



Richland

## CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00010 & PLN-T1-2025-00171)

**Notice** is hereby given that Darin Musser of Musser Landscaping LLC has filed a special use permit application to create an area of additional laydown yard for landscape materials storage and sales adjacent to Musser Landscaping's current operation. Approximate area to be used is 1.5 acres of the current 5.3 acre parcel. For more information, please visit <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>

**Project Site:** The project site is located at 1770 Buckskin Lane (APN 1-04981020003001). The existing landscaping business is located at 1752 Buckskin Lane, near the intersection of Van Giesen Street/State Highway 224 and Buckskin Lane.

**Public Hearing:** The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, March 10, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in 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 at [www.ci.richland.wa.us](http://www.ci.richland.wa.us).

**Public Comment:** Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us).

**Comment Period Starts:** February 10, 2025

**Comment Period Ends:** March 09, 2025

However, written comments must be received no later than 5:00 p.m. on Friday, February 28th, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

**Appeal:** The application will be reviewed in accordance with the regulations in RMC Title 23 Zoning and Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

## Vicinity Map

Item: 1770 Buckskin Ln - Special Use Permit  
Applicant: Musser Landscaping  
File #: PLN-T2-2025-00010



0 50 100 200 Feet





**City of Richland**  
625 Swift Blvd  
Richland WA 99352  
(509) 942-7794

# Plan Snapshot Report

<b>Plan Type:</b> Type 2	<b>Plan #:</b> PLN-T2-2025-00010	<b>App Date:</b> 01/29/2025
<b>Work Class:</b> T2 - Special Use	<b>District:</b> City of Richland	<b>Exp Date:</b> 05/29/2025
<b>Status:</b> In Review		<b>Completed:</b> NOT COMPLETED
<b>Description:</b> Create an area of additional laydown yard for landscape materials storage and sales adjacent to Musser Landscaping's operation.		<b>Approval Expire Date:</b>

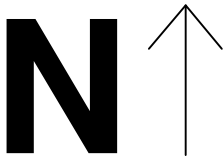
<b>Parcel:</b> 104981020003001	Main	<b>Address:</b> 1770 Buckskin Ln	Main	<b>Zone:</b>
		Richland, WA 99354		
<b>Property Owner</b> Michael Churchwell Home: (509) 551-5726 Mobile: (509) 551-5726		<b>Applicant</b> Musser Landscaping LLC 1752 Buckskin LN Richland, WA 99354 Business: (509) 492-6645 Mobile: (509) 492-6645		

## Plan Custom Fields

<b>PreAppQuestionBox</b>	Waived	<b>Special Use Area Input</b>	The overall property is 5.3 acres but only a portion (1.5 acres) will be utilized for an extended laydown yard for storage and sales of landscaping materials.	<b>Special Use Characteristics Input</b>	We will not be doing any large changes to the site layout, site grading and topography and it is directly adjacent to space occupied by Musser Landscaping that does this sort of activity right now. There will not be any impervious surfaces put down or structures built. The site is going to change very minimally from how it sits right now.
<b>Special Use Infrastructure Input</b>	There will be a 6' privacy fence built around the area. (an extension of the fence for Musser Landscaping operation) and gravel laid for laydown yard but no additional infrastructure will be implemented.	<b>Special Use Requirements Input</b>	We have looked into land uses allowed in the AG zoned land and the proposed usage meets those requirements. Nothing else is being impacted or changed and would meet current regulations.	<b>Special Use Impact Input</b>	There will be no significant change to adjacent properties and/or public facilities. There will be no significant change in vehicular traffic, noise, visual barriers, changing of the land, creating run-off etc. This is a very low impact proposal.



Site Plan:  
"1770 Buckskin Lane"  
Scale: 1"=100'



# BENTON-FRANKLIN TITLE COMPANY

510 N COLORADO ST • KENNEWICK, WA 99336  
PHONE (509) 783-0661 • FAX (509) 783-7880

Wednesday, January 29, 2025

12:01 PM

## PREPARED FOR:

Jesse Carter

## REPRESENTING:

Realty One Group

BENTON FRANKLIN TITLE COMPANY  
Agent for  
OLD REPUBLIC LAND TITLE INSURANCE COMPANY

**No Examination of the records has been made to determine the sufficiency of the title and therefore no liability is assumed hereunder.**

# BENTON-FRANKLIN TITLE COMPANY

510 N COLORADO ST • KENNEWICK, WA 99336  
PHONE (509) 783-0661 • FAX (509) 783-7880

Prepared For:

