



**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: 1770 Buckskin Lane - Special Use Permit

LOCATION: 1770 Buckskin Lane

APPLICANT: Darin Musser of Musser Landscaping LLC

PROPERTY
OWNER: Michael Churchwell

FILE NO.: PLN-T2-2025-00010

DESCRIPTION: Request to add an additional laydown yard for landscape materials storage and sales adjacent to Musser Landscaping's current operation, which is located within the General Business (C-3) zone. The proposed addition is located just north upon property zoned as Agricultural (AG).

PROJECT TYPE: Type II Zoning Special Use Permit

HEARING DATE: March 10, 2025

REPORT BY: Ryan Nelson, Planner

RECOMMENDED
ACTION: Approval subject to conditions of approval.

**Vicinity
Map**

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



Figure 1 – Vicinity Map

PROJECT DATA

Parcel #104981020003001 (1770 Buckskin Lane)

Approximate Current Parcel Size: 234,354 Square Feet (5.38 acres)

Approximate Site Area To Be Used: 65,340 Square Feet (1.5 acres)

Parcel #1040981020004001 (1752 Buckskin Lane)

Approximate Current Parcel Size: 66,488 Square Feet (1.52 acres)

Approximate Proposed Business Size (after expansion): 131,828 Square Feet (3.02 acres)

DESCRIPTION OF PROPOSAL

Darin Musser of Musser Landscaping LLC has filed a special use permit application to seek land use approval to create an area of additional laydown yard for landscape materials storage and sales adjacent to Musser Landscaping's current operation at 1752 Buckskin Lane. The current landscaping business, Musser Landscaping, was approved by Special Use Permit (SUP2016-101).

REASON FOR REQUEST AND REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 23.46.025 states that the "hearing examiner shall conduct the review of special use permit applications for the following uses", to include "landscaping material sales and plant nurseries in the AG – agricultural district;". Other direction

to the Hearing Examiner continues:

19.60.095 Required findings.

No development application for a Type II or Type III permit shall be approved by the City of Richland unless the decision to approve the permit application is supported by the following findings and conclusions:

- A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.
- B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.
- C. The development application is beneficial to the public health, safety and welfare and is in the public interest.
- D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.
- E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

19.25.100 General criteria for examiner decisions.

- A. Each decision of the hearing examiner shall be in writing and shall include findings and conclusions, based on the record, to support the decision.
- B. The hearing examiner's findings and conclusions shall indicate the manner in which the decision is intended to carry out and implement applicable state laws and regulations, as well as the regulations, policies, objectives and goals of the city's comprehensive plan, zoning code, subdivision code, and other laws, policies and objectives of the city.

23.46.040 Hearings – Findings – Conditions.

The hearing body shall conduct an open record public hearing on an application for special use permit as required by RMC Title 19 for a Type III permit application.

- A. Any person may appear at the public hearing in person, or by agent or attorney.
- B. The hearing body shall make a finding that it is empowered under the section of this code described in the application to consider the application for the special use permit.
- C. The hearing body shall approve, approve with conditions or deny an application for a

special use permit based on findings of fact with respect to the following criteria:

1. The size and dimensions of the site provide adequate area for the proposed use;
 2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;
 3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;
 4. The applicable requirements of this zoning regulation (RMC Title 23), the city comprehensive plan, the city sensitive area regulations (RMC Title 20), the city shoreline management regulations (RMC Title 26) and the city sign regulations (RMC Title 27) have been met; and
 5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.
- D. The hearing body may impose conditions on the approval of a special use permit in addition to or above and beyond those required elsewhere in this title, which are found necessary to ensure the use is compatible with the public interest. These conditions may include, but are not limited to, the following:
1. Limiting the hours, days, place and/or manner of operation;
 2. Requiring design features which minimize environmental impacts such as noise, vibration, air pollution, glare, odor and/or dust;
 3. Requiring additional setback areas, lot area and/or lot depth or width;
 4. Limiting the building height, size or lot coverage, and/or location on the site;
 5. Designating the size, number, location and/or design or vehicle access points;
 6. Requiring street right-of-way dedication and/or street improvement;
 7. Requiring additional landscaping, berms and/or screening of the proposed use and/or its parking or loading areas and designating the required size, height, type and/or location of fencing and landscaping materials;
 8. Limiting the number, size, location, height and/or lighting of signs.
- E. Violation of any conditions, requirements, and safeguards, when made a part of the terms under which the special use permit is granted, shall be deemed a violation of this code and punishable under RMC 23.70.270.
- F. The hearing body may prescribe a time limit within which the action for which the special use permit is required shall be begun and/or completed. Failure to begin and/or complete such action within the time limit set shall void the special use permit. The time

limits may be extended by the hearing body for good cause shown. In the event that no specific time limit to begin or complete a special use permit is identified, then the special use permit shall remain valid for a period of two years from the date that the permit was issued. The hearing body may authorize issuance of a special use permit for a specified probationary period of time, at the termination of which the applicant must resubmit a new application in accordance with the provisions of RMC 23.46.020.

23.42.105 Landscaping material sales and plant nurseries.

Businesses involved in the sale of landscaping materials and/or the retail sales of plants in an AG – agricultural district, when permitted, shall comply with the following requirements:

- A. Sites that are used for such businesses shall have direct frontage on public streets that have an arterial or public highway designation, according to the city of Richland's adopted street functional classification system.
- B. Portions of the site used for business purposes shall be screened from adjacent properties, unless the hearing body finds that screening is not necessary or would be ineffective. When required, minimum screening shall consist of a six-foot-high solid fence or hedge row.
- C. Structures used for the business and/or any bins used for the storage and/or display of landscaping materials shall be set back a minimum of 35 feet from any side or rear property line.
- D. Gravel parking areas are permitted; provided, that the business operator implements appropriate measures for dust control on a continuing basis.

SITE DESCRIPTION & ADJACENT LAND USES

The proposed expansion area is located directly north of 1752 Buckskin Lane and approximately 325 feet north of the intersection centerline of Buckskin Lane and Van Giesen Street/SR 224.

All adjacent land uses appear to reflect the rural intent of the immediate vicinity. The adjacent Agricultural zoned parcels (to the west) consist of one-family detached dwellings with complimentary detached accessory structures. The parcels to the north and east of 1770 Buckskin Lane are a designated golf course. The parcel to the south of the expansion area is designated as Commercial and has Musser Landscaping's current retail operation on the parcel, with access along Buckskin Lane.

The proposed expansion area is entirely flat and is not within a designated shoreline management jurisdiction area. However, the surrounding area is within a designated Flood Zone B, as determined by the FEMA FIRM #535533 0010E, dated 3/01/1984.

