



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

**GENERAL INFORMATION:**

PROPOSAL NAME: 1011 Queensgate Drive Special Use Permit

LOCATION: 1011 Queensgate Drive

APPLICANT: Shane O' Neill, Clover Planning & Zoning on behalf Heavy 2 LLC

PROPERTY  
OWNER: Heavy 2 LLC

FILE NO.: PLN-T2-2025-00011

DESCRIPTION: Request to construct a 800 square foot drive through coffee stand in the Neighborhood Retail (C-1) zone.

PROJECT TYPE: Type II Zoning Special Use Permit

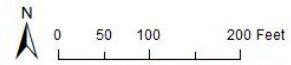
HEARING DATE: March 10, 2025

REPORT BY: Kyle Hendricks, Planner

RECOMMENDED  
ACTION: Approval subject to conditions of approval.

## Vicinity Map

Item: 1011 Queensgate Dr coffee drive through Special Use Permit  
Applicant: Clover Planning and Zoning  
File #: PLN-T2-2025-00011 & PLN-T1-2025-176



**Figure 1 – Vicinity Map**

### **PROJECT DATA**

Approximate Site Area:	7,000 Square Feet
Approximate Parcel Area:	62,090 Sq. Ft. (1.43 acres)
Building footprint:	800 Square Feet
Approximate Patio Area:	236 square feet
Parking Stalls:	5 and 1 ADA spot

### **DESCRIPTION OF PROPOSAL**

Shane O' Neill, Clover Planning and Zoning has filed a special use permit application on behalf of the land owner Heavy 2 LLC to seek land use approval to construct an approximately 800 square foot drive through coffee stand at 1011 Queensgate Drive. This location is at the northwest corner of the Queensgate Drive and Keene Road intersection, a highly traversed intersection within the city of Richland. The proposal includes six parking stalls, one of which is for ADA use and a vehicle queuing lane to accommodate approximately 10 average vehicles.

### **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 "3.

Businesses with drive-through window service in the C-1 neighborhood retail and WF – waterfront districts;”. 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.

#### 23.42.047 Businesses with drive-through window service.

When permitted in a use district as a special use, restaurants with drive-through window service shall be designed and operated substantially in compliance with the following requirements and conditions in addition to those set forth in Chapter 23.22 RMC:

##### A. Vehicular Access and Circulation.

1. Design plans shall provide for the safe and efficient movement of vehicles entering, using and exiting the site;

2. The internal circulation on the site shall provide for pedestrian access from parking lots to the lobby entrance(s) without traversing the vehicular stacking lane(s) for the drive-through window service;

B. The drive-through window service vehicular stacking lane(s) shall be of sufficient length to provide for anticipated average monthly peak volumes, and in any case shall meet the minimum requirements set forth in RMC 23.54.020;

C. The design, signage, and operational characteristics of the establishment shall prevent or discourage vehicles from waiting for service on public sidewalks or streets;

D. No communication systems shall exceed a measurement of 55 decibels at any residential property line adjoining the site;

E. Businesses with drive-through window service are not permitted within the parkway district.

#### **SITE DESCRIPTION & ADJACENT LAND USES**

The site of the proposal is located at the northwest corner of the Queensgate Drive and Keene Road intersection and can be described as flat. The subject property is approximately the shape of a rectangle, except that the northern property boundary is at an irregular angle. The site of the proposed coffee shop is mostly undeveloped sand, dirt, and sage type vegetation. There are two existing businesses on the subject property, a five bay car wash near the northern portion of the property, and a gas station/convenience store closer to the proposed coffee shop. According to city records the car wash was permitted for construction in 2005 and the convenience store was permitted in 1993.

This property was a part of a larger annexation of land into the City's jurisdiction by Ordinance 40-74 passed by City Council on July 1<sup>st</sup>, 1974.

All adjacent land uses are various businesses (coffee shops, bakery, salons) within the General Business (C-3) zone type. Although there are driveways that connect to the commercial building to the west of the subject site, there are no established sidewalks connecting all businesses. This is an auto oriented site. Businesses to the north are primarily storage or car maintenance related. There are no residentially zoned properties adjacent to the subject site.

The lot is almost entirely flat and not within any critical areas or shoreline management jurisdiction. The area is currently accessed from either Queensgate Drive or Keene Road, both of which are Principal Arterial Roads.

#### **CURRENT LAND USE DESIGNATION AND USES:**

**North:** COM (Commercial) Trailer sales, car maintenance.

**East:** COM (Commercial) Small shopping center

**South:** DOS (Developed Open Space) Keene Road Trail. Terraces at Queensgate development across Keene Road.

**West:** COM (Commercial) Various businesses like restaurant, café, bakery, salon, etc.

## Land Use Map

Item: 1011 Queensgate Dr coffee drive through Special Use Permit  
Applicant: Clover Planning and Zoning  
File #: PLN-T2-2025-00011 & PLN-T1-2025-176



**Figure 2 – Comprehensive Plan Map**

### **COMPREHENSIVE PLAN**

As illustrated in Figure 2 (above), Richland's Comprehensive Plan designates the site for Commercial (COM) land use (RMC 23.22).

#### **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 1: Support the growth of a balanced mix of companies in the following sectors: high technology, professional service, personal service, retail trade, agricultural processing, energy industries, manufacturing, and tourism.*

*Land Use Element Goal 1: Plan for growth within the urban growth area and promote compatible land use.*

*Policy 1: Revitalize areas that are already within the City, especially areas within the Central Business District, such as the Parkway and Uptown, and the Island View areas.*

*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 3: Ensure that the intent of the land use and districts are maintained.*

*Land Use Element Goal 4: Promote commercial and industrial growth that supports the City's economic development goals.*

*Policy 3: Locate neighborhood-oriented commercial land uses in Neighborhood Retail Business areas.*

*Transportation Element Goal 2: Improve safety, connectivity, and operating efficiency of the transportation system.*

*Policy 1: Implement appropriate access control for arterial collectors and arterial streets.*

### **CURRENT ZONING**

The subject site is zoned C-1, Neighborhood Retail Business use district. Surrounding parcels are zoned as follows:

**North:** C-3, General Business district

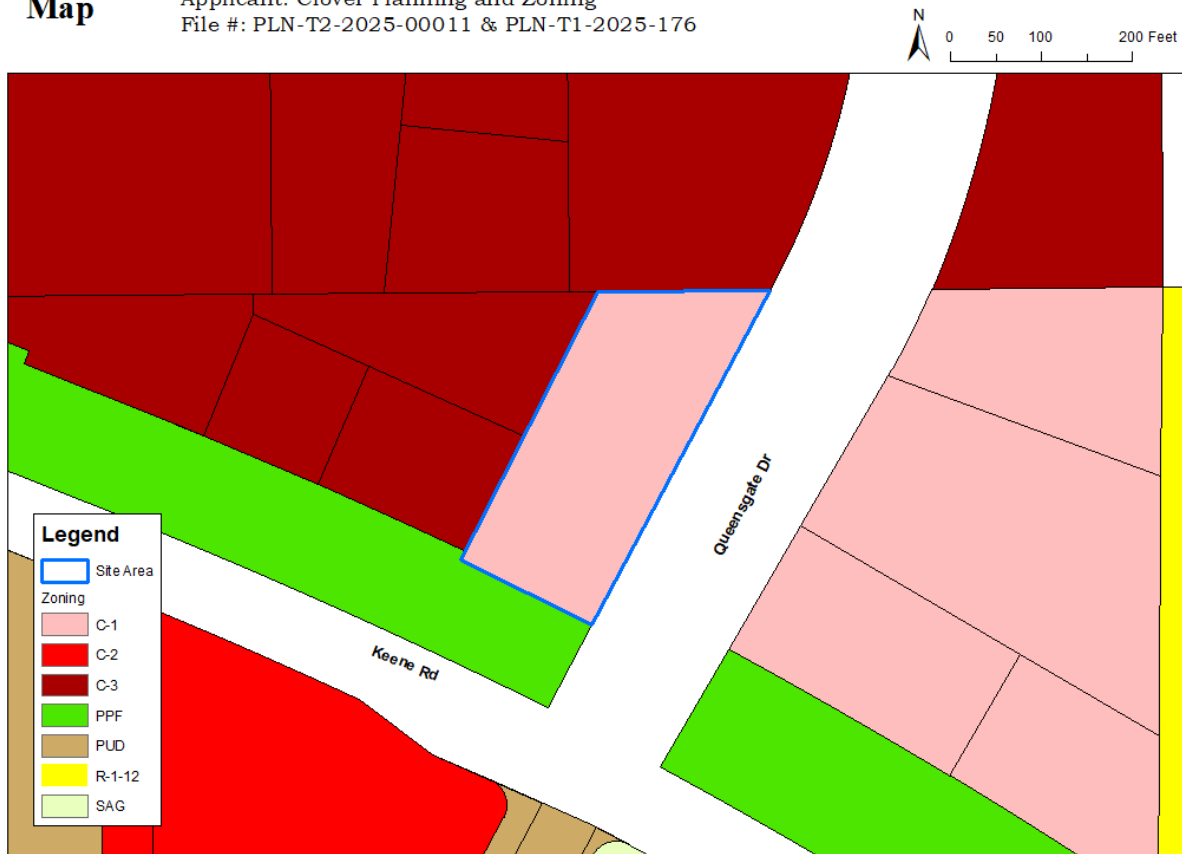
**East:** C-1, Neighborhood Retail Business district

**South:** PPF, Public Parks and Facilities district

**West:** C-3, General Business district

## Zoning Map

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**Figure 3 – Zoning Map**

The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan. (RMC 23.22.010(B)).

### **C-1 DIMENSIONAL STANDARDS**

The following standards apply in the C-1 zone per RMC 23.22.040:

<b>Minimum Lot Area Requirement</b>	None
<b>Maximum Density</b>	N/A
<b>Minimum Lot Width</b>	N/A
<b>Minimum Front Yard Setback</b>	45 feet <sup>1</sup>
<b>Minimum Side Yard Setback</b>	0 feet <sup>7</sup>
<b>Minimum Rear Yard Setback</b>	0 feet <sup>7</sup>
<b>Maximum Building Height</b>	30 feet

**Minimum Dwelling Unit**

N/A

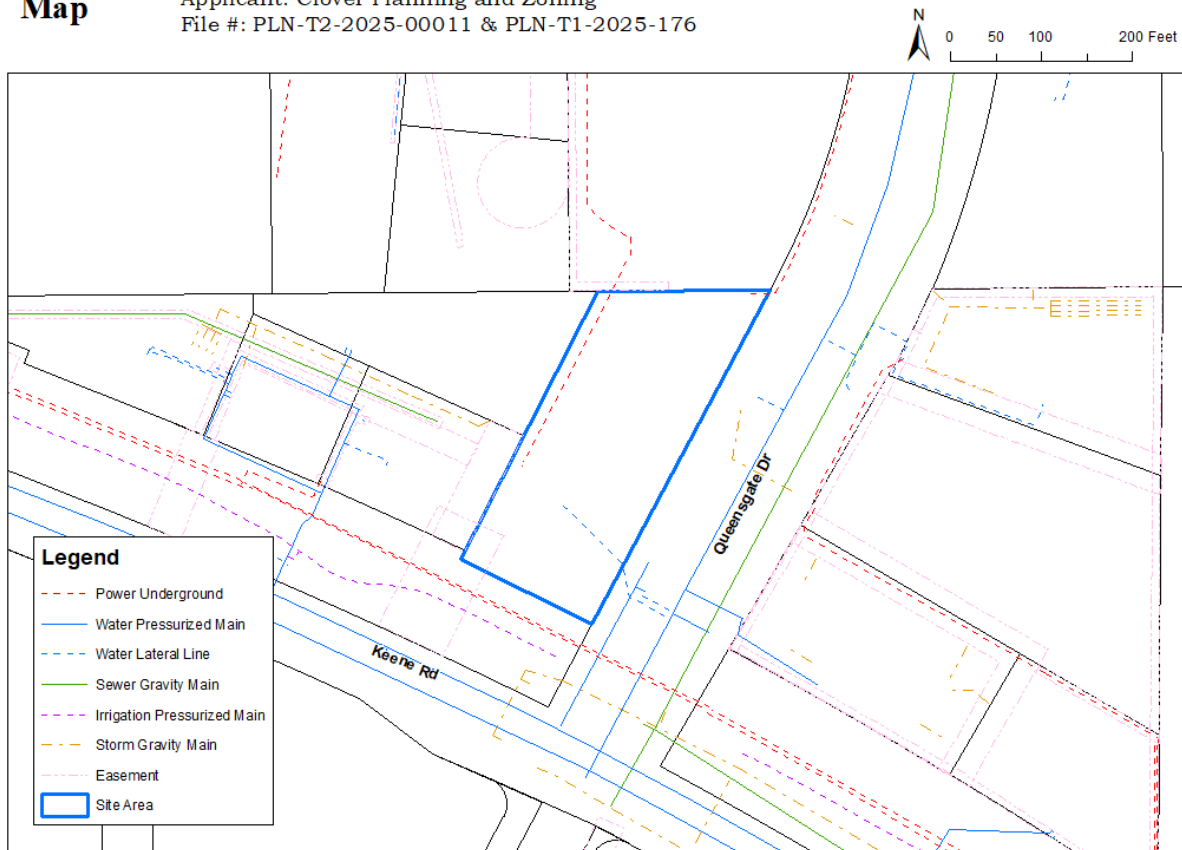
1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

**UTILITY AVAILABILITY**

There are existing sewer, water, irrigation, stormwater, and power connections available near the site with adequate capacity to supply the proposed project.

**Utility  
Map**

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**Figure 4 – Utility Map**

**Sewer**

There is an existing 12-inch gravity main east of the site within the adjacent city right of way.

Water

There are distribution mains in each adjacent city right of way.

Irrigation

There is a one-inch distribution main within the nearby city park/trail area.

Stormwater

There are 12-inch gravity main stormwater connections in each adjacent city right of way. One near the intersection, and another in front of the existing on site businesses within the right of way.