**Jesse Carter  
Realty One Group**

Owner/Contract Purchaser & Property Address:

**Michael Churchwell  
1770 Buckskin Ln.  
Richland, WA 99354**

Legal Description:

**SEE ATTACHED EXHIBIT A**

Year Built:

**1975**

Approximate Lot Size:

**5.42 Acres**

Purchase Date & Price:

**05/09/2023 \$N/A**

Improvement Square Footage:

**N/A**

CC&R's:

**NO**

Date and Amount of Deed of Trust:

**N/A**

## COUNTY ASSESSOR'S PROPERTY INFORMATION:

Current Year Taxes: **\$3,638.89**

Current Year Assessments:

Parcel No.: **1-0498-102-0003-001**

Land: **\$ 90,760**

Improvements: **\$ 304,280**

HomeOwners Association: **N/A**

Total: **\$ 395,040**

**BENTON FRANKLIN TITLE COMPANY Agent for  
OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY**

Customer Service Representative:

**CARISSA SWEET**

Email: [carissa@bftitle.com](mailto:carissa@bftitle.com)

Date: **January 29, 2025**

**No Examination of the records has been made to determine the sufficiency of the title and therefore no liability is assumed hereunder.**



# BENTON-FRANKLIN TITLE COMPANY

510 N COLORADO ST • KENNEWICK, WA 99336  
PHONE (509) 783-0661 • FAX (509) 783-7880

## EXHIBIT A

**LOT 1, BLOCK 3, RAWHIDE RANCHES, ACCORDING TO THE PLAT  
THEREOF RECORDED IN VOLUME 8 OF PLATS, PAGE 62, RECORDS OF  
BENTON COUNTY, WASHINGTON.**

**Address: 1770 Buckskin Ln.  
Richland, WA 99354**

**Parcel No.: 1-0498-102-0003-001**

**Seller's Acknowledgment:**

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**Buyer's Acknowledgment:**

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**No Examination of the records has been made to determine the  
sufficiency of the title and therefore no liability is assumed hereunder.**

# Benton County Property Search

## Property Search Results > 21245 CHURCHWELL MICHAEL W for Year 2024 - 2025

### Property

Account			
Property ID:	21245	Abbreviated Legal Description:	RAWHIDE RANCHES BLK 3 LOT 1 CERT OF WATER RIGHTS 5-4-77. TOGETHER WITH THAT PORTION OF VACATED BRONCO LANE PER CITY ORDINANCE #27-96, 8/05/1996.
Parcel # / Geo ID:	104981020003001	Agent Code:	
Type:	Real		
Tax Area:	R1 - R1	Land Use Code	18
Open Space:	N	DFL	N
Historic Property:	N	Remodel Property:	N
Multi-Family Redevelopment:	N		
Township:	09	Section:	04
Range:	28	Legal Acres:	5.4200

Location			
Address:	1770 BUCKSKIN LN RICHLAND, WA 99354-4902	Mapsc0:	
Neighborhood:	15100 - Riverside	Map ID:	
Neighborhood CD:	15100		

Owner			
Name:	CHURCHWELL MICHAEL W	Owner ID:	468442
Mailing Address:	1770 BUCKSKIN LN RICHLAND, WA 99354	% Ownership:	100.0000000000%
		Exemptions:	

### Pay Tax Due

Select the appropriate checkbox next to the year to be paid. Multiple years may be selected.


Year - Statement ID	Tax	Assessment	Penalty	Interest	Total Due
2025 - 9672 (First Half/Next)	\$1819.47	\$27.36	\$0.00	\$0.00	\$1846.83
2025 - 9672 (Balance)	\$3638.89	\$54.71	\$0.00	\$0.00	\$3693.60

Total Amount to Pay: \$

\*Convenience Fee not included

### Taxes and Assessment Details

Property Tax Information as of 01/29/2025

Amount Due if Paid on:  **NOTE:** If you plan to submit payment on a future date, make sure you enter the date and click RECALCULATE to obtain the correct total amount due.

Click on "Statement Details" to expand or collapse a tax statement.