CURRENT LAND USE DESIGNATION AND USES

North: AG (Agricultural) Golf Course
East: AG (Agricultural) Golf Course
South: COM (Commercial) Musser Landscaping
West: AG (Agricultural) One-Family Detached Dwelling

Land Use Map

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

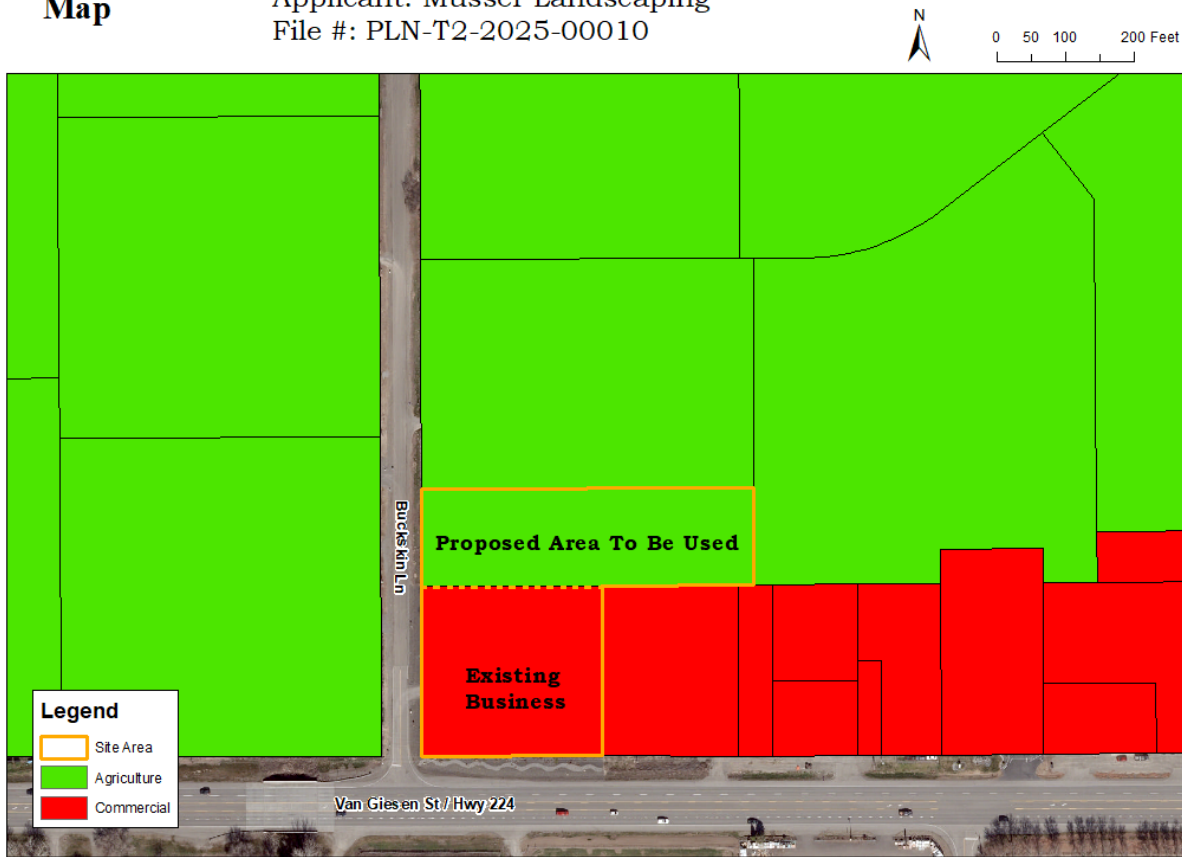


Figure 2 – Comprehensive Plan Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), Richland's Comprehensive Plan designates the site Agricultural (AG) land use (RMC 23.14).

Applicable Goals & Policies

Provided below is a set of Comprehensive Plan goals & policies which are particularly applicable to the subject proposal.

Economic Development Element – Goal 1

Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.

- Policy 2: Support expansions and improvement of business recruitment, retention and expansion programs to provide outreach and assistance to startup and existing businesses.

Economic Development Element – Goal 3

Support businesses of all sizes.

- Policy 1: Ensure that small and medium businesses receive similar advantages

as large businesses in the terms of assistance from the City and other agencies.

Land Use Element – Goal 1

Plan for the growth within the urban growth area and promote compatible land use.

- Policy 2: Facilitate planned growth and infill developments within the City.

Land Use Element – Goal 2

Establish land uses that are sustainable and create a livable and vibrant community.

- Policy 1: Maintain a variety of land use designations to accommodate appropriate residential, commercial, industrial, healthcare, educational, recreational, and open space uses that will take advantage of the existing infrastructure network.

Land Use Element - Goal 8

Address unique land use situations in the urban area with policies specific to those situations that ensure compatibility between land uses without infringing on private property rights.

- Policy 7: Ensure that land uses surrounding the Richland Airport are compatible with existing and future airport operations and do not restrict the airport's ability to maintain or expand its existing and future aviation demands. Coordinate with the Port of Benton to restrict land uses in airport areas that could create conflict or negatively impact the safe and effective airport operations.

CURRENT ZONING

The subject site is zoned AG, Agricultural use district. Surrounding parcels are zoned as follows:

North: AG, Agricultural Use District
East: AG, Agricultural Use District
South: C-3, General Business Use District
West: AG, Agricultural Use District

According to RMC Chapter 23.14.010(A), the agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the City of Richland Comprehensive Plan.