Power

There are underground power connections available to the site. There is a secondary conductor along the western boundary of the subject site.

**TRANSPORTATION & ACCESS**

Access to the site is available from Queensgate Drive and Keene Road with existing driveways. The site is along the Benton Franklin Route 123 bus route, with bus stops approximately 200 feet southwest of the subject site. There is one crosswalk that appears to connect from the convenience store to the proposed coffee shop. In the current iteration of the site plan, pedestrians would have to navigate vehicle driveways, or dirt/grass areas because there are no proposed paths from the existing sidewalks along Queensgate or Keene. Both Queensgate and Keene have sidewalks or trails and the subject site does have direct right of way frontage to Queensgate Drive, in the interest of pedestrian safety it would be in the best interest of the public to provide a site plan which identifies a pedestrian sidewalk connection to either Queensgate or Keene. There does appear to be a crosswalk oriented towards the Keene Road pedestrian path, however there is no existing sidewalk from this path to meet this crosswalk. Coordination with the Parks Department would be required for any sidewalk that is placed on city park property, connecting to the Keene Trail.

Building plans were not included with this application, but there is an approximately 236 square foot patio area that clearly shows seating options on the site plan, it is staffs' assumption that a walk up service window is located in this patio area. Although Planning Staff recognizes RMC 23.42.047 [A.2] (included below) regulates that pedestrian access from parking lots to lobby areas shall not cross the vehicular stacking lanes, there is no internal lobby to trigger this requirement, as identified by the applicant. It appears this technicality in verbiage is being used to benefit the site plan. As discussed with the 590 Gage drive through coffee stand application (PLN-T2-2024-00003) in the interest of public safety, Staff expresses once again, a sincere concern for the pedestrian requirement to cross the vehicular stacking lane, if a cross is meant to be used from the Keene Trail. It is reasonable to assume the patio of approximately 236 square feet, will host walk up customers and cyclists in some capacity during operation due to the proximity to the Keene Trail, which connects to multiple residential uses. In accordance with Comprehensive Plan Community Goal 8, and Urban Design Goal 1, Policy 3 (below), Staff requests the applicant elaborate how pedestrians will safely access the walk up window.

A raised crossing platform or alternate road surface texture and color design and “Yield to pedestrians” signage would mitigate staff concerns for public safety. The raised crossing platform will make pedestrians appear taller and more visible to motorists, while also requiring motorists to cautiously proceed through the vehicle stacking lane at a slower speed to navigate the obstacle. An alternate road surface texture and color design would also visually and physically represent a difference in traffic flow for motorists, whereas crossing paint markings will eventually fade, and are minimally effectively at signifying any difference in traffic flow. The yield signage will provide notice that pedestrians are present and have the right of way when crossing the vehicle lane. Planning staff invites the Hearing Examiner to exercise their power granted by RMC 23.46.040 (D) to add a condition of approval to require these mitigations in accordance with the comprehensive plan goals listed below.

*23.45.047 A.2. The internal circulation on the site shall provide for pedestrian access from parking lots to the lobby entrance(s) without traversing the vehicular stacking lane(s) for the drive-through window service;*

*Community Goal 8: Provide infrastructure and public facilities that serve the best interest of the community.*

*Urban Design Element Goal 1: Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.*

*Policy 3: Improve streetscape and connectivity for safe and pedestrian-friendly environments.*

**Transportation  
Map**

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**Figure 5 – Transportation Map**

**EASEMENTS**

There is an 80' access easement around the driveway which access Keene Road, it does not appear to interact with the proposal.

**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 east of the subject site, approximately 60 feet to the proposed building.

**SCHOOLS**

The plat falls within the boundaries of the Richland School District. White Bluffs Elementary School is approximately 1.4 miles to the northwest 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 March 4, 2025.

**CRITICAL AREAS**

The subject site does not lie within any existing, recognized Critical Area. Critical Area requirements are not applicable with this proposal.

### **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 12, 2024
Notice of Hearing Posted:	February 11, 2024
Notice of Hearing Published:	February 16, 2024
Public Hearing:	March 10, 2024

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 March 3, 2024.

### **ANALYSIS**

Based upon the Code language in RMC 23.46.040, discussed previously, Staff will offer 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 23.22.040 and RMC 23.42.047, which contain the development standards for businesses with drive through service. The applicant has demonstrated with the proposed site plan that the subject site provides adequate area for the business.*
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; and

*Approval of this special use permit is conditioned that the drive through coffee stand design shall meet the requirements and standards of RMC 23.22.040, RMC 27 and RMC 23.42.047. The coffee shop is proposed to be approximately 35' from the front property line of the Queensgate Drive. The C-1 zone normally requires a 45' setback or an exception to be the same setback as existing buildings on the same block. In the application materials the applicant provided an email exchange with the Planning Manager, Mike Stevens, and a breakdown of the existing building breakdown. There is also a comment that the right of way in front of the existing business is rather large, approximately 45' to the interior edge of sidewalk. This space will likely be used at some point in the future to expand Queensgate Drive, but Staff agrees an additional 45' setback on top of the existing right of way dimension would be burdensome of this development, while the applicant also proposes a sufficient setback of 35' to the new building.*

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

*The subject site is only adjacent to other Commercial uses, no impacts are anticipated at this time, additionally the proposed site plan provides acceptable setbacks from property lines.*

Regarding the language under RMC 19.60.095, Staff will offer 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 project appears to meet most applicable Code-related requirements, most of which are found within RMC 23.22 and RMC 23.42.047. As previously mentioned, staff is concerned about the safety of the potential pedestrian crossing across the vehicle stacking lane and safe pedestrian access from existing sidewalks and paths. Locating a crosswalk in an alternate location would be a preferred option, so visitors do not have to cross the vehicle stacking lane.*

- 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-T1-2025-00176), as proposed, on March 4, 2025.*

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

*The City has identified interest within the comprehensive plan to have infill development of lots within the city boundary, which this proposal achieves.*

- 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 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.

*Correct. Staff have considered impacts of the development proposal and have drafted conditions, which in our estimation, provide robust mechanisms for mitigation of said impacts.*

Planning staff offers this final analysis:

As previously discussed by staff, there is a concern of overall pedestrian access to the proposed service window, that many other drive through coffee stands also provide. This special use proposal appears to meet the general intent of the C-1 zoning district by providing a convenient service to nearby neighborhoods, while mitigating perceived impacts to these neighborhoods.

### **FINDINGS OF FACT**

Staff has completed its review of the request for a Special Use Permit (PLN-T2-2025-00011) 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 the neighborhood retail business use district (C-1) and abuts a few general commercial (C-3) sites.
3. RMC Chapter 23.46.025 designates the Hearing Examiner to conduct the review of special use permit applications for drive through restaurants in the C-1 zoning district.
4. Shane O’ Neill, Clover Planning and Zoning, on behalf of Wake Up Call Coffee has filed an application for a special use (Type II) permit, seeking land use approval to construct a drive through coffee stand in the C-1 Zone.
5. Applications for Special Use Permit are evaluated under the criteria contained in RMC 23.46.040.
6. A special use permit is classified as a Type II application under RMC 19.20.030.

7. Required findings for Type II applications are found under 19.60.095.
8. General criteria for Hearing Examiner decisions are outlined in 19.25.100.
9. 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.
10. The applicant filed an environmental checklist along with their special use permit application.
11. The City issued a Determination on Non-Significance (PLN-T1-2025-00176) for the project on March 4, 2025, thus satisfying the requirements of the State Environmental Policy Act.
12. The subject site has two existing businesses on the lot, the proposed use would be new and in addition to the existing businesses.
13. Adequate parking is provided on the site for all businesses.
14. There are existing power, water, sewer and stormwater facilities near the site, all of which have adequate capacity to serve the proposed development.
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. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
18. As conditioned, the project meets the criteria for the issuance of a special use permit as established in RMC 23.46.040.
19. 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 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-T2-2025-00011, PLN-T1-2025-00176) 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. The applicant shall include yield to pedestrian signage at the crossing across the vehicle stacking lane and a raised crosswalk platform or an alternative road color and texturing to delineate the crosswalk.
2. The applicant shall submit an Erosivity Waiver to the Department of Ecology.
3. The applicant shall coordinate with the Parks Department to construct any sidewalk connecting to the Keene Trail.
4. The applicant shall obtain approval from the Benton Franklin Health District, and submit the approval to the City of Richland prior to building permit issuance.
5. The applicant shall obtain all necessary City of Richland development permits.

6. The applicant shall add landscaping per RMC 23.54.140 or obtain an adjustment of landscaping to the satisfaction of the Planning Manager pursuant to 23.54.150.
7. The applicant shall include yield to pedestrian signage at the crossing across the vehicle stacking lane and a raised crosswalk platform or an alternative road color and texturing to delineate a crosswalk.

**EXHIBIT LIST**

1. Application Materials (Page 18)
2. Site Plan (Page 49)
3. SEPA Checklist and Inadvertent Discovery Plan (Page 53)
4. Determination of Non-Significance (Page 79)
5. Public Notice and Affidavits (Page 80)
6. Agency Comments (Page 88)



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

# Plan Snapshot Report

<b>Plan Type:</b> Type 2	<b>Plan #:</b> PLN-T2-2025-00011	<b>App Date:</b> 02/04/2025
<b>Work Class:</b> T2 - Special Use	<b>District:</b> City of Richland	<b>Exp Date:</b> 06/04/2025
<b>Status:</b> In Review		<b>Completed:</b> NOT COMPLETED
<b>Description:</b> Land use approval to allow development and operation of a drive-through café located at the northwest corner of the intersection of Queensgate Drive and Keene Road. The café will have a footprint of approximately 800 square feet. The 1.47-acre, C-1 zoned parcel, fronts Queensgate Drive.		<b>Approval Expire Date:</b>

<b>Parcel:</b> 122983012302006	Main	<b>Address:</b> 1011 Queensgate Dr Richland, WA 99352	Main	<b>Zone:</b> C-1(C-1)										
		999 Queensgate Dr Richland, WA 99352												
<table><tr><td>Applicant</td><td>Property Owner</td></tr><tr><td>Clover Planning &amp; Zoning</td><td>Heavy 2 LLC</td></tr><tr><td>6904 Rogue Dr</td><td>999 Queensgate DR</td></tr><tr><td>Pasco, WA 99301</td><td>Richland, WA 99352</td></tr><tr><td>Business: (509) 713-4560</td><td>Business: (509) 727-3000</td></tr></table>					Applicant	Property Owner	Clover Planning & Zoning	Heavy 2 LLC	6904 Rogue Dr	999 Queensgate DR	Pasco, WA 99301	Richland, WA 99352	Business: (509) 713-4560	Business: (509) 727-3000
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Pasco, WA 99301	Richland, WA 99352													
Business: (509) 713-4560	Business: (509) 727-3000													

## Plan Custom Fields

PreAppQuestionBox	Waived	Special Use Area Input	The area proposed for development is approximately 7,000 square feet of land. The site plan has been designed to make efficient use of the development site by placing the 800 square foot building 35 feet from the east property line, which maximizes the vehicle queuing capacity and distance from the access point. The building location also reduces the potential for vehicle queuing to obstruct the driveway, pedestrian walkway and/or the roadway (Keene Road). Site development includes the addition of six (6) new parking stalls for customers and employees. The land area is relatively small, and the proposal is compact as a result.	Special Use Characteristics Input	The site is currently developed with a vehicle-oriented fueling station and convenience store. The proposed drive-through café is compatible in that it is also a vehicle-oriented food service establishment. The site is located at a high traffic-impact location at the corner of a signalized intersection of two arterial roadways. The site is flat requiring little to no grading changes. The area proposed for development is currently underutilized, containing only bare soil and asphalt. The parcel is a regular rectangular trapezoid. The proposal has been designed to match the vacant area by way of infill.
Special Use Infrastructure Input	The café will make use of city water by way of a short service line extension from the water meter 20 feet from the proposed building location. Sewer will be extended to the café from		the existing cleanout located on the north side of the Queensgate Drive driveway. The sewer service is 6-inches in diameter, meeting city standards. Allowance for the sewer extension was		confirmed with Jason Reathaford. Fire protection will come from the fire hydrant in the Queensgate Drive right-of-way, located approximately 20 feet from the proposed café.

## PLAN SNAPSHOT REPORT (PLN-T2-2025-00011)

Stormwater will be managed on-site using the existing stormwater system. The development is exempt from a SWPPP due to its small size. A stormwater waiver will be obtained. Utility maps are included with this application. The development will gain access from existing roadways and driveways currently serving the site.

### Special Use Requirements Input

The site is zoned C-1 which aligns with the commercial land use designation in the Comprehensive Plan. There are no critical areas affecting the site. The site is devoid of vegetation and/or animal habitat. The SEPA checklist submitted with this application details all potential impacts. The site does not lie in the shoreline jurisdiction. Commercial signage for the café is not determined at this time. The developer anticipates using a wall sign in the future. All signs will be designed in conformance with RMC Title 27.

### Special Use Impact Input

The SEPA checklist addresses all potential impacts of the proposed café. No significant impacts have been identified, thus no mitigation measures are warranted.