Year	Statement ID		First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid		Amount Due	
▼ Statement Details										
Year	Statement ID	Taxing Jurisdiction			First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2025	9672	CITR - CITY OF RICHLAND			\$374.59	\$374.57	\$0.00	\$0.00	\$0.00	\$749.16
2025	9672	CTYGEN - COUNTY BENTON			\$155.10	\$155.10	\$0.00	\$0.00	\$0.00	\$310.20
2025	9672	PRTB - PORT OF BENTON			\$60.28	\$60.28	\$0.00	\$0.00	\$0.00	\$120.56
2025	9672	SCH400 - RICHLAND SD 400			\$781.52	\$781.49	\$0.00	\$0.00	\$0.00	\$1563.01
2025	9672	STATE - STATE SCHOOL			\$447.98	\$447.98	\$0.00	\$0.00	\$0.00	\$895.96
2025	9672	BCD - BENTON CONSERVATION DISTRICT			\$2.77	\$2.77	\$0.00	\$0.00	\$0.00	\$5.54
2025	9672	HORT - HORTICULTURAL PEST AND DISEASE CONTROL			\$0.75	\$0.75	\$0.00	\$0.00	\$0.00	\$1.50
2025	9672	MOSBEN - MOSQUITO			\$21.32	\$21.32	\$0.00	\$0.00	\$0.00	\$42.64
2025	9672	WEDBEN - NOXIOUS WEED CONTROL BOARD			\$2.52	\$2.51	\$0.00	\$0.00	\$0.00	\$5.03
2025	9672	TOTAL:			\$1846.83	\$1846.77	\$0.00	\$0.00	\$0.00	\$3693.60
▼ Statement Details										
Year	Statement ID	Taxing Jurisdiction			First Half Base Amt.	Second Half Base Amt.	Penalty	Interest	Base Paid	Amount Due
2024	9685	CITR - CITY OF RICHLAND			\$327.37	\$327.35	\$0.00	\$0.00	\$654.72	\$0.00
2024	9685	CTYGEN - COUNTY BENTON			\$138.85	\$138.83	\$0.00	\$0.00	\$277.68	\$0.00
2024	9685	PRTB - PORT OF BENTON			\$51.86	\$51.86	\$0.00	\$0.00	\$103.72	\$0.00
2024	9685	SCH400 - RICHLAND SD 400			\$685.00	\$684.99	\$0.00	\$0.00	\$1369.99	\$0.00
2024	9685	STATE - STATE SCHOOL			\$376.77	\$376.76	\$0.00	\$0.00	\$753.53	\$0.00
2024	9685	BCD - BENTON CONSERVATION DISTRICT			\$1.89	\$1.88	\$0.00	\$0.00	\$3.77	\$0.00
2024	9685	HORT - HORTICULTURAL PEST AND DISEASE CONTROL			\$0.75	\$0.75	\$0.00	\$0.00	\$1.50	\$0.00



2024	9685	MOSBEN - MOSQUITO	\$21.18	\$21.17	\$0.00	\$0.00	\$42.35	\$0.00
2024	9685	WEDBEN - NOXIOUS WEED CONTROL BOARD	\$2.52	\$2.51	\$0.00	\$0.00	\$5.03	\$0.00
2024	9685	TOTAL:	\$1606.19	\$1606.10	\$0.00	\$0.00	\$3212.29	\$0.00

Values

(+) Improvement Homesite Value:	+	\$0
(+) Improvement Non-Homesite Value:	+	\$304,280
(+) Land Homesite Value:	+	\$0
(+) Land Non-Homesite Value:	+	\$90,760
(+) Curr Use (HS):	+	\$0 \$0
(+) Curr Use (NHS):	+	\$0 \$0
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(=) Market Value:	=	\$395,040
(-) Productivity Loss:	-	\$0
-----		
(=) Subtotal:	=	\$395,040
(+) Senior Appraised Value:	+	\$0
(+) Non-Senior Appraised Value:	+	\$395,040
-----		
(=) Total Appraised Value:	=	\$395,040
(-) Senior Exemption Loss:	-	\$0
(-) Exemption Loss:	-	\$0
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(=) Taxable Value:	=	\$395,040

Taxing Jurisdiction

Owner: CHURCHWELL MICHAEL W  
% Ownership: 100.000000000000%  
Total Value: \$395,040  
Tax Area: R1 - R1