**Zoning
Map**

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

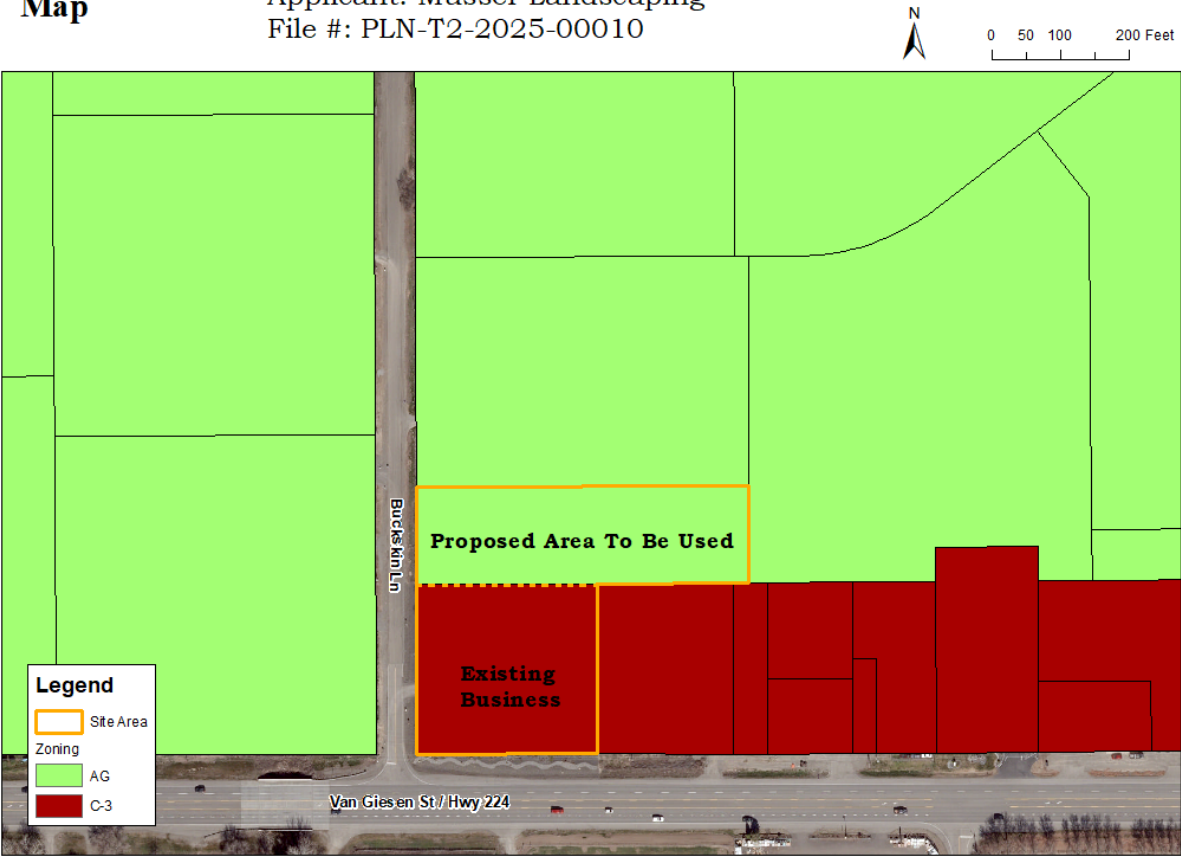


Figure 3 – Zoning Map

AG DIMENSIONAL STANDARDS

The following standards apply in the AG zone per RMC 23.14.040:

Minimum Lot Area Requirement	5 acres
Minimum Lot Width	N/A
Minimum Lot Depth	N/A
Minimum Front Yard Setback	25 feet
Minimum Side Yard Setback	10 feet
Minimum Rear Yard Setback	25 feet
Maximum Lot Coverage ²	None
Maximum Building Height – Main Building	30 feet
Maximum Building Height – Accessory Buildings	24 feet

- Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

UTILITY AVAILABILITY

There are existing water and power connections available on or near the site with adequate capacity to supply the proposed project.

Utility Map

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Figure 4 – Utility Map

Sewer

There is no sewer service available in the immediate area.

Water

There are distribution mains along Buckskin Lane and Van Giesen St/SR 224.

Irrigation

There is no irrigation service available in the immediate area.

Stormwater

There are no stormwater services in the immediate area.

Power

There are overhead power connections available to the site. There is a transformer along the southern boundary of the subject site area.

TRANSPORTATION & ACCESS

Access to the site is available from Buckskin Lane via Van Giesen Street/SR 224. The proposed expansion area will be fenced and accessed through the entry to Musser Landscaping along Buckskin Lane. The site is along the Ben Franklin Transit Route 20, a fixed bus route, with bus stops approximately 900 to 1,300 feet east of 1752 Buckskin Lane.

23.42.105 (D) – Gravel parking areas are permitted; provided that the business operator implements appropriate measures for dust control on a continuing basis.

Land Use Element – Goal 4

Promote commercial and industrial growth that supports the City's economic development goals.

- Policy 1: Accommodate a variety of commercial land uses including retail and wholesale sales and serves, and research and professional services.

Transportation Map

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Figure 5 – Transportation Map

EASEMENTS

There is a 5-foot utility easement along the eastern portion of the subject site.

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there is one hydrant to the south of the subject site and is located at the corner of Buckskin Lane and Van Giesen Street/SR 224.

SCHOOLS

The project site falls within the boundaries of the Richland School District. Jason Lee Elementary School is approximately 5,280 feet to the east of the subject site by way of street travel.

SEPA

The proposal is subject to State environmental review under the State Environmental Policy Act. A Determination of Non-Significance was issued on February 28, 2025.

CRITICAL AREAS

The project area lies within a designated “Zone B” flood area. According to the FIRMette (as shown below), “Zone B” is defined as “areas between limits of the 100-year flood and 500-year flood.” Therefore, The City of Richland Critical Area requirements for Flood Damage Prevention (RMC 22.16) are not applicable with this proposal.



Figure 6 – FEMA Flood Insurance Rate Map #535533 0010E

SHORELINE MASTER PROGRAM

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received are included as an exhibit to this report and/or utilized as conditions of approval. No comments were received from these agencies in opposition of this project.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, city staff have received no public comments regarding this project.

PUBLIC NOTICE

Notice of Hearing Mailed:	February 10, 2025
Notice of Hearing Posted:	February 10, 2025
Notice of Hearing Published:	February 09, 2025
Public Hearing:	March 10, 2025

Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in the exhibits. A determination of non-significance was issued by the city on February 28, 2025.

ANALYSIS

Based upon the Code language in RMC 23.46.040, discussed previously, Staff offers the following analysis for section C.

C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:

1. The size and dimensions of the site provide adequate area for the proposed use;

In reference to RMC 23.42.105, which contain the standards for landscaping material sales and plant nurseries, the applicant has demonstrated within the narrative that subject site will meet the above requirements.

2. The physical conditions of the site, including size, shape, topography, and drainage, are suitable for the proposed development;

There are no known pre-existing physical limitations prohibiting development of the site in accordance with the current use proposed.

3. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;

All public facilities available for use by the proposed project have adequate capacity for proposed project.

4. The applicable requirements of this zoning regulation (RMC Title 23), the city comprehensive plan, the city sensitive area regulations (RMC Title 20), the city shoreline management regulations (RMC Title 26) and the city sign regulations (RMC Title 27) have been met;

The proposed expansion meets the requirements of Title 23, the City's Comprehensive Plan, Title 20, Title, 26, and Title 27.

5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.

The subject site is adjacent to other AG uses and a C-3 Commercial use, no impacts are anticipated. Additionally, the proposal will not have a detrimental impact to other properties, uses, or public facilities within the area, as this is an expansion of a current use that has been in operation since 2017.

Regarding the language under RMC 19.60.095, Staff offers the following analysis:

- A. The development application is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.