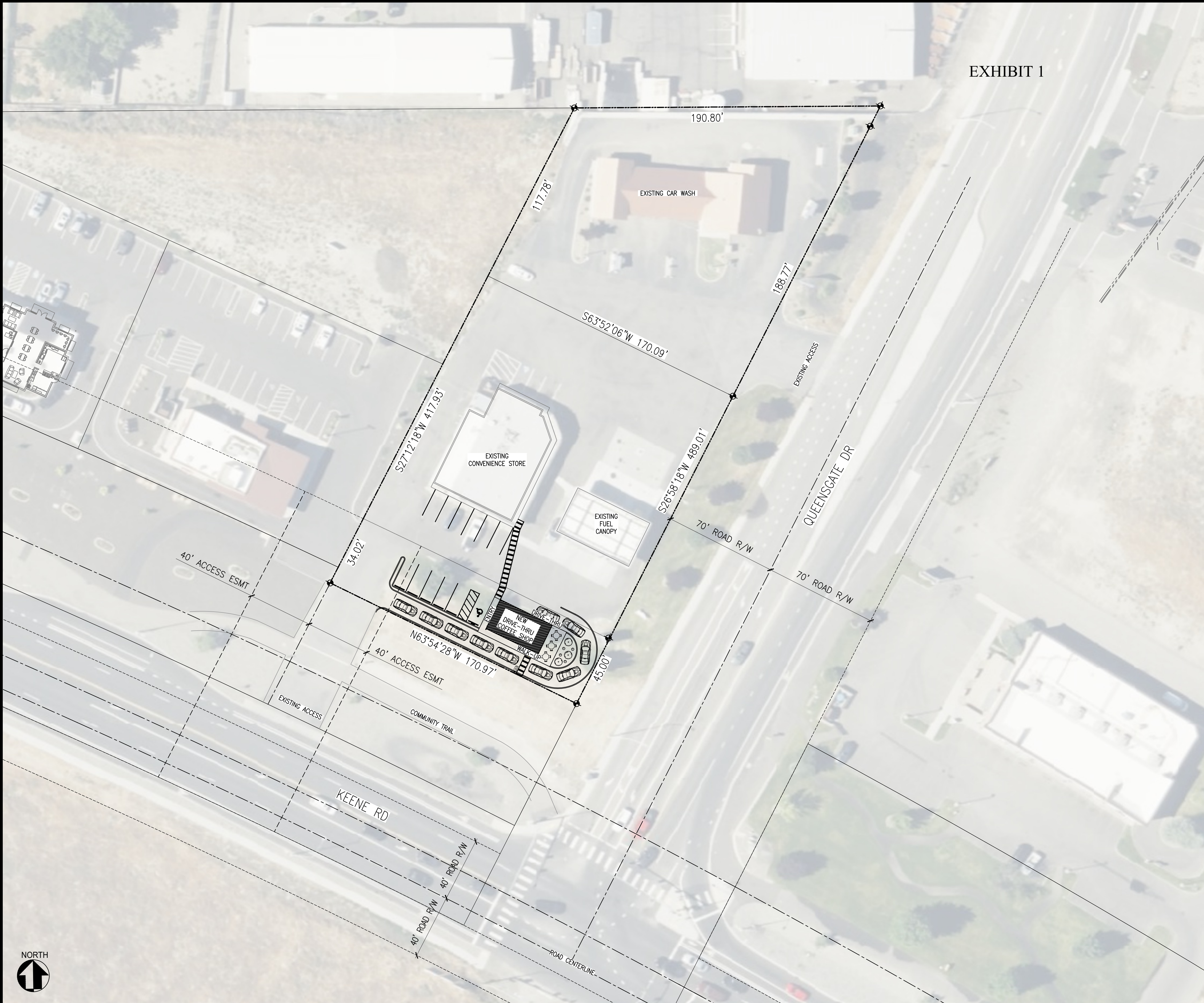



EXHIBIT 1

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2	ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	OWNER: HEAVY 2 LLC ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	ZONE : C-1 -- Neighborhood Retail Business
4	LAND SIZE ACRES: 1.4700
5	MAX BUILDING HEIGHT: 35'-0" PROVIDED: 0'-0"

NOT FOR  
CONSTRUCTION

2/4/2025



DRAFTCO  
DESIGNS LLC  
509.518.0385 MILENKO@DRAFTCODESIGNS.COM

WHL ARCHITECTURE, PLLC  
509.520.6099 WHLARCHITECT@GMAIL.COM

APPROVAL		
STARTED	DC	
DRAWN	DC	
CHECKED	-	
APPROVED	-	

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TURBO

COFFEE SHOP DRIVE-THRU

999 QUEENSGATE DR  
RICHLAND, WA 99352

BUILDING SF:	
COFFEE SHOP	000

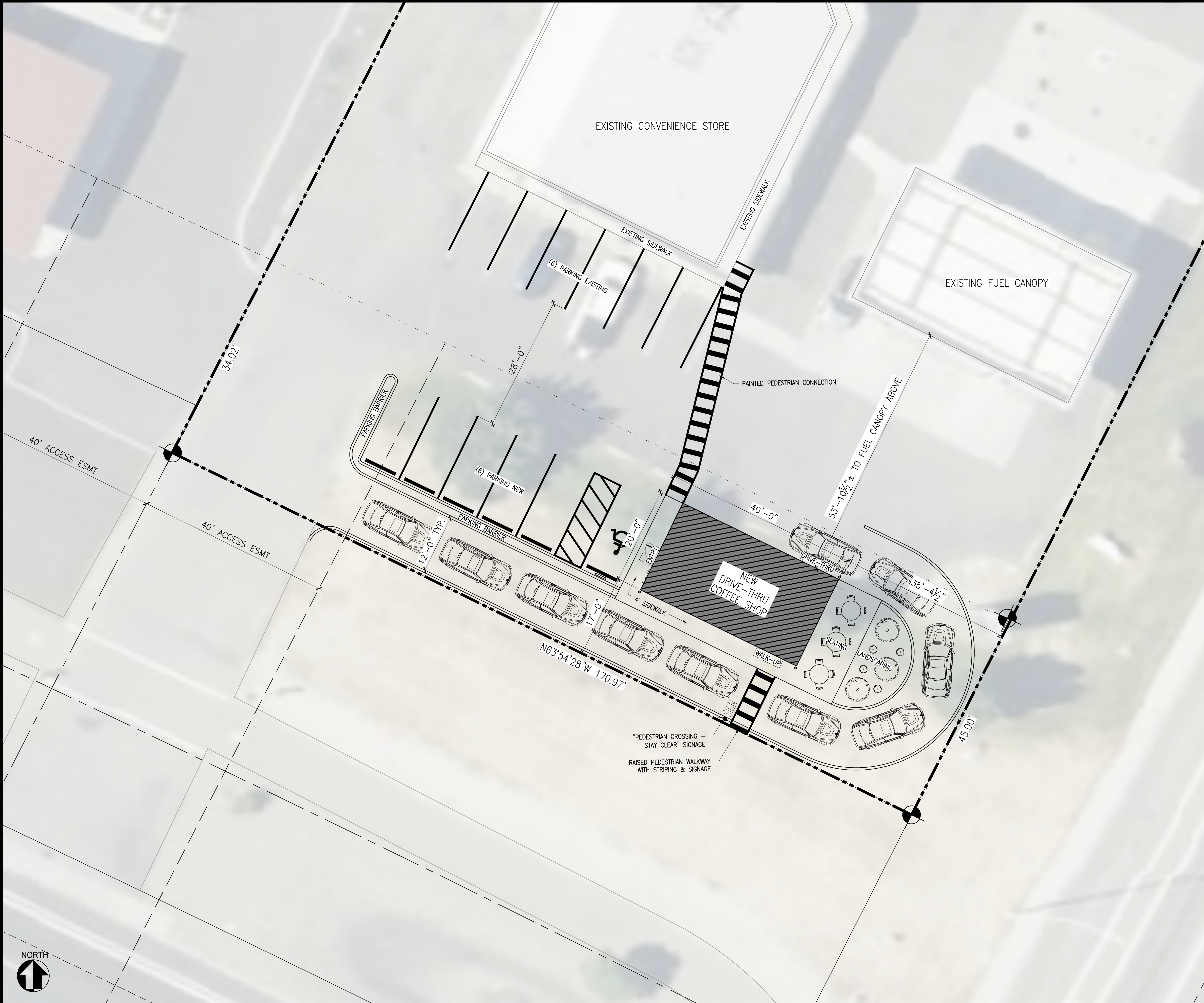
JOB # 25-011

PRELIMINARY  
SITE PLAN

ABBREVIATIONS:	
LS	LANDSCAPING
E	EXISTING

SHEET NO. :  
**A-101**





SITE INFORMATION:	
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DRAFTCO

DESIGNS LLC

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TURBO  
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BUILDING SF:	
COFFEE SHOP	000

JOB # 25-011

PRELIMINARY  
SITE PLAN  
ENLARGED

ABBREVIATIONS:	
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E	EXISTING

SHEET NO. :  
**A-102**



**Clover Planning & Zoning, LLC**  
Land Use Services Consultant

2/4/2025

To: Richland Hearing Examiner and Planning Department Staff

From: Shane O'Neill, Senior Planner, Clover Planning & Zoning LLC

Subject: Special Use Permit to Allow a Drive-Through Café in the C-1 Zone

Site: 999 Queensgate Drive, Richland WA (Benton Tax Parcel #122983012302006)

The owner of 999 Queensgate Drive (HEAVY 2 LLC) seeks land use approval to allow development and operation of a drive-through café located at the northwest corner of the intersection of Queensgate Drive and Keene Road. The café will have a footprint of approximately 800 square feet. The 1.47-acre, C-1 zoned parcel, fronts Queensgate Drive. Richland's Functional Street Classification Map identifies Queensgate Drive and nearby Keene Road as principal arterial roadways. A proposed site plan is included as Exhibit 1.

The language below provides applicable Zoning Code regulations and responses to codified review criteria. City staff and the Hearing Examiner are invited to borrow any of the statements below for use as findings of fact, conclusions of law, and/or conditions of approval.

**Richland Comprehensive Plan**

The Land Use Map in Richland's Comprehensive Plan designates the site for Commercial uses. The site's C-1 zoning conforms to the site's Commercial land use designation in the Comprehensive Plan.

**Richland Municipal Code**

**C-1 Zone Purpose**

*RMC 23.22.010 Purpose of commercial zones.*

*B. The neighborhood retail business use district (C-1) is a limited retail business zone classification for areas which primarily provide retail products and services for the convenience of nearby neighborhoods with minimal impact to the surrounding residential area. This zoning classification is intended to be*

*applied to some portions of the city that are designated commercial under the city of Richland comprehensive plan.*

The proposed café will offer convenient beverage service to nearby neighborhoods and passersby while introducing minimal impact to the residential areas. Considering the site contains a fueling station with convenience store, the neighbors have become accustomed to the current traffic patterns and volumes in this location. The immediate vicinity generally lacks residential dwelling units warranting special consideration. The vicinity is characterized by its commercial developments.

Richland Municipal Code 23.22.030 requires special use permit (SUP) approval for restaurants with drive-through window service, subject to the requirements set forth in RMC 23.42.047. A SUP application was completed using the City's online permitting portal. This narrative is a supplement thereto.

#### **RMC 23.22.020 Performance Standards (C-1)**

*B. Neighborhood Retail Business. All uses permitted in a C-1 district must comply with the following performance standards:*

*1. All business, service, repair, processing, or merchandise display shall be conducted wholly within an enclosed building, except for off-street automobile parking, the sale of gasoline, and self-service car washes. Limited outdoor display of merchandise is permitted; provided, that such display shall include only those quantities sold in a day's operation.*

**Operations of the proposed café will be wholly contained inside of the café structure. Adequate outdoor parking is provided on the site plan (Exhibit 1). Merchandise will not be displayed outdoors.**

*2. Outdoor storage areas incidental to a permitted use shall be enclosed with not less than a six-foot-high fence and shall be visually screened from adjoining properties. All storage areas shall comply with building setbacks.*

**Outdoor storage is not proposed. Storage will be provided on the second floor of the proposed building.**

*3. Not more than three persons shall be engaged at any one time in fabricating, repairing, cleaning, or other processing of goods other than food preparation in any establishment. All goods produced shall be primarily sold at retail on the premises where produced.*

**The café will only process food for sale on-site. No fabrication will occur. Food preparation is specifically allowed in this section.**

*4. Lighting, including permitted illuminated signs, shall be shielded or arranged so as not to reflect or cause glare to extend into any residential districts, or to interfere with the safe operation of motor vehicles.*

All outdoor lighting will be shielded downward from the horizontal plane as required by RMC 23.58.030. In accordance with RMC 23.58 outdoor lighting will be shielded downward from the horizontal plane to avoid light trespass and to avoid causing traffic hazards by way of glare or distraction. A new freestanding sign for the café is not anticipated. Wall sign details and site lighting plans have not been developed for the purpose of Special Use Permit review, but it is reasonable for the Hearing Examiner to repeat this lighting regulation as a condition of approval.

*5. Noise levels resulting from the operation of equipment used in the conduct of business in the C-1 district shall conform to the requirements of Chapter 173-60 WAC, Maximum Environmental Noise Levels.*

No equipment will be operated in association with the café.

*6. No single retail business, except for a food store, shall operate within a building space that exceeds 15,000 square feet in area, unless approved by the planning commission through the issuance of a special use permit upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhoods.*

The proposed café will have a footprint of approximately 800 square feet.