Levy Code	Description	Levy Rate	Appraised Value	Taxable Value	Estimated Tax		
RICH	RICHLAND	1.7581796528	\$395,040	\$395,040	\$694.55		
RICHLIB	RICHLAND LIBRARY DEBT SERVICE	0.1382492291	\$395,040	\$395,040	\$54.61		
CNYHMNSVCS	COUNTY HUMAN SERVICES	0.0250000001	\$395,040	\$395,040	\$9.88		
CNYVET	COUNTY VETERANS	0.0112500001	\$395,040	\$395,040	\$4.44		
COUNTY	COUNTY	0.7490000524	\$395,040	\$395,040	\$295.88		
PORTBNT	PORT OF BENTON	0.3051815336	\$395,040	\$395,040	\$120.56		
SD400	SCHOOL DIST 400 DEBT SERVICE	1.1749453353	\$395,040	\$395,040	\$464.15		
SD400CP	SCHOOL DIST 400 CAPITAL PROJECTS	0.6784430599	\$395,040	\$395,040	\$268.01		
SD400MO	SCHOOL DIST 400 ENRICHMENT	2.1032036108	\$395,040	\$395,040	\$830.85		
STATE	STATE SCHOOL	1.4743934020	\$395,040	\$395,040	\$582.44		
STATE2	STATE SCHOOL PART 2	0.7936316745	\$395,040	\$395,040	\$313.52		
Total Tax Rate:		9.2114775506					
Taxes w/Current Exemptions:					\$3,638.89		
Taxes w/o Exemptions:					\$3,638.89		

Improvement / Building

Improvement #1:	RESIDENTIAL BLDGS	State Code:	513	2308.0 sqft	Value:	\$304,280
Exterior Wall:	Hardboard	Fixture Count:		Count		
Foundation:	Crawl/Concrete Perimeter Piers	Full Bathrooms:		Count		
HVAC:	Heat pump	Number of Bedrooms:		Count		
Roof Covering:	Comp Shingle					

Type	Description	Class CD	Sub Class CD	Year Built	Area
MA-Split	Main Area - Split-Entry	25		1975	2308.0
ATTGAR	ATTGAR	25		1975	494.0
SHED	Shed	25		1975	200.0
Deck	Deck	25		1975	192.0
CovPatio	Covered Patio	25		1975	24.0

Improvement #2:	Permanent Crop	State Code:	513	0.0 sqft	Value:	\$0
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Type	Description	Class CD	Sub Class CD	Year Built	Area
I03-Buried	Buried Pipe	PC-AV		2012	0.0

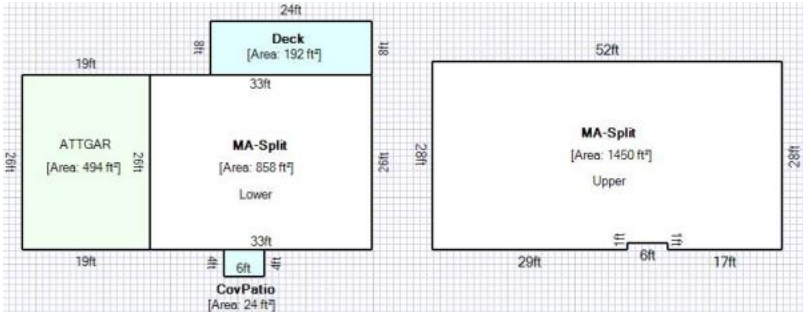
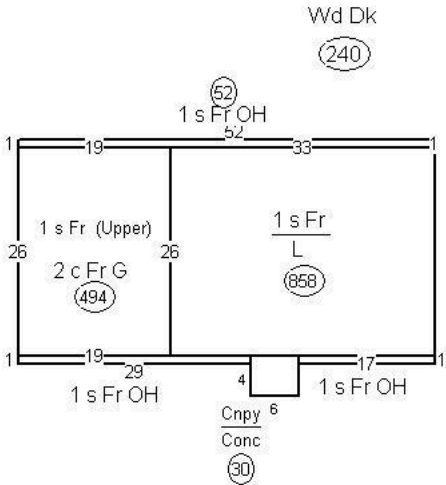
### Property Image

This property contains TIFF images. Click on the button(s) to download the full image (which may contain multiple pages).



- 01
- 02
- 03
- 04

pmp hse 8x8 n.v.



Year	Improvements	Land Market	Current Use	Total Appraised	Taxable Value
2025	N/A	N/A	N/A	N/A	N/A
2024	\$304,280	\$90,760	\$0	\$395,040	\$395,040
2023	\$250,560	\$90,760	\$0	\$341,320	\$341,320
2022	\$215,980	\$90,760	\$0	\$306,740	\$306,740
2021	\$209,070	\$90,760	\$0	\$299,830	\$299,830

## Payout Agreement

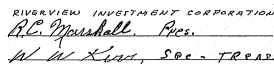
No payout information available..