The proposed expansion area appears to meet applicable Code-related requirements, which are found within RMC 23.14 and RMC 23.42.105.

- B. Impacts of the development have been appropriately identified and mitigated under Chapter 22.09 RMC.

Staff issued a Determination of Non-Significance (DNS) for the project (PLN-T1-2025-00171), as proposed, on February 28, 2025.

- C. The development application is beneficial to the public health, safety and welfare and is in the public interest.

The City has determined the proposal is beneficial to the public health, safety and welfare, and is in the public's best interest.

- D. The development does not lower the level of service of transportation facilities below the level of service D, as identified in the comprehensive plan; provided, that if a development application is projected to decrease the level of service lower than level of service D, the development may still be approved if improvements or strategies to raise the level of service above the minimum level of service are made concurrent with development. For the purposes of this section, "concurrent with development" means that required improvements or strategies are in place at the time of occupancy of the project, or a financial commitment is in place to complete the required improvements within six years of approval of the development.

There has been no indication to Staff that the proposed project will result in surface transportation impacts which would lower the local level of service below rating "D".

- E. Any conditions attached to a project approval are as a direct result of the impacts of the development proposal and are reasonably needed to mitigate the impacts of the development proposal.

Staff has considered the impacts of the development proposal, and no additional conditions are needed to mitigate the impacts.

FINDINGS OF FACT

Staff has completed its review of the request for a Special Use Permit (PLN-T2-2025-00010) and recommends approval of the request subject to conformance to the conditions of approval identified below and based on the following findings:

1. The City of Richland Comprehensive Plan designates the subject site as suitable for proposed use subject to a Special Use Permit per Richland Municipal Code [RMC] 23.46, RMC 23.22 and RMC 23.42.047.
2. The subject site is located within an agricultural use district (AG).
3. The subject site is adjacent to a general business use district (C-3).
4. RMC Chapter 23.46.025 designates the Hearing Examiner to conduct the review of special use permit applications for landscaping material sales in the AG zoning district.
5. Darin Musser of Musser Landscaping LLC has filed an application for a special use permit (Type II), seeking land use approval to create an area of additional laydown yard for landscape materials storage and sales adjacent to Musser Landscaping's current operation. The proposed laydown area is within a designated AG district.
6. Applications for Special Use Permit are evaluated under the criteria contained in RMC 23.46.040.
7. A special use permit is classified as a Type II application under RMC 19.20.010.
8. Required findings for Type II applications are found under RMC 19.60.095.
9. General criteria for Hearing Examiner decisions are outlined in RMC 19.25.100.
10. Public notice of the application and hearing was provided via mail to surrounding landowners within 300 feet of the site; through the posting of a sign on-site and through a legal advertisement in the Tri-City Herald, all in accordance with the notice provisions contained in RMC 19.40.010.
11. The applicant filed an environmental checklist along with their special use permit application.

12. The City issued a Determination on Non-Significance (PLN-T1-2025-00171) for the project on February 28, 2025, thus satisfying the requirements of the State Environmental Policy Act.
13. The subject site area is currently undeveloped; however, the parcel does contain a single-family dwelling to the north of the proposed expansion area.
14. There are existing power and water services near the site, all of which have adequate capacity to serve the proposed expansion.
15. The proposal, as conditioned, is consistent with the City's comprehensive plan.
16. The proposed site is not impacted by the City's Critical Areas regulations or Shoreline Master Program.
17. The proposed site is located within a designated Zone B Flood Zone, per FEMA FIRM #535530010E (Dated 3/1/1984). "Zone B" is defined as "Areas between limits of the 100-year flood and 500-year flood. . ."
18. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
19. As conditioned, the project meets the criteria for the issuance of a special use permit as established in RMC 23.46.040.
20. As conditioned, the proposed special use permit makes appropriate provisions for the public health, safety and general welfare, is consistent with the adopted comprehensive plan, meets the requirements and intent of the Richland Municipal Code, and has been appropriately identified and mitigated environmental impacts as described under RMC Chapter 22.09.

RECOMMENDATION

Staff has completed its review of the request for special use permit (PLN-T2-2025-00010, PLN-T1-2025-00171) and recommends approval of the request subject to conformance with the conditions of approval, below, which are warranted because the project conforms to the City's adopted Comprehensive Plan and zoning regulations; has followed the required State Environmental Policy Act procedures; and is consistent with the requirements of a drive through coffee stand, with conditions.

RECOMMENDED CONDITIONS OF APPROVAL

1. Storage and business purposes shall not expand beyond the area as shown on site plan submitted as part of the application.
2. Consistent with RMC 23.42.010(D), the applicant shall implement and employ effective dust-control measures on a continuing basis, to the satisfaction of the City's Planning Manager, who shall have full discretion and authority to enforce this condition, add to or modify the applicant's dust-control requirements on the site, based on verified complaints or observations that this provision is not adequately respected during the applicant's business operations on the site.

3. Consistent with RMC 23.46.090, the validity of this special use permit shall be contingent upon exercise of the special use, as granted, and the special use permit shall run with the property. This decision granting the underlying special use shall be recorded with the Benton County Auditor's office as a special covenant, which shall run with the property regardless of a change in ownership of the property. Such recording shall be the responsibility of the permit-holder/applicant, and a conformed copy of the recorded instrument reflecting a valid recording number shall be filed with the City prior to the conduct of the expansion on the property. Any change in the special use, which is to be determined to substantial by the administrative official, shall void this permit and the original permit (SUP2016-101) and necessitate the submission of a new special use permit application.

EXHIBIT LIST

1. Application Materials
2. Site Plan
3. SEPA Checklist
4. Determination of Non-Significance
5. Public Notice and Affidavits
6. Agency Comments



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

Plan Snapshot Report

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

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

PreAppQuestionBox	Waived	Special Use Area Input	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.	Special Use Characteristics Input	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.
Special Use Infrastructure Input	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.	Special Use Requirements Input	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.	Special Use Impact Input	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.



Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION		<input type="checkbox"/> Contact Person
Owner: Michael Churchwell		
Address: 1770 Buckskin Lane, Richland, Wa 99354		
Phone: 509-551-5726	Email:	

APPLICANT/CONTRACTOR INFORMATION (if different)		<input checked="" type="checkbox"/> Contact Person
Company: Musser Landscaping	UBI# 603-357-760	
Contact: Darin Musser		
Address: 1752 Buckskin Lane, Richland, Wa		
Phone: 509-492-6645	Email: darin@musserlandscaping.com	

PROPERTY INFORMATION
Parcel #: 104981020003001
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.