*7. In addition to standards (1) through (6) listed above, any commercial use that is immediately adjacent to a residentially zoned property (including R-1-12, single-family residential, R-1-10, single-family residential, R-2, medium density residential, R-2S, medium density residential small lot, or planned unit development that is comprised of single-family homes) shall comply with the following standards. For the purposes of this section, the term “adjacent” includes abutting properties, and any property that is located within 75 feet of the nearest residential property. The term “adjacent” does not include properties that are separated by a public right-of-way.*

The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

*a. Setback from Residential Property Boundary. Thirty feet.*

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

*b. Building Design Standard. No rooftop mechanical equipment shall be permitted unless screened from view with parapet wall or similar screening.*

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

*c. Parking. Vehicle parking areas and any access driveways (pavement) must be set back a minimum of 10 feet from residential property boundary. A solid fence or masonry wall between six and eight feet tall is required between any paved parking or access drive and the residential property boundary.*

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

*d. Outdoor Lighting. All outdoor lighting must comply with the Pattern Outdoor Lighting Code (USA) standard version 2.0, July 2010. For the purposes of this section, properties subject to this standard shall be considered to be within lighting zone 1.*

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

*e. Signs. All commercial signs placed on-site shall comply with Section 5 of the Pattern Outdoor Lighting Code (USA) standard version 2.0, July 2010; except that multicolored changeable copy LED signs shall not be permitted.*

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

*f. Mechanical Equipment. Any mechanical equipment placed outdoors between the building and the residential property boundary shall be screened to reduce equipment noise levels. Alternatively, the building owner can provide documentation to the city indicating that the specific equipment to be used will not generate noise levels beyond permissible state noise standards.*

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

*g. Refuse Areas. Any dumpsters or area for collection of recycled materials shall be set back a minimum of 20 feet from the nearest residential property boundary and shall be screened from view by a solid screen sufficient to block its view from all adjacent residential properties.*

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

*h. Landscaping. The portions of a commercial site that lie within 30 feet of a residential property boundary that are not covered with buildings, parking areas, access drives, loading areas or outdoor storage shall be landscaped and/or xeriscaped.*

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

*8. An individual proposing development on any commercial use that is immediately adjacent to a residentially zoned property (including R-1-12, single-family residential, R-1-10, single-family*

*residential, R-2, medium density residential, R-2S, medium density residential small lot, or planned unit development that is comprised of single-family homes) that does not meet the standards contained in subsection (B)(7) of this section may apply for a deviation from these standards by filing an application with the city. Such request shall be reviewed by the hearing examiner in accordance with the provisions for a public hearing for a Type II permit application. A request for deviation from these standards shall be granted only when the hearing examiner determines that the proposed deviation offers equivalent or better mitigation of impacts from commercial development to the adjacent residential properties than would occur under the basic standards. The hearing examiner shall at a minimum consider the type of commercial use proposed; the design of the commercial building or buildings; the topography of the site and adjacent residential properties; the proposed landscaping, lighting, and other mitigation measures proposed by the applicant in making a determination to grant or deny a requested deviation from these standards.*

NA. The site is not immediately adjacent to any residentially zoned properties. Performance standards of RMC 23.22.020(B)(7) shall not apply.

### **C-1 Zone Development Standards**

RMC 23.22.040 provides minimum building setbacks. The site requirements and development standards for commercial use districts are provided in RMC 23.22.040. The table below provides the minimum requirements and the proposed dimensions:

Dimension	C-1 Requirements	Proposed Dimension
Side Yard Setback	0 feet	17 feet
Front Yard Setback	45 feet <sup>1</sup>	35.4 feet <sup>1</sup>
Rear Setback	0 feet	100 feet +
Building Height	30 feet	25 feet

<sup>1</sup> Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.

This proposal seeks to benefit from an administrative reduced front setback as offered in footnote 1. The only parcel meeting these criteria is 999 Queensgate Dr., which has a fuel pump canopy and carwash both setback less than 45 feet [carwash = 31', canopy = 7']. On Tue 1/21/2025, Planning Manager, Mike Stevens administratively approved a reduced front setback of 35 feet (Exhibit 3).

### **General Provisions and Special Conditions**

#### **23.42.047 Businesses with drive-through window service.**

*When permitted in a use district as a special use, restaurants with drive-through window service shall be designed and operated substantially in compliance with the following requirements and conditions in addition to those set forth in Chapter 23.22 RMC:*

#### *A. Vehicular Access and Circulation.*

*1. Design plans shall provide for the safe and efficient movement of vehicles entering, using and exiting the site;*

The site plan illustrates a succinct customer vehicle service loop entering and exiting the site using the full-access driveway connecting to Keene Road. The driveway is forty (40) feet wide and currently provides access without causing congestion. The site plan implements maximum spatial efficiency for vehicle circulation. The site plan relies on the two existing full-access driveways. Customer vehicles will be able to join the queueing line from either approach, but the café is oriented with primary access coming from Keene Road. Vehicles exiting the service line will have the choice of using either driveway to exit the site. The site is designed to loop exiting vehicles back out on to Keene Road, but customers may choose to exit on to Queensgate Drive.

*2. The internal circulation on the site shall provide for pedestrian access from parking lots to the lobby entrance(s) without traversing the vehicular stacking lane(s) for the drive-through window service;*

This criterion appears to be aimed at buildings offering walk-in customer service(s) to ensure pedestrian safety. This development does not contain a lobby entrance, and customers are not invited into the cafe. On-site parking requirements for the café are satisfied in the queueing lane.

A close examination of the wording of this criterion indicates that the proposal is not subject to this standard due to a lack of “lobby entrance(s)”. There are instances of stores and sit-down restaurants also having drive-through windows where it would be paramount to ensure regular walk-in customers are not put at risk by having to cross queueing lanes. That scenario does not exist in this proposal.

City of Richland SUP file # PLN-T2-2024-00003 sets precedent to the point this criterion is not practical in the case of drive-thru coffee stands having vehicle circulation paths which wrap around the café.

*B. The drive-through window service vehicular stacking lane(s) shall be of sufficient length to provide for anticipated average monthly peak volumes, and in any case shall meet the minimum requirements set forth in RMC 23.54.020;*

*RMC 23.54.020(E)(5) requires 5 parking stalls per window with a minimum of 8 stalls. In confirming staff's administration of this section, it has been determined the 8-stall minimum includes vehicle queueing. This proposal offers 10 vehicles to be in-queue and provides six (6) new parking stalls adjacent to the cafe. A total vehicle capacity of 16 stalls is associated with the proposed café. The proposed parking and queueing counts are consistent with other similar drive-through cafes throughout the greater Tri-Cities area.*

*C. The design, signage, and operational characteristics of the establishment shall prevent or discourage vehicles from waiting for service on public sidewalks or streets;*

The site plan orients customer access to the café from the south driveway connecting to Keene Road. The site's south property line is separated from the Keene Road right-of-way by City -owned parcel # 122983000010002 which contains a multimodal recreation pathway. Said parcel provides 89 feet of separation between the site and Keene Road travel lanes. The site's south property line is forty (40) feet away from the pedestrian trail. The proposed site plan provides a ten (10) vehicle-queuing capacity without obstructing the pathway. The proposed configuration minimizes the potential for pathway obstruction to the maximum extent.

*D. No communication systems shall exceed a measurement of 55 decibels at any residential property line adjoining the site;*

Outdoor communications systems are not part of the business model. Modern technology employed may include waiters with handheld tablets, walking to customer vehicles to take orders. No outdoor speakers will be used.

*E. Businesses with drive-through window service are not permitted within the parkway district.*

**The site is not located in the Parkway District.**

This proposal has been developed with close consideration of the controlling C-1 zoning district dimensional standards and with the Special Use Permit review criteria. We encourage Planning Staff and the Hearing Examiner to find the same.

Please reach out to Clover Planning & Zoning LLC if your review would benefit from any additional information.

Sincerely,

*Shane O'Neill*

Shane O'Neill

Clover Planning & Zoning LLC

[www.planclover.com](http://www.planclover.com)

(509)713-4560

[planclover@outlook.com](mailto:planclover@outlook.com)

*Exhibit List*

- 1) *Site Plan*
- 2) *Maps*
- 3) *Reduced front setback approval*
- 4) *Vicinity Images*