## Mapping Website

LOCATED IN THE NE  $\frac{1}{4}$  OF SEC. 4, TWP. 9 N., R. 28 E. W.M., RICHLAND, BENTON COUNTY, WASHINGTON

[illegible]

We, the RIVERVIEW INVESTMENT CORPORATION, a Washington Corporation, and the Bank of Bixland, a Washington Corporation, hereby certify that we are the owners of the above described tract of land, that we have divided the same into lots, surveyed and platted into Lots, Block, Tract, and Streets as shown on the annexed "Plan," that said Streets are known and designated by the name "RAWWIDE RANCHES," and that said Subdivision shall hereafter be known and designated by the name "RAWWIDE RANCHES."



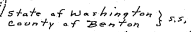
BANK OF RICHLAND  
*E. V. Presley*

State of Washington }  
County of Benton } s.s.

I, Herb Conway, Notary Public in and for the County and State aforesaid, hereby certify that on this 14th day of May, 1942, I was personally appeared John H. Kerr and W. W. Kerr, to me known to be the President and Secretary, respectively, of the Reservoir Investment Corporation and on oath stated that they were authorized by said Corporation to execute the foregoing DEDICATION and the Seal affixed is the Official Corporate Seal of said Corporation.

In witness whereof, I have set my hand and affixed my official Seal the day and year above written.

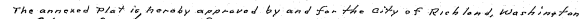
Notary Public in and for the State of Washington  
Residing at Richland, Washington  
My Commission expires 1-13-69



I, H. C. Brown, Notary Public in and for the County and State aforesaid, hereby certify that on this 14 day of August, 1906, I saw G. F. Winchel & J. M. Winchel personally known to me to be the Executive Vice Pres & Mgr. of the Bank of Richmond and on a oath taken that they were authorized by said Corporation to execute the foregoing Declaration and the Seal affixed is the Official Corporate Seal of said Corporation.

In witness whereof, I have set my hand and affixed my official seal the day and year above written.

Notary Public in and for the State of Washington  
Residing at Richland Washington  
My Commission expires 1-13-69



Albert J. Giacosa  
Chairman, City Planning Commission

Easement Approval By: L. H. Holden  
City of Richmond Electric Dept.

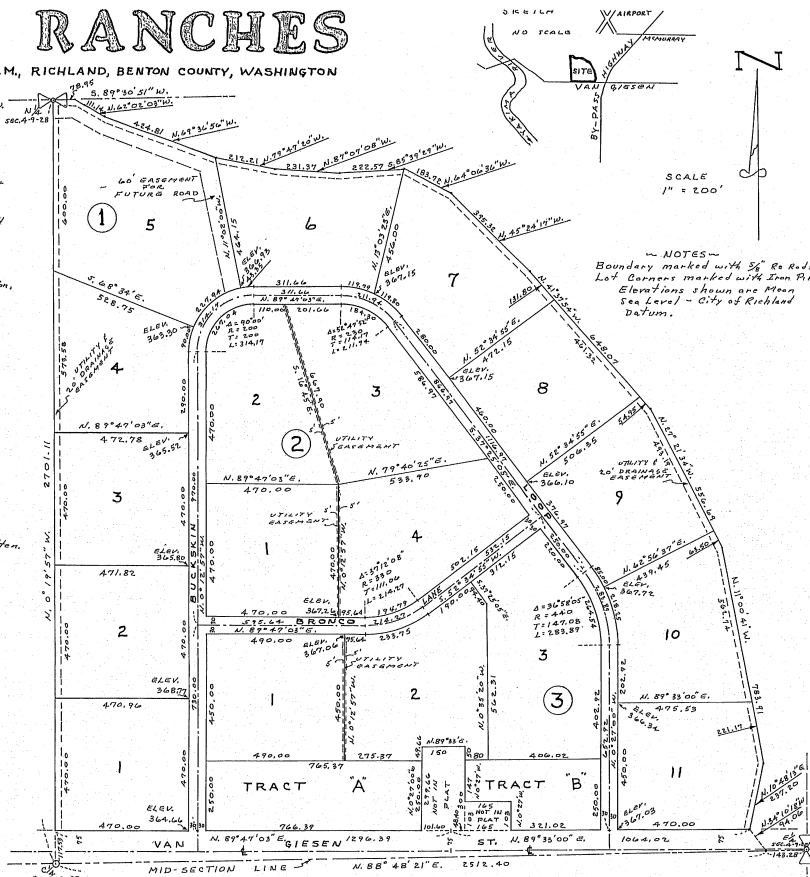
I hereby Certify that the Taxes on the land described herein have been paid to and including the year 1965 A.D.

