards, if any:

**Training programs for all personnel regarding awareness and safe procedures for on-site materials. Proper disposal of biohazard waste as is customary in healthcare/hospital settings. Using red biohazard bags and contracting with a company that specializes in the treatment and disposal of human biohazardous waste.**

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

**The noise level in the area is not perceived to have any adverse effect on the project. Noise is mainly generated by vehicle traffic and school activities, such as recess.**

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

**Short-term: Construction noises.**

**Long-term: No significant increase in long-term noise is expected to be created by the project. It would not create a significant increase in traffic noise from the existing traffic noise related to the existing school**

3) Proposed measures to reduce or control noise impacts, if any:

**Construction will be coordinated with the school in order to minimally affect school activities. All operations will be conducted in a manner compliant with City of Richland standards and Washington State Maximum Environmental Noise Levels (Chapter 173-60-040 WAC).**

## 8. Land and Shoreline Use [\[help\]](#)

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

**Jefferson Elementary School and an Early Learning Center. Adjacent properties are commercial, single-family residential and baseball fields. The proposal will not affect current land uses on nearby or adjacent properties.**

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

**No.**

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

**No.**

c. Describe any structures on the site.

**Jefferson Elementary School & Early Learning Center.**

d. Will any structures be demolished? If so, what?

**No.**

e. What is the current zoning classification of the site?

**The site is zoned PFF.**

f. What is the current comprehensive plan designation of the site?

**The site's designation is public facility.**

g. If applicable, what is the current shoreline master program designation of the site?

**Not applicable.**

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

**No.**

i. Approximately how many people would reside or work in the completed project?

**4**

j. Approximately how many people would the completed project displace?

**None.**

k. Proposed measures to avoid or reduce displacement impacts, if any:

**Not applicable.**

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

**The proposed code amendment would ensure that the clinic is compatible with City of Richland zoning ordinances, currently it is not**

m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

**Not applicable.**

## 9. Housing [\[help\]](#)

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

**Not applicable.**

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

**None.**

c. Proposed measures to reduce or control housing impacts, if any:

**Not applicable.**

## 10. Aesthetics [\[help\]](#)

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

**Approximately 24'.**

b. What views in the immediate vicinity would be altered or obstructed?

**None.**

c. Proposed measures to reduce or control aesthetic impacts, if any:

**The building will be in accordance with building department façade requirements.**

## 11. Light and Glare [\[help\]](#)

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

**The building will have outdoor lighting for evenings when it gets dark.**

b. Could light or glare from the finished project be a safety hazard or interfere with views?

**No.**

c. What existing off-site sources of light or glare may affect your proposal?

**None known of.**

d. Proposed measures to reduce or control light and glare impacts, if any:

**All outdoor lighting will be in conformance with City of Richland standards.**

## 12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity?

**There are baseball fields adjacent to the site that are used for baseball competitions. The elementary school also has play toys outside the school.**

b. Would the proposed project displace any existing recreational uses? If so, describe.

**No.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

**During construction, fencing will be placed around the project to prevent trespassing and consequential injuries, specifically regarding children.**

## 13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.

**No.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

**No.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

**Internet search for project site. Washington State Department of Archeology and Historic Preservation, National Register of Historic Places in Benton County.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

**Upon any discovery of potential or known archeological resources at the subject properties prior to or during future on-site construction, the developer, contractor, and/or any other parties involved in construction shall immediately cease all on-site construction, shall act to protect the potential or known historical and cultural resources area from outside intrusion, and shall notify, within a maximum period of twenty-four hours from the time of discovery, the City of Richland Development Services of said discovery.**

## 14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.  
***The overall school site can be accessed from George Washington Way, Van Giesen St, and Hunt Ave. The clinic will only be accessible from Hunt Ave.***
- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?  
***The site is served by a bus stop at the Northwest corner of the Van Giesen St and George Washington St intersection. Ben Franklin Transit bus stop ID: RC212.***
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?  
***No additional parking spaces are proposed with the new building, one will be converted to an ADA accessible stall.***
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).  
***No.***
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.  
***No.***
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?  
***Approximately 32 vehicle trips on a weekday and 4 trips in the peak hour according to code 630 of the Trip Generation Manual by the Institute of Transportation Engineers when considering 4 employees; however it should be noted that this definition is not a school-based clinic but a general clinic and not for general public use so these values are likely too high***
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.  
***No.***
- h. Proposed measures to reduce or control transportation impacts, if any:  
***None.***

## 15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.  
***The new building will use fire and police protection, as well as public transit. Occasionally an ambulance may be needed to transport a patient.***