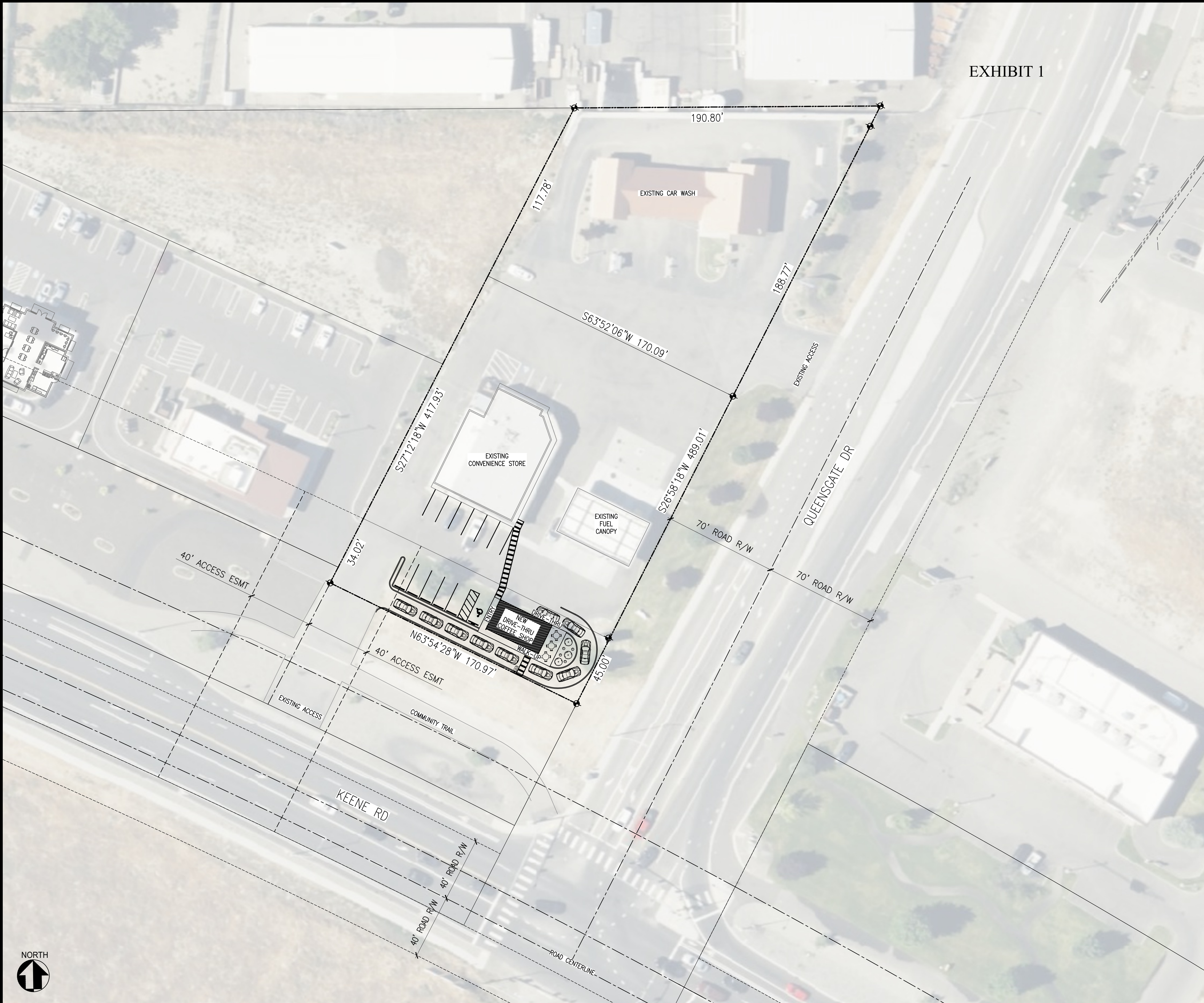



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3	OWNER: HEAVY 2 LLC ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
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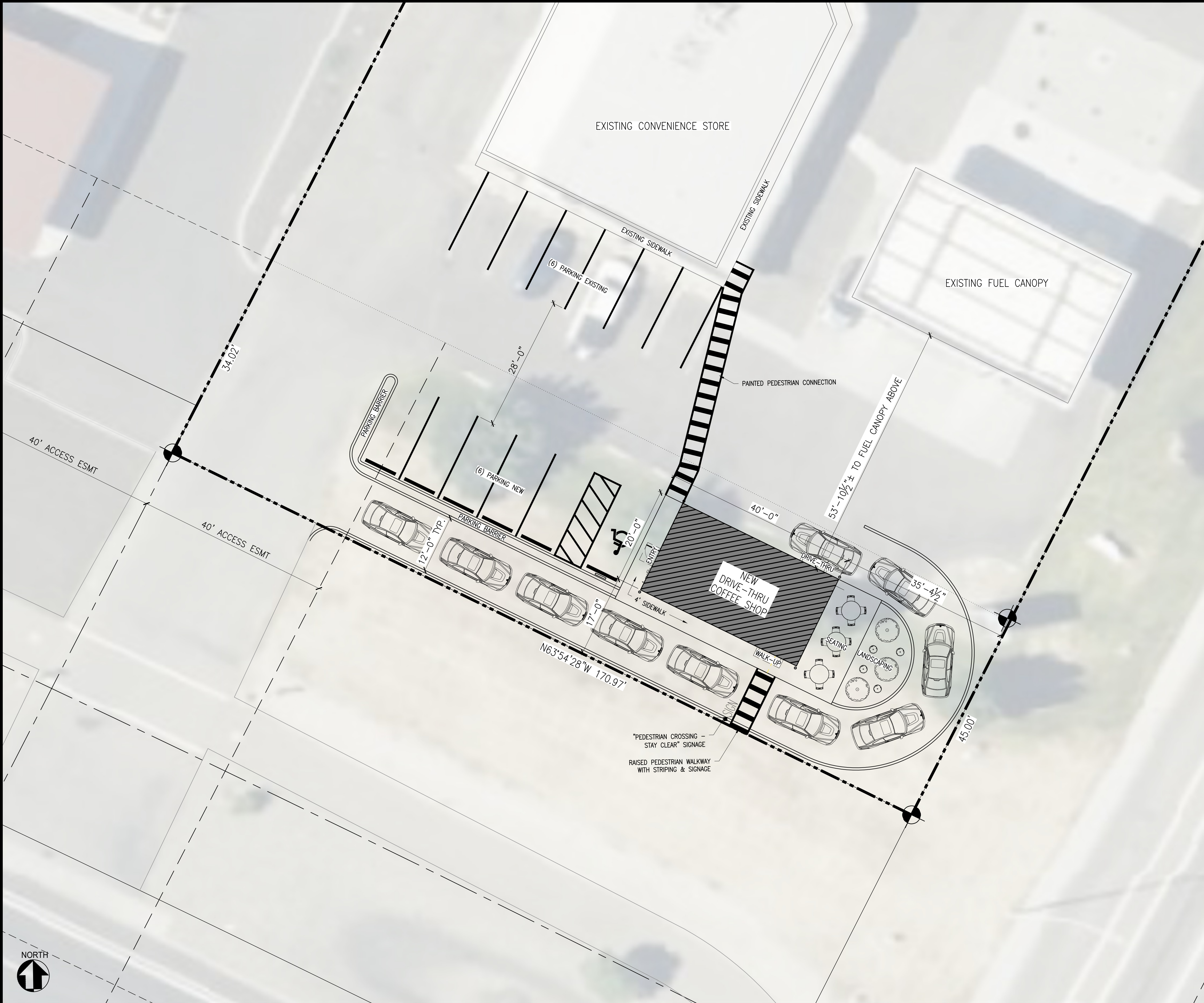
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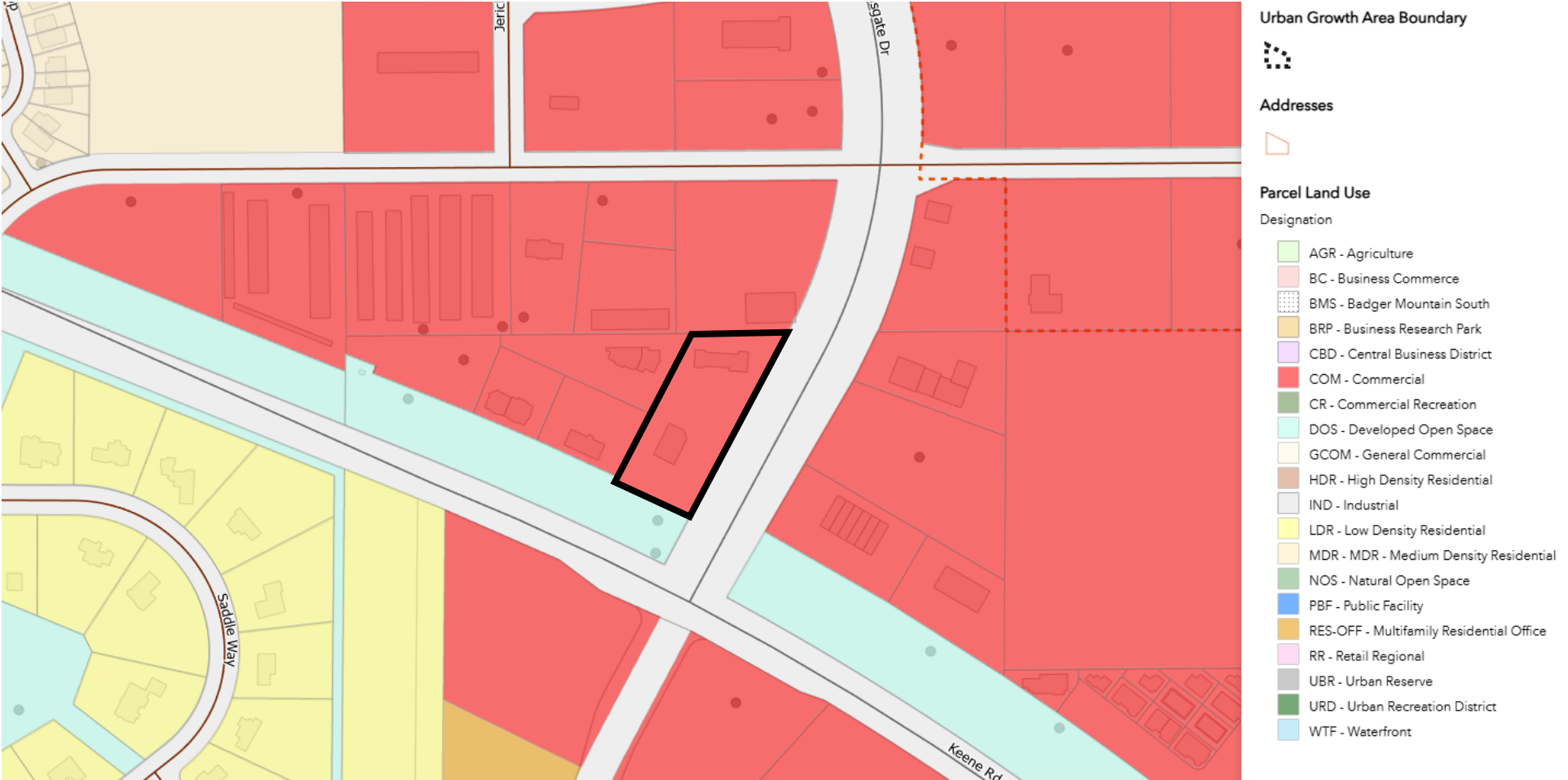
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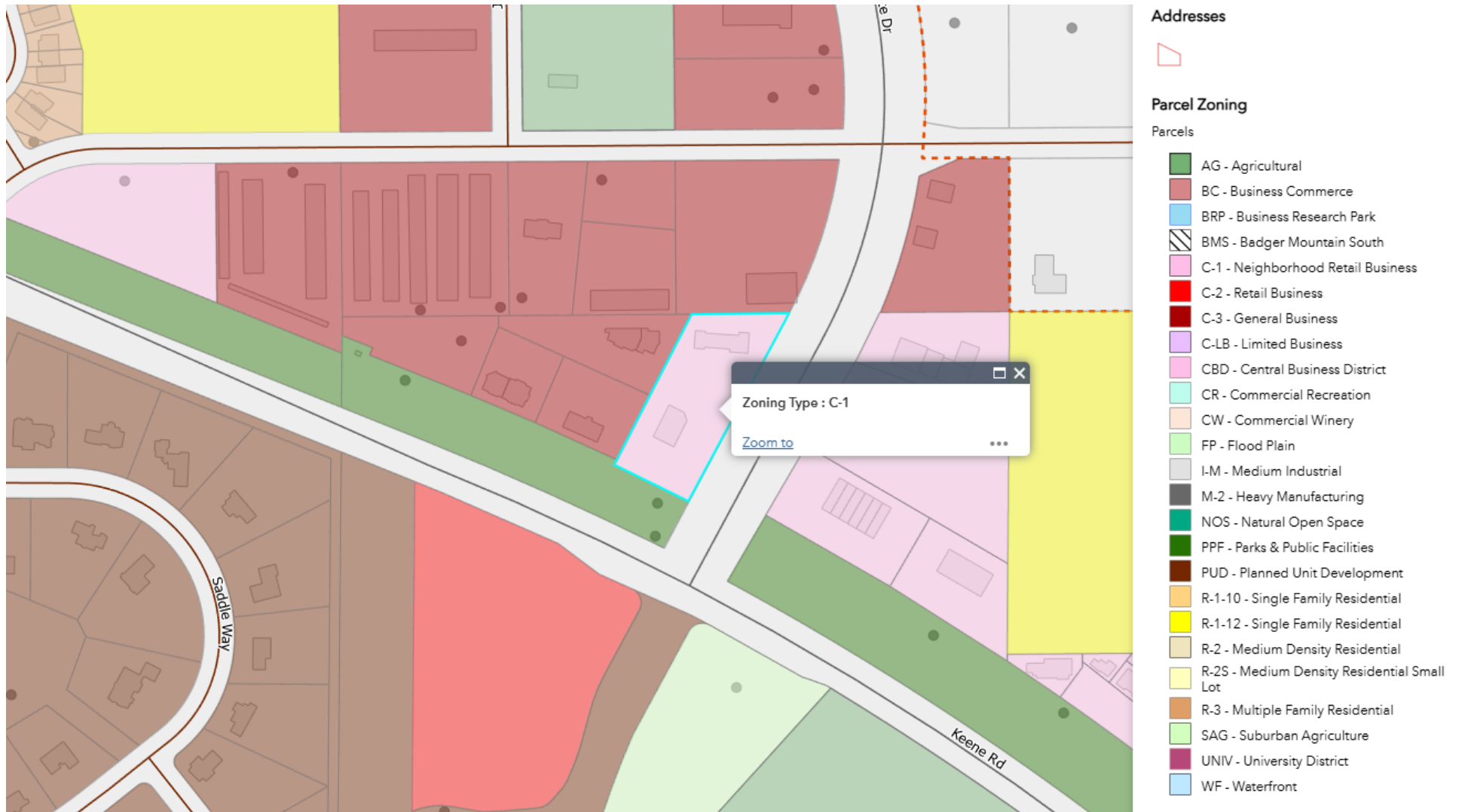
ABBREVIATIONS:	
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SHEET NO. :  
**A-102**



**Land Use Map**

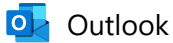
## Exhibit 2



**Zoning Map**



Utilities Map



---

**RE: 999 Queensgate C-1 Front Setback**

---

**From** Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

**Date** Tue 1/21/2025 10:52 AM

**To** Clover Planning <planclover@outlook.com>

Hi Shane,

That makes sense, go for it.



**Mike Stevens**

Planning Manager

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

(509) 942-7596

---

**From:** Clover Planning <planclover@outlook.com>

**Sent:** Friday, January 17, 2025 11:33 AM

**To:** Stevens, Mike <mstevens@CI.RICHLAND.WA.US>

**Subject:** 999 Queensgate C-1 Front Setback

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

Mike,

Will Planning permit a front setback from Queensgate less than 45 feet? 23.22 footnote 1 reads "Each lot shall have a front yard 45 feet deep or equal to the front yards of *existing buildings in the same C-1 district and within the same block.*" The only parcel meeting these criteria is 999 Queensgate Dr., which has a fuel pump canopy and carwash setback less than 45 feet. Carwash = 31', canopy = 7'.

Because there is 43' between the edge of walk and the front PL, the additional 45' setback is exorbitant and limits our ability to meet vehicle queuing requirements for the drive-thru. I am preparing a SUP application for a coffee stand. As tentatively drafted, I request permission to apply a 35-foot setback from the east PL.

Does that seem reasonable?

*Shane O'Neill*

Clover Planning & Zoning LLC

(509) 713-4560

[www.planclover.com](http://www.planclover.com)



| Feet ▾

Measurement Result

43.3 Feet

Clear

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Looking North

SITE

Keene Road



Looking South



SITE



Nat Gas

Elec. Pwr

Storm

Looking West

Keene Road

**SITE**





## Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION		<input type="checkbox"/> Contact Person
Owner:		
Address:		
Phone:	Email:	

APPLICANT/CONTRACTOR INFORMATION (if different)		<input type="checkbox"/> Contact Person
Company:	UBI#	
Contact:		
Address:		
Phone:	Email:	

PROPERTY INFORMATION
Parcel #:
Legal Description:

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 type="checkbox"/>	Conditional Use
<input type="checkbox"/>		<input type="checkbox"/>	Subdivision
<input type="checkbox"/>		<input type="checkbox"/>	Rezone (site specific)
<input type="checkbox"/>		<input type="checkbox"/>	Vacation/Alteration of a Subdivision
<input type="checkbox"/>		<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: \_\_\_\_\_

Applicant Signature: \_\_\_\_\_ Date \_\_\_\_\_

# SUBDIVISION

Issued By:



CHICAGO TITLE INSURANCE COMPANY

Guarantee/Certificate Number:

**62242500211**

## CHICAGO TITLE INSURANCE COMPANY a corporation, herein called the Company

### GUARANTEES

Rogers Surveying Inc., P.S.

herein called the Assured, against actual loss not exceeding the liability amount stated in Schedule A which the Assured shall sustain by reason of any incorrectness in the assurances set forth in Schedule A.

### LIABILITY EXCLUSIONS AND LIMITATIONS

1. No guarantee is given nor liability assumed with respect to the identity of any party named or referred to in Schedule A or with respect to the validity, legal effect or priority of any matter shown therein.
2. The Company's liability hereunder shall be limited to the amount of actual loss sustained by the Assured because of reliance upon the assurance herein set forth, but in no event shall the Company's liability exceed the liability amount set forth in Schedule A.

Please note carefully the liability exclusions and limitations and the specific assurances afforded by this guarantee. If you wish additional liability, or assurances other than as contained herein, please contact the Company for further information as to the availability and cost.

**Chicago Title Company of Washington**  
**9001 W. Tucannon Avenue, Suite 220**  
**Kennewick, WA 99336**

Countersigned By:

Dylan Strait  
Authorized Officer or Agent



**Chicago Title Insurance Company**

By:

Michael J. Nolan, President

Attest:

Marjorie Nemzura, Secretary

## ISSUING OFFICE:

Title Officer: Christopher Hull  
Chicago Title Company of Washington  
9001 W. Tucannon Avenue, Suite 220  
Kennewick, WA 99336  
Phone: (509)735-1575 Fax: (509)735-0707  
Main Phone: (509)735-1575  
Email: Christopher.Hull@ctt.Com

## SCHEDULE A

Liability	Premium	Tax
\$1,000.00	\$350.00	\$30.45

Effective Date: January 24, 2025 at 08:00 AM

The assurances referred to on the face page are:

That, according to those public records which, under the recording laws, impart constructive notice of matter relative to the following described property:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

Title to said real property is [vested in:](#)

Heavy 2, LLC, a Washington limited liability company

subject to the matters shown below under Exceptions, which Exceptions are not necessarily shown in the order of their priority.

**END OF SCHEDULE A**

**EXHIBIT "A"**  
Legal Description

**For APN/Parcel ID(s): 122983012302006**

---

Lots 1 and 2, Short Plat 2302, according to the Survey thereof recorded May 30, 1997, in Volume 1 of Short Plats, Page 2302, under Auditor's [File No. 1997-12797](#), records of Benton County, Washington.

TOGETHER WITH that portion of the abandoned railroad right of way lying in the Southwest Quarter of Section 22, Township 9 North, Range 28 East, described as follows:

Beginning at the Southerly most corner of said Lot 1; thence South 26°58'18" West 45.00 feet along the Southwesterly projection of the Southeast line of said Lot 1; thence North 63°54'28" West 170.97 feet to the Southwesterly projection of the Northwest line of said Lot 1; thence North 27°12'18" East 45.03 feet along said Southwesterly projection to the Westerly most corner of said Lot 1 and to the beginning on a non-tangent curve, concave to the Southwest, with a radius of 5920.00 feet (from which the long chord bears South 63°54'01" East 170.79 feet); thence Southeasterly 170.79 feet along the arc of said curve through a central angle of 1°39'11" along the Southwest line of said Lot 1 to the Point of Beginning.