Ellen Bernat  
Denton County Treasurer

Filed for record at the request of Shawnee Investment Corp. at 20 minutes past 10, A.M.,  
this 24 day of May, 1965, and recorded in Vol. 8 of Plats, page 62  
records of Benton County, Washington. 8 62

Fee No. 542123

Marta M. Chiara Deputy  
Benton County Auditor



BEARING	DIST.	COS.	SINE	NORTH	SOUTH	EAST	WEST
N. 48° 46' 11" E.	2,512.95	0.0246	0.9978	52.37		2,512.40	
N. 58° 16' 18" W.	90.00	0.8273	0.5617		77.82		52.83
N. 10° 46' 18" E.	2,512.95	0.9852	0.1767	233.00			
N. 11° 00' 48" W.	90.00	0.9816	0.1736			49.46	149.73
N. 27° 23' 54" W.	587.60	0.8814	0.4577	49.42			255.84
N. 41° 57' 54" W.	648.07	0.7413	0.6634	84.83			410.64
N. 45° 28' 17" W.	593.92	0.5932	0.7120	278.55			188.50
N. 55° 30' 00" W.	585.72	0.4566	0.8763		80.22		225.68
S. 85° 39' 24" W.	124.57	0.0751	0.9715		16.85		
N. 89° 07' 08" W.	231.37	0.0526	0.9978	11.63			231.00
N. 77° 47' 10" W.	51.81	0.7718	0.6446	37.62			20.88
N. 64° 55' 18" W.	92.48	0.5283	0.7718	49.71			50.75
N. 62° 05' 18" W.	111.76	0.4655	0.8271	52.71			95.64
S. 89° 30' 57" W.	78.95	0.0686	0.9976		0.67		78.75
S. 0° 19' 59" W.	270.01	0.9998	0.0050		27.01	16.57	
				2718.59 (+0.01)	2718.58	2,573.43 (+0.03)	2529.74

I, Louis R. McCollum, a registered Professional Land Surveyor, hereby Certify that the PLAT of RAWHIDE RANCHES, as shown hereon is based on an actual field survey of the land described and that all dimensions and courses are correctly shown and that said PLAT is staked on the ground as indicated hereon.

5/1/65 Louie R. McCollum  
WASHINGTON 264-4401 5712

WORLEY SURVEYING  
ENGINEERING SERVICE  
124-A VISTA WAY

KENNEWICK, WASHINGTON  
Plat No. 1-78 5114



**FILED FOR RECORD AT REQUEST OF:**

Miller, Mertens &amp; Comfort PLLC

**WHEN RECORDED, PLEASE RETURN TO:**

Michael A. Froehlich

Miller, Mertens &amp; Comfort PLLC

1020 N. Center Plwy., Ste. B

Kennewick, WA 99336

175831 - \$10.00 - ES - 05/11/2023 - Benton County

**CASCADE TITLE COMPANY**

Misa: 23-112

**Reference #:**

Grantor: MICHAEL W. CHURCHWELL, Personal Representative of the Estate of Mildred L. Churchwell

Grantee: MICHAEL W. CHURCHWELL, an individual

Abbreviated Legal Description: (full legal description on page 1)

Assessor's Parcel No.: 1-0498-102-0003-001

**PERSONAL REPRESENTATIVE'S DEED**

1. **GRANTOR; NON-INTERVENTION POWERS.** The undersigned MICHAEL W. CHURCHWELL, Grantor, is the duly appointed, qualified and acting Personal Representative of the Estate of Mildred L. Churchwell (the "Estate"), who died on September 2, 2021. Grantor was appointed as Personal Representative of the Estate on October 1, 2021 in the Superior Court of the State of Washington for Benton County. Cause No. 21-4-00574-03 (the "Probate Proceedings"). Pursuant to court Order entered on October 1, 2021 in the Probate Proceedings, Grantor was authorized to administer and settle the Estate without further court intervention or supervision.
2. **ESTATE PROPERTY.** Included among the assets and property of the Estate was decedent's interest in the real property known commonly as 1770 Buckskin Ln., Richland, Washington 99354 and described as follows:

Lot 1, Block 3, Rawhide Ranches, according to the plat thereof recorded in Volume 8 of Plats, page 62, records of Benton County, Washington.
3. **CONVEYANCE OF ESTATE'S INTEREST IN ABOVE-DESCRIBED PROPERTY.** Grantor hereby bargains, sells, and conveys to MICHAEL W. CHURCHWELL as Grantee, the Estate's right, title, and interest in and to the above-described real property.
4. **LIMITATION OF COVENANTS.** Any warranties associated with this conveyance (if any) bind the Estate only, and Grantor MICHAEL W. CHURCHWELL executes