- b. Proposed measures to reduce or control direct impacts on public services, if any.  
**None at this moment.**

**16. Utilities** [\[help\]](#)

- a. Circle utilities currently available at the site:  
**electricity**, natural gas, **water**, refuse service, telephone, **sanitary sewer**, septic system, other \_\_\_\_\_
- c. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.  
**Electricity, sewer, and water will be routed to the new building.**

**Signature** [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Paul Knutzen

Name of signee Paul Knutzen

Position and Agency/Organization Principal Engineer / Knutzen Engineering

Date Submitted: 1/14/2020

### C. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

***It is not expected that development authorized by the proposed code amendment would result in any increase of discharge to water, emissions to air, production storage, the release of toxic or hazardous substances or production of noise.***

Proposed measures to avoid or reduce such increases are:

***Development within the City of Richland must comply with all current land use and environmental permitting requirements.***

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

***The proposed amendment is not expected to affect plants, animals, fish or marine life.***

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

***None.***

3. How would the proposal be likely to deplete energy or natural resources?

***The proposed amendment is not expected to result in additional depletion of energy or natural resources.***

Proposed measures to protect or conserve energy and natural resources are:

***None.***

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

***While the proposed amendment would be City-wide, it would only affect zones designated***

**as Public Usage Facility (PFF), with a public educational facility located in the area. The amendment would allow for the construction of a school-based clinic on or near a school. It is not expected to affect any environmentally sensitive areas or areas designated for governmental protection.**

Proposed measures to protect such resources or to avoid or reduce impacts are:

**None.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

**The proposal would allow for land zoned as PFF to be used for a school-based clinic. It would not encourage land or shoreline uses incompatible with existing plans. A school-based clinic being located on public-education facility land would be compatible with existing uses.**

Proposed measures to avoid or reduce shoreline and land use impacts are:

**According to the proposal, the construction of a school-based clinic in PFF zoning would still require a special use permit.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

**The proposed amendment would increase available health care for the students and could result in a reduction of trips to emergency rooms. The impact to transportation or public utilities are negligible.**

Proposed measures to reduce or respond to such demand(s) are:

**None.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

**The proposed amendment would not conflict with local, state, or federal laws or requirements for the protection of the environment. Any school-based clinic built as a result of the amendment will be licensed and permitted according to City of Richland and State of Washington laws and policies. School based clinics are already permitted in adjacent Cities of Pasco & Kennewick.**



STATE OF WASHINGTON  
DEPARTMENT OF COMMERCE  
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000  
[www.commerce.wa.gov](http://www.commerce.wa.gov)

01/30/2020

Mr. Mike Stevens  
Planning Manager  
City of Richland  
505 Swift Boulevard  
Post Office Box 190  
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2020-S-1166--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

**Proposed amendment to Section 23.30.020 would modify the existing land use table to allow “Clinic, School-Based” as a Special Use Permit within the Parks & Public Facilities (PPF) Zoning District.**

**The amendment to Section 23.06.207 would add a definition for “Clinic, School-Based”.**

We received your submittal on 01/30/2020 and processed it with the Submittal ID 2020-S-1166. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 03/30/2020.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at [reviewteam@commerce.wa.gov](mailto:reviewteam@commerce.wa.gov), or call William Simpson, (509) 280-3602.

Sincerely,



**From:** [COM GMU Review Team](#)  
**To:** [Stevens, Mike](#)  
**Subject:** City of Richland - Expedited Review Request Granted for Submittal ID: 2020-S-1166  
**Date:** Thursday, February 13, 2020 7:25:56 AM

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Dear Mr. Stevens,

Your request for an Expedited Review has been granted for: Proposed amendment to Section 23.30.020 would modify the existing land use table to allow “Clinic, School-Based” as a Special Use Permit within the Parks & Public Facilities (PPF) Zoning District. The amendment to Section 23.06.207 would add a definition for “Clinic, School-Based”.

# Exhibit 5



## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (CA2020-101 & EA2020-104)

Notice is hereby given that Paul Knutzen of Knutzen Engineering has filed an application for text amendments to RMC Section 23.30.020 – Public use districts permitted land uses and to RMC Section 23.06 - Definitions. The proposed text amendments would result in the following use as an allowable Special Use in the PPF (Public Use) zoning district: “Clinic, School-Based”.

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, February 26, 2020 in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

**Environmental Review:** The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed in the Development Services Division Office or City of Richland website [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to [mstevens@ci.richland.wa.us](mailto:mstevens@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Tuesday, February 18, 2020 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office or City of Richland website [www.ci.richland.wa.us](http://www.ci.richland.wa.us) beginning Friday, February 21, 2020.