ALSO Shown as Parcel on Record Survey 5883 recorded under Auditor's [File No. 2023-18760](#)

**SCHEDULE B**

1. General and special taxes and charges, payable February 15, delinquent if first half unpaid on May 1, second half delinquent if unpaid on November 1 of the tax year (amounts do not include interest and penalties):

Year: 2025  
[Tax Account No.:](#) [122983012302006](#)  
Levy Code: R3  
Assessed Value-Land: \$879,430.00  
Assessed Value-Improvements: \$869,040.00

General and Special Taxes:  
Billed: \$16,115.78  
Paid: \$0.00  
Unpaid: \$16,115.78

2. Improvement Waiver and the terms and conditions thereof recorded June 15, 1993 under Auditor's [File No. 93-16799](#).

3. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Surmukh S. Bath and Surjit K Bath  
Purpose: Access and Utility Easement Deed  
Recording Date: May 30, 1997  
[Recording No.:](#) [97-12796](#)

4. Covenants, conditions, restrictions, recitals, reservations, easements, easement provisions, encroachments, dedications, building setback lines, notes, statements, and other matters, if any, but omitting any covenants or restrictions, if any, including but not limited to those based upon race, color, religion, sex, sexual orientation, familial status, marital status, disability, handicap, national origin, ancestry, or source of income, as set forth in applicable state or federal laws, except to the extent that said covenant or restriction is permitted by applicable law, as set forth on [Short Plat No. 2302](#):

[Recording No.:](#) [97-12797](#)

5. Easement(s) for the purpose(s) shown below and rights incidental thereto, as granted in a document:

Granted to: Surmukh S. Bath and Surjit K. Bath  
Purpose: Sewage Easement and Maintenance Agreement  
Recording Date: February 24, 2005  
[Recording No.:](#) [2005-5798](#)

6. A deed of trust to secure an indebtedness in the amount shown below,

Amount: \$1,936,000.00  
Dated: May 27, 2022  
Trustor/Grantor: Heavy 2 LLC, a Washington limited liability company  
Trustee: First American Title Insurance Company  
Beneficiary: ReadyCap Lending, LLC  
Recording Date: May 31, 2022  
[Recording No.:](#) [2022-18309](#)

**SCHEDULE B**

(continued)

7. Assignment of Rents

Dated: May 27, 2022  
Between: Heavy 2 LLC, a Washington limited liability company  
And: ReadyCap Lending, LLC  
Recording Date: May 31, 2022  
[Recording No.:](#) [2022-18310](#)

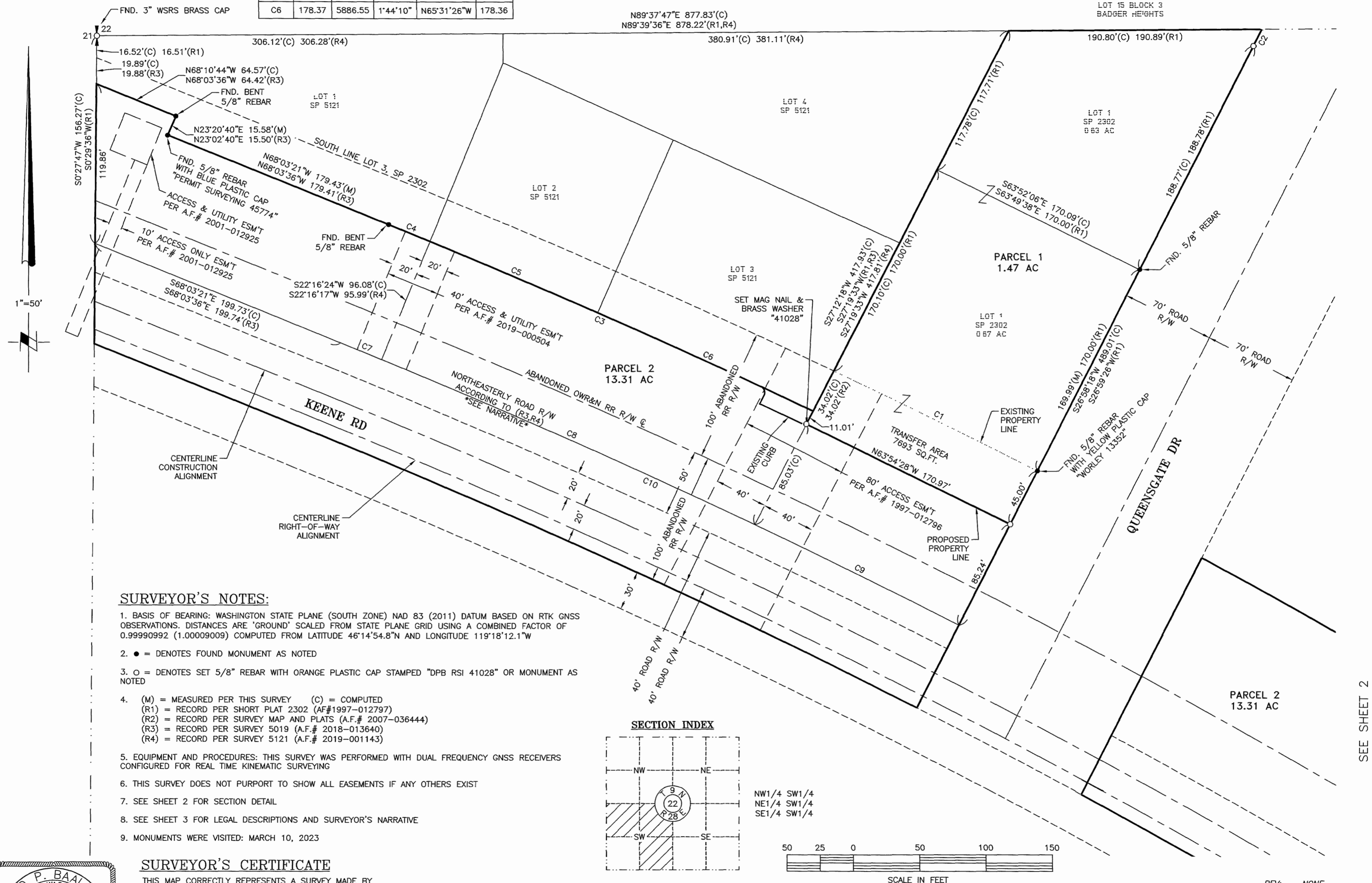
**END OF SCHEDULE B**

# RECORD SURVEY #5883

FOR A BOUNDARY LINE ADJUSTMENT  
LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 22,  
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C1	170.79	5920.00	1°39'11"	N63°54'01"W	170.79
C2	14.15	920.00	0°52'52"	N26°31'52"E	14.15
C3	349.31	5886.55	3°24'00"	N66°21'22"W	349.26
C4	33.72	5886.55	0°19'42"	N67°53'31"W	33.72
C5	137.23	5886.55	1°20'09"	N67°03'36"W	137.23
C6	178.37	5886.55	1°44'10"	N65°31'26"W	178.36

Curve Table					
CURVE	LENGTH	RADIUS	DELTA	CH. BRNG.	CHORD
C7	33.17	5739.00	0°19'52"	N67°55'26"W	33.17
C8	307.33	5739.00	3°04'06"	N66°13'27"W	307.29
C9	171.32	5739.00	1°42'37"	N63°50'05"W	171.32
C10	511.82	5739.00	5°06'35"	N65°32'04"W	511.65



## SURVEYOR'S NOTES:

1. BASIS OF BEARING: WASHINGTON STATE PLANE (SOUTH ZONE) NAD 83 (2011) DATUM BASED ON RTK GNSS OBSERVATIONS. DISTANCES ARE 'GROUND' SCALED FROM STATE PLANE GRID USING A COMBINED FACTOR OF 0.99990992 (1.00009009) COMPUTED FROM LATITUDE 46°14'54.8"N AND LONGITUDE 119°18'12.1"W
2. ● = DENOTES FOUND MONUMENT AS NOTED
3. ○ = DENOTES SET 5/8" REBAR WITH ORANGE PLASTIC CAP STAMPED "DPB RSI 41028" OR MONUMENT AS NOTED
4. (M) = MEASURED PER THIS SURVEY (C) = COMPUTED  
(R1) = RECORD PER SHORT PLAT 2302 (A.F.#1997-012797)  
(R2) = RECORD PER SURVEY MAP AND PLATS (A.F.# 2007-036444)  
(R3) = RECORD PER SURVEY 5019 (A.F.# 2018-013640)  
(R4) = RECORD PER SURVEY 5121 (A.F.# 2019-001143)
5. EQUIPMENT AND PROCEDURES: THIS SURVEY WAS PERFORMED WITH DUAL FREQUENCY GNSS RECEIVERS CONFIGURED FOR REAL TIME KINEMATIC SURVEYING
6. THIS SURVEY DOES NOT PURPORT TO SHOW ALL EASEMENTS IF ANY OTHERS EXIST
7. SEE SHEET 2 FOR SECTION DETAIL
8. SEE SHEET 3 FOR LEGAL DESCRIPTIONS AND SURVEYOR'S NARRATIVE
9. MONUMENTS WERE VISITED: MARCH 10, 2023

## SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF HEAVY 2 LLC IN MARCH 2023.

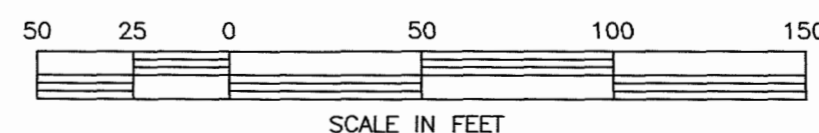
DAVID P. BAALMAN LS#41028  
9-6-2023  
DATE

## AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 6th DAY OF September, 2023 A.D., AT 41 MINUTES PAST 3 P. M. AND RECORDED IN VOLUME 01 OF SURVEYS, PAGE 5883, AT THE REQUEST OF ROGERS SURVEYING.

Brenda Chilton by *[Signature]*  
BENTON COUNTY AUDITOR (Deputy)

2023-018760  
AUDITOR'S FILE NUMBER



REV: NONE



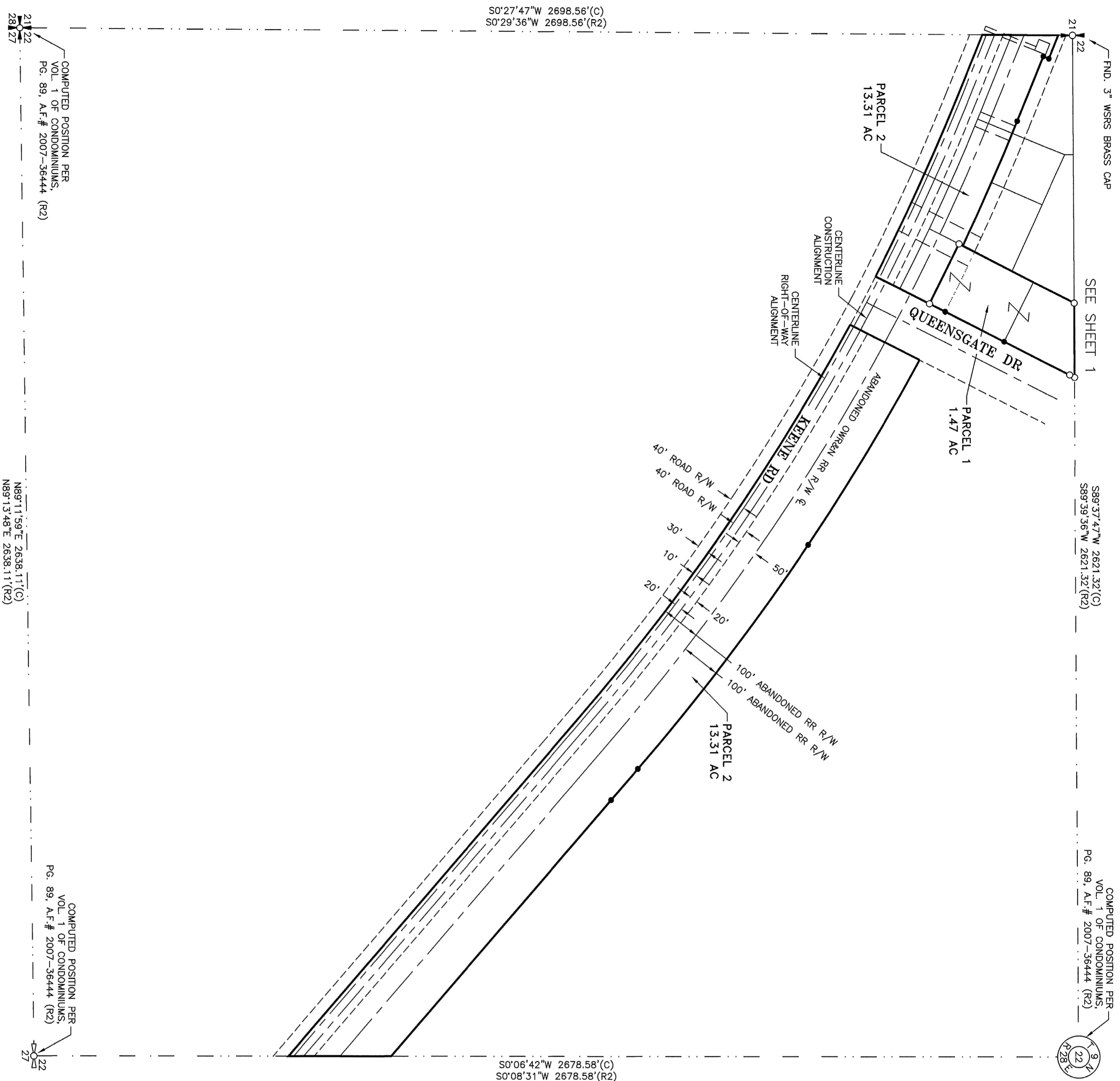
2023-018760, B: 01 P: 5883 SUR  
9/6/2023 09:41:53 PM Pages: 3 Fee: \$333.50  
Benton County Auditor's Office  
Benton County, Washington