TYPE II APPLICATIONS	TYPE III APPLICATION
<input type="checkbox"/> Flood Plain Variance	<input type="checkbox"/> Non-residential Shoreline Substantial Development
<input type="checkbox"/> Critical Areas & Resource Lands Variance/Viable Use	<input type="checkbox"/> Residential Shoreline Substantial Development
<input type="checkbox"/> Binding Site Plan	<input type="checkbox"/> Shoreline Variance/Conditional Use
<input type="checkbox"/> Administrative Variance	<input checked="" type="checkbox"/> Conditional Use
	<input type="checkbox"/> Subdivision
	<input type="checkbox"/> Rezone (site specific)
	<input type="checkbox"/> Vacation/Alteration of a Subdivision
	<input type="checkbox"/> Variance
<input type="checkbox"/> Other:	

I understand the waiver of a pre-application conference increases the maximum time for review for technically complete status and increases the risk the application will be rejected or processing will be delayed.

Applicant Printed Name: Darin Musser

Applicant Signature: 

Date

1/23/25

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

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.**



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:

Buyer's Acknowledgment:

**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

(=) 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

(=) 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

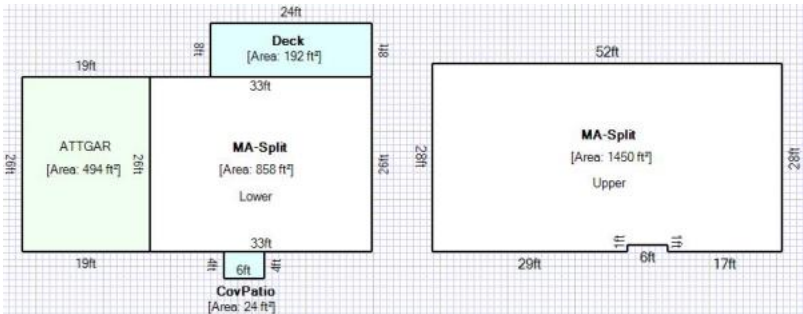
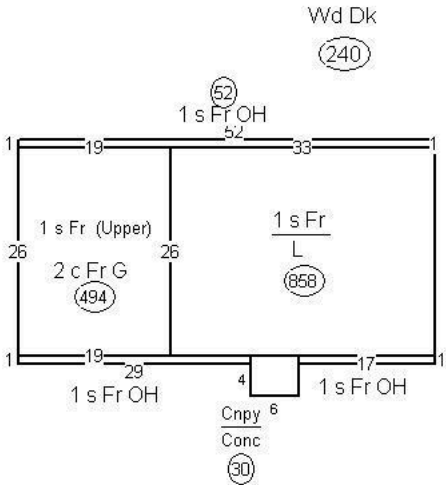
Property Image

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

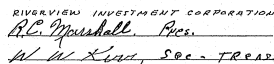
No payout information available..

Assessor Website Treasurer Website 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 Richland, a Washington Corporation, hereby Certify that we are the Owners of the above described Tract of land that we have agreed to sell and that we have surveyed and Platted into Lots, Blocks, Tracts, and Streets as shown on the annexed "Plan," that said Streets and Utility Easements are hereby Dedicated to the Use of the Public, and that said Subdivision shall hereafter be known and Designated by the name "RAWNIDGE RANCHES".

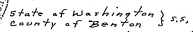


State of Washington }
County of Benton } s.s.

I, Herb Conway, Notary Public in and for the County and State aforesaid, hereby certify that on this 11th day of July, 1946, I was, jointly appeared before me by W. C. Marshall and W. W. Koper, to the President and Secretary of the Truman Library Foundation, a Trust Corporation, and on oath stated that they were authorized by said Corporation to execute the foregoing DEDICATION and the Seal attested 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.

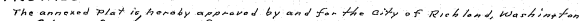
Notary Public in and for the State of Washington.
Residing at Richland, Washington
My Commission expires 1-13-69



I, Herb Conner, Notary Public in and for the County and State aforesaid, hereby certify that on this 11 day of July, 1918, personally appeared C. F. Winchel of the County of Richland and on a oath stated 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. Giacopel
Chairman, City Planning Commission

Easement Approval By: L. H. Holden
Acting Electric Dept.

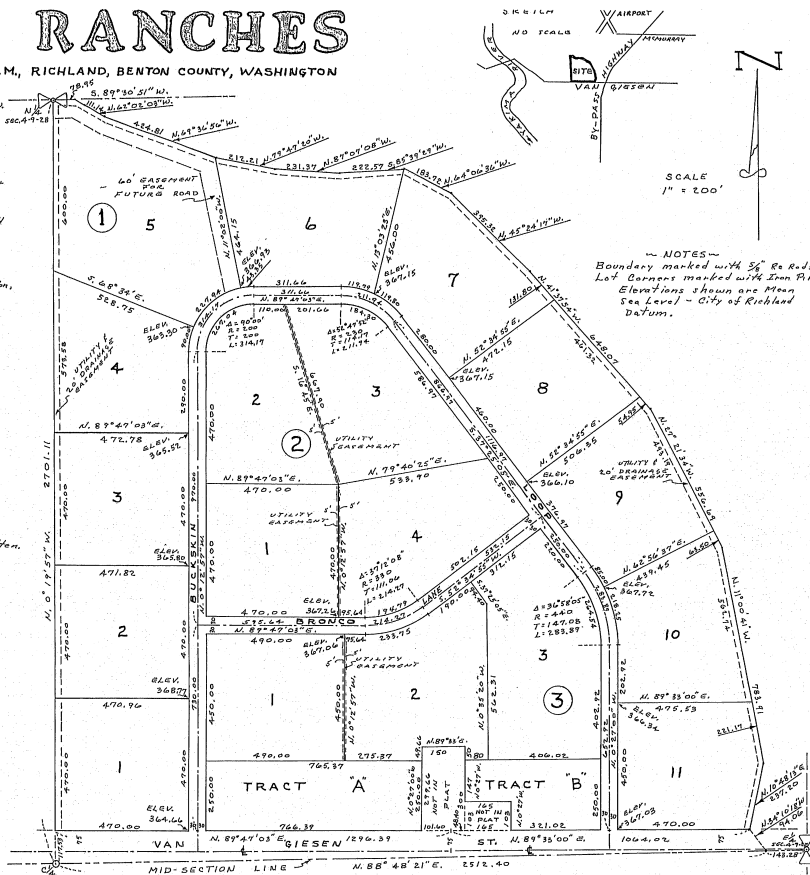
I hereby Certify that the Taxes on the land described herein have been paid to and including the year 1965 A.D.

Ellen Bernat
Denton County Treasurer

Filed for record at the request of Quinn 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.