## 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.

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<sup>1</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

## A. Background

1. **Name of proposed project, if applicable:**
2. **Name of applicant:** Darin Musser
3. **Address and phone number of applicant and contact person:** 1752 Buckskin Lane,  
Richland, Wa 99354 – 509-492-6645
4. **Date checklist prepared:** 1/28/2025
5. **Agency requesting checklist:** City of Richland, Washington
6. **Proposed timing of schedule (including phasing, if applicable):** In next 3 months
7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** No
8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** SEPA Checklist
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
10. **List any government approvals or permits that will be needed for your proposal, if known.** Special Use Permit
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.)** – Utilizing 1.5 acres of a 5.4 acre parcel to extend lay down/gravel area for the purposes of holding more landscape materials (pavers, plantings, pipe, etc). Area will be fenced off with privacy fencing.



**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. – See site plan for 1770 Buckskin Lane, just north of Van Giesen.

## **B.Environmental Elements**

### **1. Earth**

- a. **General description of the site:** Right now the site is unused ag land that is mostly weeds and cheat grass. There is a home on site that will remain unchanged.

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other:

- b. **What is the steepest slope on the site (approximate percent slope)?** 1% or less
- 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. Soil is indicated as Pasco Silt Loam, 0-2 percent slopes
- d. **Are there surface indications or history of unstable soils in the immediate vicinity?** If so, describe. No
- 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.** There will be no excavation or filling
- f. **Could erosion occur because of clearing, construction, or use? If so, generally describe.** I do not believe so, slopes are very minimal, and there will be gravel (porous) material placed on top of existing soil such that water will not run off at any location.

- g. **About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** Less than 1% of existing land is covered with impervious surface (home) and there will not be any additional impervious surfaces added.
- h. **Proposed measures to reduce or control erosion, or other impacts to the earth, if any.**  
No excavation or changing of slopes will occur and there will be gravel added for lay down area but the gravel area will drain just like the way the land currently does.

## 2. Air

- 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.** There will be some machinery usage to clear the grass/weeds and prepare the the land for gravel but beyond that there will be almost no emissions or negative impact on the air quality as a result of this project.
- b. **Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.** No
- c. **Proposed measures to reduce or control emissions or other impacts to air, if any:** None proposed

## 3. Water

- a. **Surface:**
  - 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.** No
  - 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. Zero
4. Will the proposal require surface water withdrawals or diversions? Give a 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

Project is located within Flood  
Zone B (FIRM # 535533-0010E)

**b. Ground:**

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 a 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 (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. There is a septic system on site with the existing house but there will be no added infrastructure or additional septic systems used.

**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. There will be no runoff of stormwater from this site. There will be no change in anything in regards to water runoff that would be different than how the site sits now
2. Could waste materials enter ground or surface waters? If so, generally describe. No

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:** There will be no hard impermeable surfaces at all, and no changing of the grade that currently is on site.

## 4. Plants

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?** Some of the pasture grass (if you can call it that) will be removed and a couple dead trees.

c. **List threatened and endangered species known to be on or near the site.** None

d. **Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any.** None

e. **List all noxious weeds and invasive species known to be on or near the site.** None

## 5. Animals



- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site. None identified

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. n/a PHS Map identifies "Townsend's Ground Squirrel to be on or near the site.
- c. Is the site part of a migration route? If so, explain. No The entire state is part of the Pacific Flyway Migration Route,
- d. Proposed measures to preserve or enhance wildlife, if any. Nothing proposed.
- e. List any invasive animal species known to be on or near the site. None

## 6. Energy and natural resources

- 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. No energy requirements needed.
- 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. Don't plan on consuming energy as part of this project

## 7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe. No

1. **Describe any known or possible contamination at the site from present or past uses.** None made known to me

Consulted Ecology's Former Orchard Lands Dirt Alert Map, and found no past uses of any orchard using arsenic or lead contaminants.

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.** Nothing on the site.
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.** Nothing hazardous will be stored.
4. **Describe special emergency services that might be required.** No special services required
5. **Proposed measures to reduce or control environmental health hazards, if any. No chemicals or hazardous**

#### **b. Noise**

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** No noise exists in the area that would effect this project.
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)?** There will be some light equipment usage during prep of the project and during the use of the project there will also be light machinery and vehicular use. Nothing far beyond what currently exists will take place.
3. **Proposed measures to reduce or control noise impacts, if any:** There will be a privacy fence put up around the site and potentially some added landscape buffer along Buckskin Lane

## 8. Land and shoreline use

- 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.** Current land use is open space (unused ag land) with a house on it. Adjacent to the property is Buckskin golf course that borders property on 2 sides. There will be limited change to current use and no change to use of 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 because 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?** The site has some pasture on it that is unfenced, I'm not aware that this 5 acres has ever been in production of any sort of crop. There will be about 1.5 acres of the 5.3 acres that will be used for something other than the current pasture.