**RSI ROGERS SURVEYING INC., P.S.**  
1455 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
PHONE (509) 783-4141  
FAX: (509) 783-8994  
www.rogerssurveying.com

CLIENT	HEAVY 2 LLC	JOB	07823
PROJECT	BOUNDARY LINE ADJUSTMENT PTN OF SW1/4 SEC 22, T9N, R28E, WM		
DRN. BY	MPL	SCALE	1"=50'
APPROVED	DPB	DATE	03/13/2023
F. B. NO. BK 887 ACAD VER - C3D21 FILE: 07823.DWG		SHEET 1	OF 3

RECORD SURVEY #5883

FOR A BOUNDARY LINE ADJUSTMENT  
LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 22,  
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON



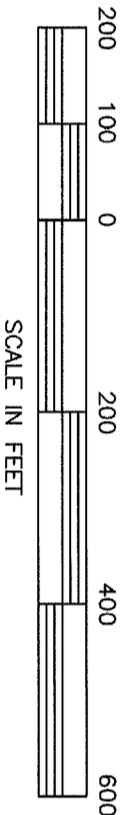
COMPUTED POSITION PER  
VOL. 1 OF CONDOMINIUMS,  
PG. 89, A.F. # 2007-36444 (R2)

COMPUTED POSITION PER  
VOL. 1 OF CONDOMINIUMS,  
PG. 89, A.F. # 2007-36444 (R2)

N89°11'59"E 2638.11'(C)  
N89°13'48"E 2638.11'(R2)



DATE 9-6-2023



**RSI**  
ROGERS  
SURVEYING INC., P.S.  
1465 COLUMBIA PARK TRAIL  
RICHLAND, WA. 99352  
PHONE (509) 783-4141  
FAX: (509) 783-8994  
www.rogerssurveying.com

AUDITOR'S CERTIFICATE  
FILED FOR RECORD THIS 6th DAY OF September 2023 A.D., AT 41  
MINUTES PAST 3 P. M. AND RECORDED IN VOLUME 01 OF SURVEYS,  
PAGE 5883, AT THE REQUEST OF ROGERS SURVEYING.  
Brenda Clifton by Wanda  
BENTON COUNTY AUDITOR (Deputy)  
AUDITOR'S FILE NUMBER 2023-018760  
RE: NONE

CLIENT	HEAVY 2 LLC	JOB	07823
PROJECT	BOUNDARY LINE ADJUSTMENT		
PTN OF SW1/4 SEC 22, T9N, R28E, WM			
DRN. BY	MPL	SCALE	1"=200'
APPROVED	DPB	DATE	03/13/2023
		F. B. NO.	BK 887
		ACAD VER.	CSD21
		FILE:	07823.DWG
		SHEET	2
		OF	3

EXISTING LEGAL DESCRIPTIONS:

LOTS 1 & 2, SP 2302:  
(SEE STATUTORY WARRANTY DEED A#2022-018308)  
LOT 1 AND 2, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED MAY 30, 1997, VOLUME 1 OF SHORT PLATS, PAGE 2302, UNDER AUDITOR'S FILE NO. 1997-012797, RECORDS OF BENTON COUNTY, WASHINGTON.

ABANDONED RAILROAD:  
(SEE QUIT CLAIM DEED A#F# 1995-010299 AND STATUTORY WARRANTY DEED A#F# 2018-030452)  
ALL THAT PORTION OF THE YAKIMA BRANCH RIGHT OF WAY, NOW ABANDONED, OF THE UNION PACIFIC RAILROAD COMPANY, SUCCESSOR IN INTEREST TO THE NORTH COAST RAILROAD COMPANY AND THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, HERETOFORE ACQUIRED RAILROAD COMPANIES ON JUNE 5, 1907 BY VIRTUE OF THE "GENERAL RAILROAD RIGHT OF WAY ACT OF 1875", ENACTED BY THE UNITED STATES CONGRESS ON MARCH 3, 1875, SAID RIGHT OF WAY BEING SITUATED IN THE FOLLOWING DESCRIBED LEGAL SUBDIVISIONS OF BENTON COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THAT CERTAIN STRIP OF LAND, TWO HUNDRED (200) FEET IN WIDTH, MORE OR LESS, BEING ONE HUNDRED (100) FEET IN WIDTH, MORE OR LESS, ON EITHER SIDE OF THE CENTER LINE OF THE AFORESAID RAILROAD COMPANY, AS FORMERLY OPERATED, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 OF SW 1/4), AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 OF SW 1/4), ALL IN SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-EIGHT (28) EAST, WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 3, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF SAID LOT 3 SOUTH 00°29'36" WEST 16.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 68°03'36" EAST 250.80 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°24'38" HAVING A RADIUS OF 5920.55 FEET AND AN ARC LENGTH OF 352.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 3 SOUTH 27°19'33" WEST 34.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 25°20'21" WEST, THROUGH A CENTRAL ANGLE OF 03°23'57" HAVING A RADIUS OF 5886.55 FEET AND AN ARC LENGTH OF 349.24 FEET; THENCE NORTH 68°03'36" WEST 179.41 FEET; THENCE NORTH 23°02'40" EAST 15.50 FEET; THENCE NORTH 68°03'38" WEST 64.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°29'36" EAST ALONG SAID WEST LINE 19.88 FEET TO THE TRUE POINT OF BEGINNING.

TRANSFER LEGAL DESCRIPTION:

THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY LYING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 1, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED MAY 30, 1997, IN VOLUME 1 OF SHORT PLATS, PAGE 2302, UNDER AUDITOR'S FILE NO. 1997-012797, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 26°38'18" WEST 45.00 FEET ALONG THE SOUTHWESTERLY PROJECTION OF THE SOUTHEAST LINE OF SAID LOT 1; THENCE NORTH 63°54'28" WEST 170.97 FEET TO THE SOUTHWESTERLY PROJECTION OF THE NORTHWEST LINE OF SAID LOT 1; THENCE NORTH 27°12'18" EAST 45.03 FEET ALONG SAID SOUTHWESTERLY PROJECTION TO THE WESTERLY MOST CORNER OF SAID LOT 1 AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5920.00 FEET (FROM WHICH THE LONG CHORD BEARS SOUTH 63°54'01" EAST 170.79 FEET); THENCE SOUTHEASTERLY 170.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'11" ALONG THE SOUTHWEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PROPOSED LEGAL DESCRIPTIONS:

PARCEL 1:

LOT 1 AND 2, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED MAY 30, 1997, IN VOLUME 1 OF SHORT PLATS, PAGE 2302, UNDER AUDITOR'S FILE NO. 1997-012797, RECORDS OF BENTON COUNTY, WASHINGTON:

TOGETHER WITH THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY LYING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF SAID LOT 1; THENCE SOUTH 26°38'18" WEST 45.00 FEET ALONG THE SOUTHWESTERLY PROJECTION OF THE SOUTHEAST LINE OF SAID LOT 1; THENCE NORTH 63°54'28" WEST 170.97 FEET TO THE SOUTHWESTERLY PROJECTION OF THE NORTHWEST LINE OF SAID LOT 1; THENCE NORTH 27°12'18" EAST 45.03 FEET ALONG SAID SOUTHWESTERLY PROJECTION TO THE WESTERLY MOST CORNER OF SAID LOT 1 AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5920.00 FEET (FROM WHICH THE LONG CHORD BEARS SOUTH 63°54'01" EAST 170.79 FEET); THENCE SOUTHEASTERLY 170.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'11" ALONG THE SOUTHWEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

PARCEL 2:

ALL THAT PORTION OF THE YAKIMA BRANCH RIGHT OF WAY, NOW ABANDONED, OF THE UNION PACIFIC RAILROAD COMPANY, SUCCESSOR IN INTEREST TO THE NORTH COAST RAILROAD COMPANY AND THE OREGON-WASHINGTON RAILROAD & NAVIGATION COMPANY, HERETOFORE ACQUIRED RAILROAD COMPANIES ON JUNE 5, 1907 BY VIRTUE OF THE "GENERAL RAILROAD RIGHT OF WAY ACT OF 1875", ENACTED BY THE UNITED STATES CONGRESS ON MARCH 3, 1875, SAID RIGHT OF WAY BEING SITUATED IN THE FOLLOWING DESCRIBED LEGAL SUBDIVISIONS OF BENTON COUNTY, WASHINGTON, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS, TO-WIT:

THAT CERTAIN STRIP OF LAND, TWO HUNDRED (200) FEET IN WIDTH, MORE OR LESS, BEING ONE HUNDRED (100) FEET IN WIDTH, MORE OR LESS, ON EITHER SIDE OF THE CENTER LINE OF THE AFORESAID RAILROAD COMPANY, AS FORMERLY OPERATED, IN THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER (SE 1/4 OF SW 1/4), THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER (NE 1/4 OF SW 1/4), AND THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER (NW 1/4 OF SW 1/4), ALL IN SECTION TWENTY-TWO (22), TOWNSHIP NINE (9) NORTH, RANGE TWENTY-EIGHT (28) EAST, WILLAMETTE MERIDIAN.

EXCEPT THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST ONE-QUARTER CORNER OF SAID SECTION 22, SAID CORNER BEING THE NORTHWEST CORNER OF LOT 3, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2302, RECORDS OF SAID COUNTY AND STATE; THENCE ALONG THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22 AND THE WEST LINE OF SAID LOT 3 SOUTH 00°29'36" WEST 16.51 FEET TO THE SOUTHWEST CORNER OF SAID LOT 3 AND THE TRUE POINT OF BEGINNING; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 68°03'36" EAST 250.80 FEET; THENCE CONTINUING ALONG SAID SOUTH LINE AND ALONG A CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 03°24'38" HAVING A RADIUS OF 5920.55 FEET AND AN ARC LENGTH OF 352.43 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3; THENCE ALONG THE PROJECTION OF THE EAST LINE OF SAID LOT 3 SOUTH 27°19'33" WEST 34.02 FEET; THENCE ALONG A NON-TANGENT CURVE TO THE LEFT, THE RADIUS POINT OF WHICH BEARS SOUTH 25°20'21" WEST, THROUGH A CENTRAL ANGLE OF 03°23'57" HAVING A RADIUS OF 5886.55 FEET AND AN ARC LENGTH OF 349.24 FEET; THENCE NORTH 68°03'38" WEST 179.41 FEET; THENCE NORTH 23°02'40" EAST 15.50 FEET; THENCE NORTH 68°03'36" WEST 64.42 FEET TO A POINT ON THE WEST LINE OF THE SOUTHWEST QUARTER OF SAID SECTION 22; THENCE NORTH 00°29'36" EAST ALONG SAID WEST LINE 19.88 FEET TO THE TRUE POINT OF BEGINNING.

ALSO EXCEPT THAT PORTION OF THE ABANDONED RAILROAD RIGHT OF WAY LYING IN THE SOUTHWEST QUARTER OF SECTION 22, TOWNSHIP 9 NORTH, RANGE 28 EAST, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHERLY MOST CORNER OF LOT 1, SHORT PLAT 2302, ACCORDING TO THE SURVEY THEREOF RECORDED MAY 30, 1997, IN VOLUME 1 OF SHORT PLATS, PAGE 2302, UNDER AUDITOR'S FILE NO. 1997-012797, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 26°38'18" WEST 45.00 FEET ALONG THE SOUTHWESTERLY PROJECTION OF THE SOUTHEAST LINE OF SAID LOT 1; THENCE NORTH 63°54'28" WEST 170.97 FEET TO THE SOUTHWESTERLY PROJECTION OF THE NORTHWEST LINE OF SAID LOT 1; THENCE NORTH 27°12'18" EAST 45.03 FEET ALONG SAID SOUTHWESTERLY PROJECTION TO THE WESTERLY MOST CORNER OF SAID LOT 1 AND TO THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE TO THE SOUTHWEST, WITH A RADIUS OF 5920.00 FEET (FROM WHICH THE LONG CHORD BEARS SOUTH 63°54'01" EAST 170.79 FEET); THENCE SOUTHEASTERLY 170.79 FEET ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°39'11" ALONG THE SOUTHWEST LINE OF SAID LOT 1 TO THE POINT OF BEGINNING.

RECORD SURVEY #5883

FOR A BOUNDARY LINE ADJUSTMENT  
LOCATED IN A PORTION OF THE SW 1/4 OF SECTION 22,  
TOWNSHIP 9 NORTH, RANGE 28 EAST, W.M.,  
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

SURVEYOR'S NARRATIVE:

THE PURPOSE OF THIS SURVEY IS TO ESTABLISH AND ADJUST THE BOUNDARIES OF THE SUBJECT PROPERTIES. THE ORIGINS OF THE RESULTANT PARCEL 2 IS AN ABANDONED RAILROAD RIGHT-OF-WAY 200 FEET IN WIDTH DEEDED TO THE CITY OF RICHLAND PER QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NO. 1995-010299, LYING IN THE SOUTHWEST QUARTER OF SECTION 22, EXCEPT THAT PORTION DEEDED TO WASHINGTON SECURITIES & INVESTMENT CORPORATION IN STATUTORY WARRANTY DEED RECORDED UNDER AUDITOR'S FILE NO. 2018-030452. THE ORIGINS OF THE RESULTANT PARCEL 1 IS THE COMBINATION OF LOTS 1 AND 2 OF SHORT PLAT 2302 (R1).

THE BOUNDARIES OF SAID LOTS 1 AND 2 WERE ESTABLISHED BY HOLDING RECORD BEARINGS AND DISTANCES HELD ABOUT MONUMENTS FOUND AT THE SOUTHEAST AND NORTHEAST CORNERS OF LOT 1. THE SOUTHWEST LINE OF SAID LOT 1 WAS ESTABLISHED BY HOLDING THE RECORD CURVE RADIUS PROJECTED THROUGH THE SOUTHEAST CORNER OF SAID LOT 1 AND CORNERS FOUND ALONG THE NORTHEASTERLY RAILROAD RIGHT-OF-WAY MARGIN PER SHORT PLAT 2966 RECORDED UNDER AUDITOR'S FILE NO. 2006-037200. THE NORTHERLY RAILROAD RIGHT-OF-WAY MARGIN WAS THEN OFFSET SOUTHWESTERLY 100 FEET AND 200 FEET TO ESTABLISH THE RAILROAD CENTERLINE AND SOUTHWESTERLY RIGHT-OF-WAY MARGIN.