Fee No. 542123

Marta M. Chiara Deputy
Benton County Auditor



BEARING	DIST.	COS.	SINE	NORTH	SOUTH	EAST	WEST
N. 48° 48' 11" E.	2,512.95	0.90406	.99978	52.37		2,512.40	
N. 50° 46' 18" W.	92.02	0.82736	.51671		77.82		52.83
N. 77° 48' 15" E.	2,000.78	0.98252	.18764	233.00			
N. 11° 00' 48" E.	785.71	.98151	.17913			49.46	149.73
N. 22° 23' 54" W.	55.66	0.98814	.45797		49.42		255.84
N. 41° 57' 54" W.	648.07	.77473	.66343		484.39		410.04
N. 45° 28' 17" W.	393.52	.70109	.71208		278.55		188.50
N. 55° 30' 00" W.	385.72	.46266	.87963		302.12		225.68
S. 85° 39' 24" W.	125.57	.07871	.99715			16.85	
N. 89° 07' 08" W.	231.37	.05026	.99870		11.63		231.06
N. 77° 48' 15" W.	51.81	.77718	.98446		37.62		20.88
N. 60° 45' 00" W.	924.89	.52483	.97718		494.77		505.17
N. 62° 05' 00" W.	111.76	.46953	.92716		52.71		95.64
S. 89° 30' 57" W.	78.95	.08696	.99736			0.67	78.75
S. 0° 19' 59" W.	270.11	.99978	.00580			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

FILED FOR RECORD AT REQUEST OF:
Miller, Mertens & Comfort PLLC

WHEN RECORDED, PLEASE RETURN TO:
Michael A. Froehlich
Miller, Mertens & Comfort PLLC
1020 N. Center Plwy., Ste. B
Kennewick, WA 99336

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

CASCADE TITLE COMPANY

Wise: 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

Exhibit 2

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



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.

¹ <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



File No. PLN-T1-2025-00171

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Utilizing 1.5 acres of a 5.3-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.

Proponent: Darin Musser
1752 Buckskin Ln
Richland, WA 99354

Location of Proposal: 1770 Buckskin Lane, Richland, WA

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 28, 2025

Comments Due: March 9, 2025

Signature 



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.

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.

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



AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Ryan Nelson**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 10th day of February, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T2-2025-00010 (1770 Buckskin Lane Special Use Permit) in the following locations:

Along Buckskin Lane and approximately 10 feet north of the northwest corner of 1752 Buckskin Lane.


Signed: Ryan Nelson

SIGNED AND SWORN to before me this 10th day of February, 2025, by Ryan Nelson.




Signature of Notary

Kirsten Recker
Printed Name

Notary Public in and for the State of Washington,

Residing in 4625 Swift Blvd. Richland

My appointment expires: 09-06-2028

AFFIDAVIT OF POSTING
(Master File #: PLN-T2-2025-00010)

AFFIDAVIT OF MAILING

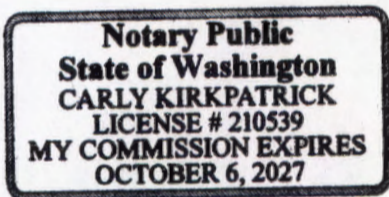
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Kirsten Recker, who, being first duly sworn upon oath deposes and says:

- I am an employee in the Planning & Development Department for the City of Richland.
- On the 7th day of February, 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00010 & PLN-T1-2025-00171) to the attached list of individuals via regular USPS or email on the date indicated above.

Kirsten Recker
Signed: Kirsten Recker

SIGNED AND SWORN to before me this 26th day of February 2025 by



Carly Kirkpatrick
Notary Public in and for the State of Washington,
Print Name Carly Kirkpatrick
Residing at Benton County
My appointment expires: Oct. 6, 2027

AFFIDAVIT OF MAILING - 1
Notice of Closed Record Hearing attached.
Address list attached.

Customer_Line1	Service_AddressLine1	Service_AddressLine2
Port Of Benton	1799 Bronco Ln	Richland, Wa 99354
David Reeploeg	1779 Buckskin Ln	Richland, Wa 99354
Donald Churchwell	1770 Buckskin Ln	Richland, Wa 99354
Musser Landscaping Llc	1752 Buckskin Ln	Richland, Wa 99354
Bronco Girl Investments LLC	1851 Buckskin Ln	Richland, Wa 99354
Port Of Benton	1793 Buckskin Ln	Richland, Wa 99354
David Reeploeg	1781 Buckskin Ln	Richland, Wa 99354
Stuart Arm	1767 Buckskin Ln	Richland, Wa 99354
Port Of Benton	2633 Bronco Ln	Richland, Wa 99354
Arthur & Elaine Dunakey	2672 Van Giesen St	Richland, Wa 99354
Deans Trans & Tune	2678 Van Giesen St	Richland, Wa 99354
Deans Automotive	2676 Van Giesen St	Richland, Wa 99354
Arthur & Elaine Dunakey	2680 Van Giesen St	Richland, Wa 99354
ATR Investments LLC	2682 Van Giesen St	Richland, Wa 99354
Cadillac Lawn Care	2668 Van Giesen St	Richland, Wa 99354
Wvp Of Washington Pc Na Na	2666 Van Giesen St	Richland, Wa 99354

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	634339	Print Legal Ad-IPL02163520 - IPL0216352	HE PHN PLN-T2-2025 000	\$218.40	1	72 L

Attention: (company)

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

janderson@ci.richland.wa.us

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

Notice: Darin Musser of Musser Landscaping LLC has filed a special use permit application to create an area of additional laydown yard for landscaping materials storage and sales adjacent to Musser Landscaping's operation. Approximate area to be used is 1.5 acres of the 5.3 acre parcel. The subject site is designated as the Agricultural (AG) zone, which requires a special use permit for the landscaping material sales use in accordance with RMC 23.14.030 agricultural land use table.

Project Site: The project site is located at 1770 Buckskin Lane (APN 1-04981020003001).

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, March 10, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 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 on the City of Richland's website at 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. The deadline for written comments is 6:00 p.m. on Sunday, March 9, 2025. However, written comments must be received no later than 5:00 p.m. on Thursday, February 28, 2025 to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Date Published: Sunday, February 9, 2025
IPL0216352
Feb 9 2025

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Mary Castro, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 02/09/2025, and ending on 02/09/2025 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

02/09/25

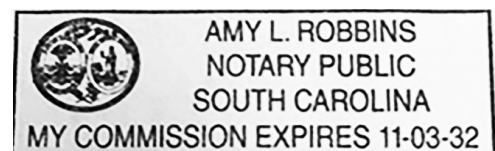
Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 10th day of February in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina, residing in Beaufort County



Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!