There are no designated ALLTCS or FLLTCS within the City UGA.

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.** There is a 2300 square foot house on the overall property but no structures in the area that will be used for this project.
- d. **Will any structures be demolished? If so, what?** As of now, no structures are planned to be demolished.
- e. **What is the current zoning classification of the site?** Current zoning is Ag
- f. **What is the current comprehensive plan designation of the site?** Ag
- g. **If applicable, what is the current shoreline master program designation of the site?**  
N/A
- h. **Has any part of the site been classified as a critical area by the city or county? If so, specify.** Not that I'm aware of.

- i. **Approximately how many people would reside or work in the completed project?** No one would reside in completed project and less than 5 people would work there.
- j. **Approximately how many people would the completed project displace?** 0
- k. **Proposed measures to avoid or reduce displacement impacts, if any.** There will be no displacement.
- l. **Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any.** We have looked at land uses for Ag zoned land and have ensured that the plans for the project fit in with approved land uses.
- m. **Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:** None

## 9. Housing

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** None
- 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:** n/a

## 10. Aesthetics

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** No proposed structures
- b. **What views in the immediate vicinity would be altered or obstructed?** A 6' privacy fence will border part of the area but would not alter or impact views.



- c. **Proposed measures to reduce or control aesthetic impacts, if any:** Anything we do will have aesthetics at the forefront of our minds. We will make anything look professional and clean.

## 11. Light and glare

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** No additional lighting proposed.
- 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
- d. **Proposed measures to reduce or control light and glare impacts, if any:** None

## 12. Recreation

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** There is a golf course surrounding the land.
- 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:** n/a

## 13. Historic and cultural preservation

- 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 None Known
- 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

None Known

- 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. Looked online for any information on this subject and found none in regards to this property.

Consulted DAHP's WISSARD map and determined there to be a "Very High Risk" for cultural or historic resources to be on or near the project area.

- 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. n/a

Applicant to follow the Inadvertent Discovery Protocol. Any discovery of archaeological material, the applicant shall contact the City of Richland, the Yakama Nation, CTUIR, and the Warm Spring Tribe and all work shall immediately stop.

## 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.

Buckskin lane is the road that provides access to the site. Buckskin filters into Van Giesen street

- 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? No. approx.. ¼ mile to nearest bus stop.

Project area is served by Ben Franklin Transit Route 20. The nearest stop is approximately 1,600 feet away.

- c. 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

- d. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. No

- e. 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? Less than 5 vehicles. Basing this off current land use of landscaping property and traffic for that and proposal does not really increase traffic count.

- f. 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
- g. Proposed measures to reduce or control transportation impacts, if any: None

## 15. Public services

- 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. No
- b. Proposed measures to reduce or control direct impacts on public services, if any. N/a

## 16. Utilities

- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other: There is phase 3 power, septic system, telephone, internet, and water.
- b. 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. No additional utilities.

## C. Signature

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.

 Recoverable Signature

X Darin Musser

Signed by: e1d2a1fc-8aa3-4dc0-b2a4-f42ec2f02610

Type name of signee: Darin Musser

Position and agency/organization: Owner, Musser Landscaping

Date submitted: 1/29/25

## D. Supplemental sheet for nonproject actions

**Do not** use this section 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?** There would be no impact.

- **Proposed measures to avoid or reduce such increases are:** n/a

2. **How would the proposal be likely to affect plants, animals, fish, or marine life?** There will be no impact

- **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** n/a

3. **How would the proposal be likely to deplete energy or natural resources?** There will be no impact on energy or natural resources

- **Proposed measures to protect or conserve energy and natural resources are:** n/a

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?** There will be a very small reduction in pasture (1.5 acres) but it is not currently being used and there will be no great effect in any regard with the above stated items.

- **Proposed measures to protect such resources or to avoid or reduce impacts are:** n/a

- 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?**

None

- **Proposed measures to avoid or reduce shoreline and land use impacts are:** n/a

- 6. How would the proposal be likely to increase demands on transportation or public services and utilities?** None

- **Proposed measures to reduce or respond to such demand(s) are:** n/a

- 7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.** It will not conflict with anyone