Exhibit 6



BENTON CLEAN AIR AGENCY

February 10, 2025

Planning Division
625 Swift Blvd., MS-35
Richland, WA 99352

Re: PLN-T2-2025-00010

Applicant/Proponent: Musser Landscaping
Attn: Darin Musser
1752 Buckskin Ln
Richland, WA 99354

Dear Richland Planning Division:

It has come to our attention that you are reviewing a proposal for the above-named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will ensure that the proponent has the ability and resources to control fugitive dust emissions that may be created because of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Deon Steichen

Deon Steichen
Inspector

From: [Castle,Angela C \(CONTR\) - TERR-PASCO](#)
To: [Planning](#)
Cc: [Kinch,James L \(BPA\) - TERR-BELL-1](#)
Subject: RE: PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane
Date: Wednesday, February 12, 2025 1:34:23 PM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Ryan,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the application to create an area of additional laydown yard located at 1770 Buckskin Lane.

In researching our records, we have found that this proposal will not directly impact BPA facilities over one mile east of the subject properties. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Luke Kinch at (509) 468-3095, by email at JLKinch@bpa.gov.

Thank you for the opportunity to review this application.

Angela Castle

[BONNEVILLE POWER ADMINISTRATION](#)

[DEPARTMENT OF ENERGY](#)

(CONTR) Actalent

Realty Technician II | TERR | East

accastle@bpa.gov | 509-544-5124

From: Planning <planning@ci.richland.wa.us>

Sent: Monday, February 10, 2025 9:27 AM

To: Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; deanah.watson@commerce.wa.gov; Davis, Deanna <d.davis@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Deskins, John <jdskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>;

Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcsane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>
Cc: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Hendricks, Kyle <khendricks@ci.richland.wa.us>

Subject: PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane

Good Morning,

Darin Musser of Musser Landscaping has filed for 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 (1770 Buckskin Lane; APN 1-04981020003001).

Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00pm on February 28, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,

Ryan Nelson

Planner

625 Swift Blvd., MS-35 | Richland, WA 99352



509.942.7587

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From: [Kramer, Steve](#)
To: [Planning; Nelson, Ryan](#)
Cc: [Stevens, Mike; Hendricks, Kyle](#)
Subject: RE: PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane
Date: Monday, February 10, 2025 10:18:04 AM
Attachments: [image001.png](#)

Ryan

Building Department comments are below-

1. Any filling and/or grading in excess of 50 cubic yards will require a Fill-n-Grade Permit. Note that a Geotechnical Evaluation will need to accompany this permit submittal.
2. Any retaining wall(s) that exceed 42" in height, will require a Building Permit for construction. Note that an Engineered Design will need to accompany this permit submittal.



Steve Kramer
Plans Examiner
625 Swift Blvd., MS-## | Richland, WA 99352
509.942.7762
skramer@ci.richland.wa.us

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, February 10, 2025 9:27 AM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; deanah.watson@commerce.wa.gov; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodders@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>;

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Cc: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Hendricks, Kyle <khendricks@ci.richland.wa.us>

Subject: PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane

Good Morning,

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Thank you and have a good day,



Ryan Nelson

Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

509.942.7587

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From: [MacNaughton, James \(DAHP\)](#)
To: [Planning](#)
Cc: [Jessica Lally](#); [Teara Farrow Ferman](#); [Robert Brunoe](#)
Subject: 2025-02-01068 - RE: PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane
Date: Monday, February 24, 2025 8:15:40 AM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)
[image006.png](#)
[image007.png](#)

You don't often get email from james.macnaughton@dahp.wa.gov. [Learn why this is important](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

Good Morning Ryan,

Thank you for contacting the DAHP about the Musser Landscaping Laydown Yard project. The project is in an area determined to be at Very High risk of containing archaeology according to the DAHP predictive model. However, the current project has a small footprint and involves no ground-disturbing activity. Therefore, the DAHP does not recommend direct archaeological supervision of the project, but rather recommends that an Inadvertent Discovery Plan be followed. This is only the opinion of the DAHP, and Affected Tribes may have comments that could influence our decision. Please note that future development on the platted parcels will require further consultation with the DAHP and Affected Tribes.

I have assigned these recommendations to DAHP Project 2025-02-01068. Please reference this number in any future communications about this project.

Feel free to contact me if you have questions about these recommendations.

Best



	<p>James MacNaughton, MSc, RPA (He/Him) Local Government Archaeologist Email: James.MacNaughton@dahp.wa.gov Mobile: (360) 280-7563 Main Office: (360) 586-3065 Hours: 7AM - 3:30PM Monday to Friday Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 www.dahp.wa.gov</p>
---	---

From:
Planning

<planning@ci.richland.wa.us>

Sent: Monday, February 10, 2025 9:27 AM

To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Bates, Chaz (COM) <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Hamilton, Craig <C.Hamilton@bces.wa.gov>; ECY RE CRO SEPA Coordinator <crosepa@ecy.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Watson, Deanah (COM) <deanah.watson@commerce.wa.gov>; Davis, Deanna (MIL Guest) <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <Erin.hockaday@bfhd.wa.gov>; ECY RE Former Orchards <formerorchards@ECY.WA.GOV>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcsbane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <jodeer@bfhd.wa.gov>; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Gonseth, Paul <paul.gonseth@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; COM GMU Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Anderson, Ryan (ECY) <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; ECY RE SEPA REGISTER <separegister@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; Ritter, Michael W (DFW) <Michael.Ritter@dfw.wa.gov>; DFW R3planning <R3planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>

Cc: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Hendricks, Kyle <khendricks@ci.richland.wa.us>

Subject: PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane

External Email

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Ryan Nelson

Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

509.942.7587

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From: [Chris Sittman](#)
To: [Planning](#)
Cc: [Wendy Durado](#)
Subject: RE: PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane
Date: Tuesday, February 18, 2025 2:54:22 PM
Attachments: [image001.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

KID has no comments, this is outside of our district boundaries.

Thank You,

Chris D. Sittman
Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, February 10, 2025 9:27 AM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; deanah.watson@commerce.wa.gov; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>;

Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; PublicWorks@co.benton.wa.us; Quentin Wright <QWright@portofbenton.com>; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Ryan Anderson <rand461@ECY.WA.GOV>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; WSDOT Aviation <AviationLandUse@wsdot.wa.gov>
Cc: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Hendricks, Kyle <khendricks@ci.richland.wa.us>

Subject: PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Ryan Nelson

Planner

625 Swift Blvd., MS-35 | Richland, WA 99352

509.942.7587

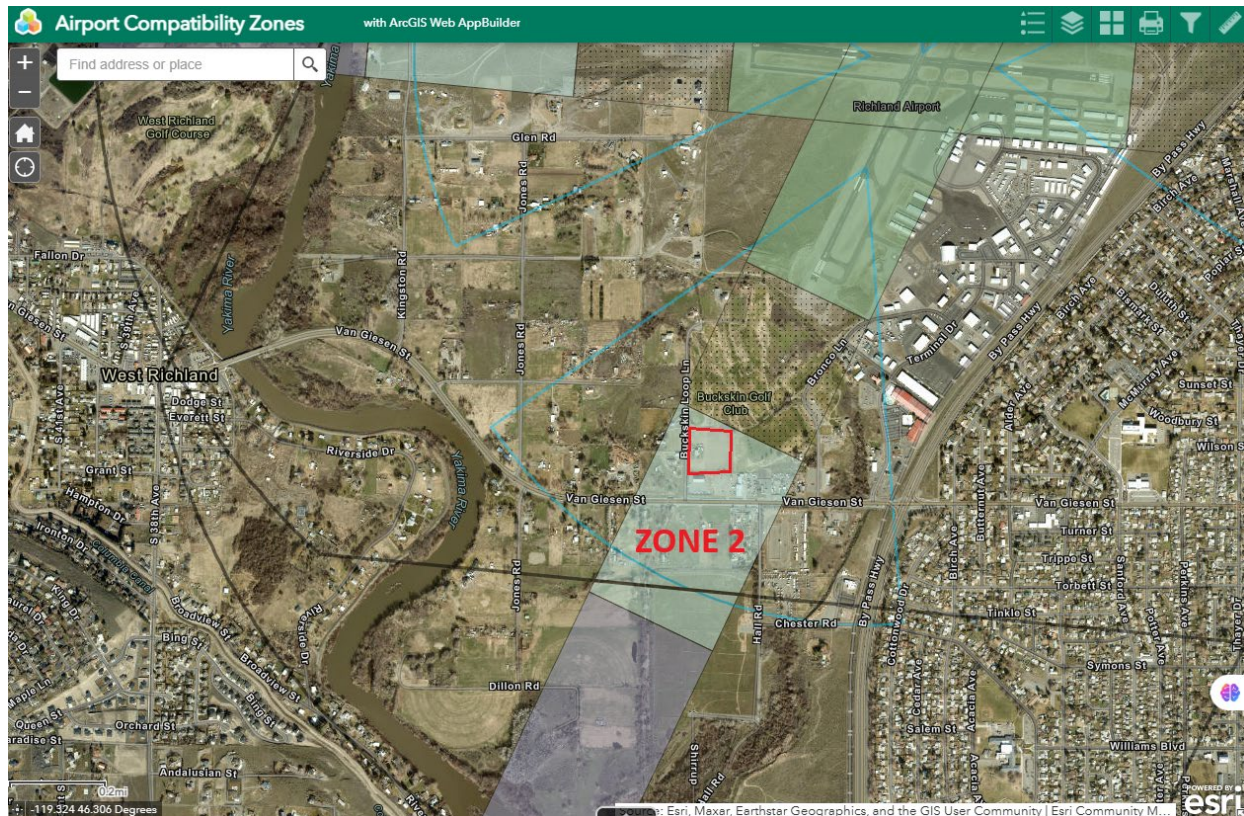
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From: [WSDOT Aviation Land Use Inquiries and Application Submittals](#)
To: [Planning](#)
Subject: RE: [EXTERNAL] PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane
Date: Thursday, February 20, 2025 9:26:41 AM
Attachments: [image001.png](#)
[image002.png](#)

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

M Nelson,

Thank you for alerting us to the proposed project near the Richland Airport. The proposed project (outlined in red) is within WSDOT Aviation land use compatibility Zone 2 (see below image). Although landscaping businesses are not explicitly described in our guidance, similar types of uses would be deemed acceptable in this zone. Therefore, we do not have any objections to this development. It is important to note that due to the proximity of this site to the airport, it may be subject to low-flying aircraft, noise, fumes, vibrations, and other sensory impacts. If you have any questions about this or wish to set up a meeting, please let me know.



It is important that the project sponsor review WSDOT land use compatibility information to ensure that any planned land uses align with recommended guidelines.

David Ison, PhD | Aviation Planner
Emerging Aviation Technologies & Land Use Compatibility
Washington State Department of Transportation
david.ison@wsdot.wa.gov C: 360-890-5258

From: Planning <planning@ci.richland.wa.us>
Sent: Monday, February 10, 2025 9:27 AM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmridmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Bates, Chaz (COM) <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Watson, Deana (COM) <deanah.watson@commerce.wa.gov>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <xdrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JKinich@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Cooper, Kelly (DOH) <Kelly.Cooper@DOH.WA.GOV>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Orr, Bruce <b.orr@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Anderson, Ryan (ECY) <r.and461@ecy.wa.gov>; Sanchez, Juan <jsanchez@CI.RICHLAND.WA.US>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Schluter, Shaun <sschluter@CI.RICHLAND.WA.US>; SEPA BFHD <SEPA@bfhd.wa.gov>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDeFoe@kid.org>; WSDOT SC Planning Mailbox <SCPlanning@WSDOT.WA.GOV>; Tyler Thompson-Benton County Clean Air <tyler.thompson@bentoncleanair.org>; WA Dept of Fish & Wildlife <crittenmwr@dfw.wa.gov>; WDFW <R3Planning@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>; WSDOT Aviation Land Use Inquiries and Application Submittals <AviationLandUse@WSDOT.WA.GOV>
Cc: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>; Hendricks, Kyle <khendricks@ci.richland.wa.us>
Subject: [EXTERNAL] PLN-T2-2025-00010 Special Use Permit - 1770 Buckskin Lane

WARNING: This email originated from outside of WSDOT. Please use caution with links and attachments.

Good Morning,

Darin Musser of Musser Landscaping has filed for 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 (1770 Buckskin Lane; APN 1-04981020003001).

Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00pm on February 28, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,



Ryan Nelson
Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
509.942.7587

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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

February 28, 2025

Mike Stevens
City of Richland
625 Swift Blvd.
Richland, WA 99352

RE: 202500482, PLN-T2-2025-00010

Dear Mike Stevens:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Musser Landscaping Expansion. We have reviewed the documents and have the following comments.

Water Quality Program

If there will be any soil disturbance in this project you will need to obtain an Erosivity Waiver from Ecology. You can learn more about Erosivity Waivers on [Ecology's Stormwater](#) website under the Applications and Forms section. You can reach out to Lloyd Stevens Jr. with the Department of Ecology at 509-571-3866 to discuss this project.

Sincerely,

Amber Johnson
SEPA Coordinator
Central Region Office
509-723-5677
crosepacoordinator@ecy.wa.gov