THE ROAD RIGHT-OF-WAY FOR KEENE ROAD WAS ESTABLISHED BY OFFSETTING THE SOUTHWESTERLY RIGHT-OF-WAY MARGIN OF SAID ABANDONED RAILROAD RIGHT-OF-WAY 30 FEET SOUTHWEST, TO ESTABLISH THE SOUTHWESTERLY ROAD RIGHT-OF-WAY MARGIN. THE SOUTHWESTERLY ROAD RIGHT-OF-WAY MARGIN WAS THEN OFFSET NORTHEASTERLY 40 FEET AND 80 FEET TO ESTABLISH THE ROAD CENTERLINE AND NORTHEASTERLY RIGHT-OF-WAY MARGIN PER SHORT PLAT 2211, AUDITOR'S FILE NO. 1995-020374. THE CONSTRUCTION ALIGNMENT CENTERLINE WAS ESTABLISHED BY OFFSETTING THE CENTERLINE OF KEENE ROAD 20 FEET NORTHWESTERLY PER RECORD SURVEY 2971, AUDITOR'S FILE NO. 2002-000792.

PERMIT SURVEYING IN RECORD SURVEY 5121 (A BINDING SITE PLAN) AND RECORD SURVEY 5019 (A BOUNDARY LINE ADJUSTMENT), SHOWS THE NORTHEASTERLY RIGHT-OF-WAY MARGIN OF KEENE ROAD 20 FEET FARTHER NORTHEAST, WE BELIEVE THIS TO BE AN ERROR AND THAT PERMIT INCORRECTLY OFFSET THE CONSTRUCTION ALIGNMENT CENTERLINE 40 FEET INSTEAD OF THE RIGHT OF WAY CENTERLINE ALIGNMENT 40 FEET. THIS IS FURTHER EVIDENCED ON RECORD SURVEY 5019 WHERE THE DIMENSION BETWEEN THE SOUTHWESTERLY ROAD RIGHT-OF-WAY MARGIN AND THE SOUTHWESTERLY RAILROAD RIGHT-OF-WAY MARGIN IS SHOWN AS 10 FEET INSTEAD OF 30 FEET LINE SHOWN ON RECORD SURVEY 2211 MENTIONED ABOVE.

THE RIGHT-OF-WAY MARGIN FOR QUEENSGATE DRIVE WAS ESTABLISHED BY OFFSETTING THE EAST LINE OF LOTS 1 AND 2 THE WESTERLY RIGHT-OF-WAY MARGIN) 70 FEET AND 140 FEET EASTERLY TO ESTABLISH THE ROAD CENTERLINE AND EASTERLY RIGHT-OF-WAY MARGIN.

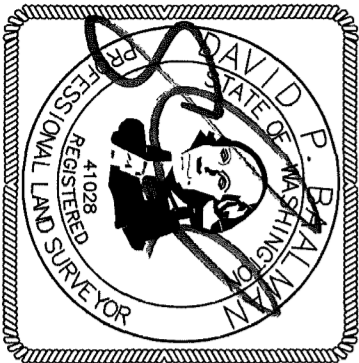
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 4th DAY OF September, 2023 A.D., AT HI  
MINUTES PAST 3 P. M. AND RECORDED IN VOLUME 01 OF SURVEYS,  
PAGE 5883, AT THE REQUEST OF ROGERS SURVEYING.

Brenda Chilton by Willamette 2023-018760  
BENTON COUNTY AUDITOR (Deputy) AUDITOR'S FILE NUMBER

RE: NONE

CLIENT		HEAVY 2 LLC		JOB
PROJECT		BOUNDARY LINE ADJUSTMENT		07823
PTN OF SW1/4 SEC 22, 19N, R28E, WM				
DRAWN BY	MPL	SCALE	1"=200'	F. B. NO. BK 887
APPROVED	DPB	DATE	03/13/2023	ACAD VER C3021
				FILE: 07823.DWG
				SHEET 3 OF 3



DATE 9-6-2023



SCALE IN FEET

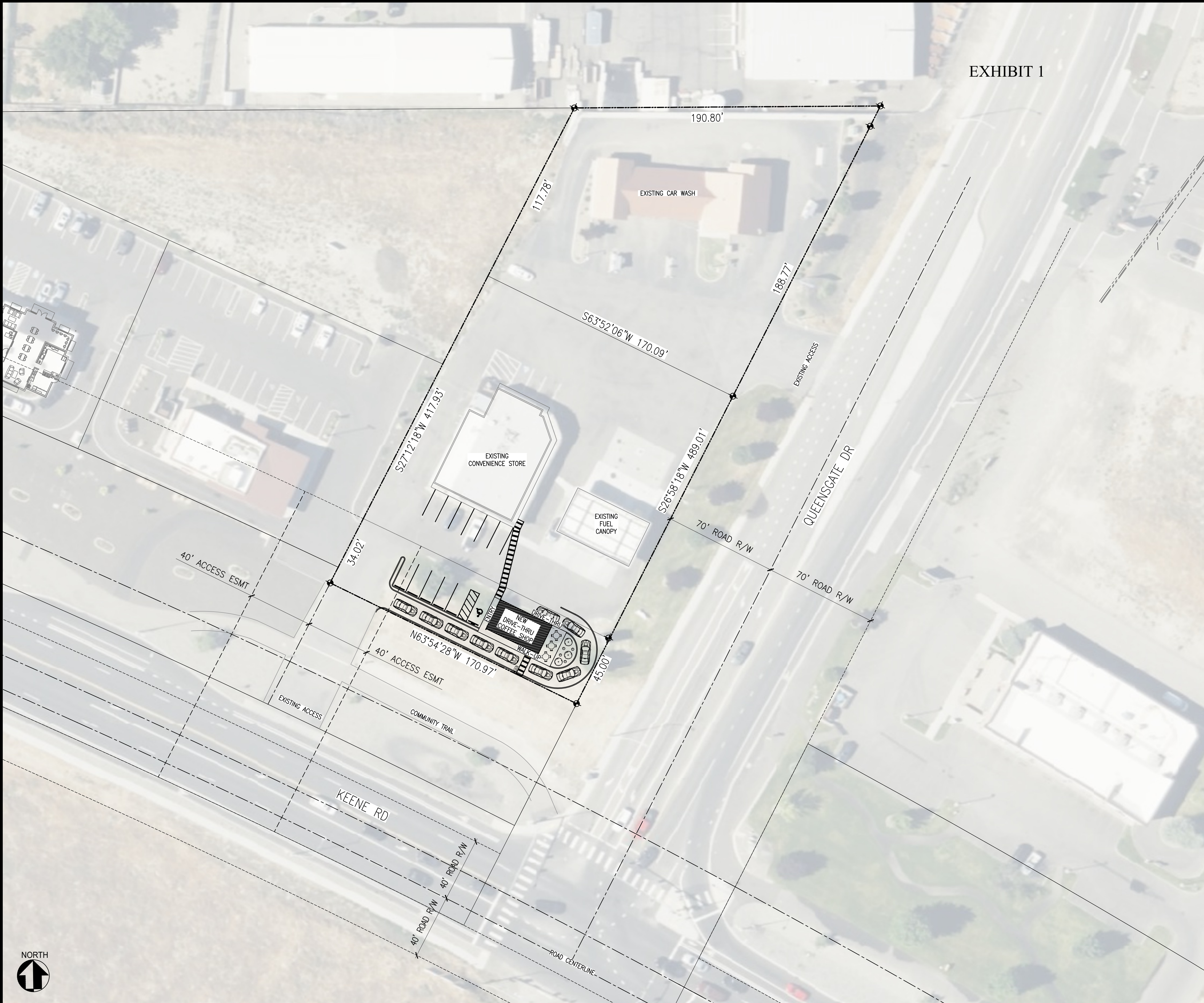


EXHIBIT 1

SITE INFORMATION:	
1	PARCEL#: 122983012302006
2	ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	OWNER: HEAVY 2 LLC ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	ZONE : C-1 -- Neighborhood Retail Business
4	LAND SIZE ACRES: 1.4700
5	MAX BUILDING HEIGHT: 35'-0" PROVIDED: 0'-0"

Exhibit 2

NOT FOR CONSTRUCTION

2/4/2025

DRAFTCO

DESIGNS LLC

509.518.0385

MILENKO@DRAFTCODESIGNS.COM

WHL ARCHITECTURE, PLLC

509.520.6099

WHLARCHITECT@GMAIL.COM

APPROVAL		
STARTED	DC	
DRAWN	DC	
CHECKED	-	
APPROVED	-	

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TURBO

COFFEE SHOP DRIVE-THRU

999 QUEENSGATE DR  
RICHLAND, WA 99352

BUILDING SF:	
COFFEE SHOP	000

JOB # 25-011

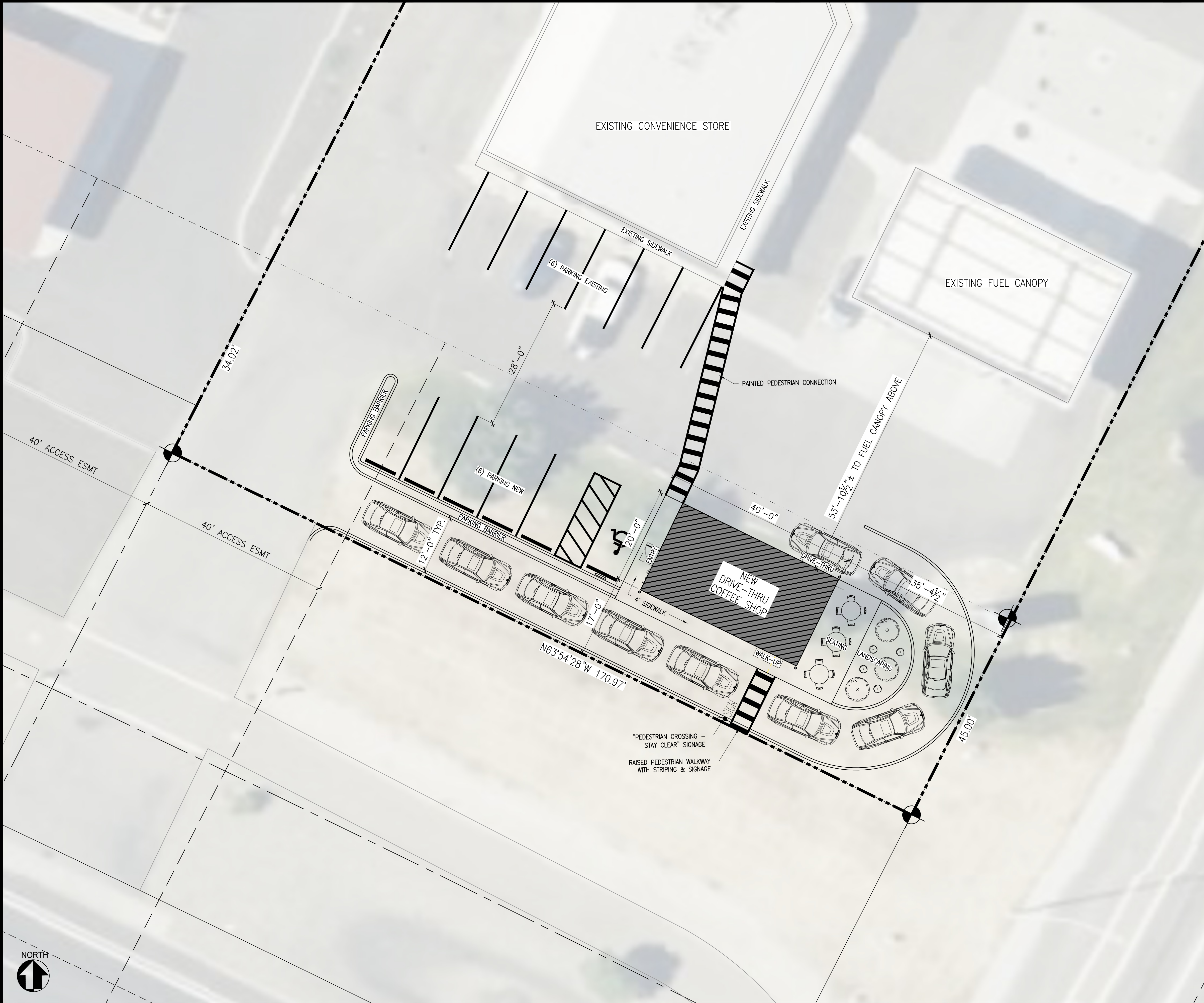
PRELIMINARY SITE PLAN

ABBREVIATIONS:	
LS	LANDSCAPING
E	EXISTING

SHEET NO. :

A-101





SITE INFORMATION:	
1	PARCEL#: 122983012302006
2	ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	OWNER: HEAVY 2 LLC ADDRESS: 999 QUEENSGATE DR. RICHLAND, WA 99352
3	ZONE : C-1 -- Neighborhood Retail Business
4	LAND SIZE ACRES: 1.4700
5	MAX BUILDING HEIGHT: 35'-0" PROVIDED: 0'-0"

NOT FOR  
CONSTRUCTION

2/4/2025

DRAFTCO

DESIGNS LLC

509.518.0385 MILENKO@DRAFTCODESIGNS.COM

WHL ARCHITECTURE, PLLC

509.520.6099 WHLARCHITECT@GMAIL.COM

APPROVAL		
STARTED	DC	
DRAWN	DC	
CHECKED	-	
APPROVED	-	

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TURBO  
COFFEE SHOP DRIVE-THRU  
999 QUEENSGATE DR  
RICHLAND, WA 99352

BUILDING SF:	
COFFEE SHOP	000

JOB # 25-011

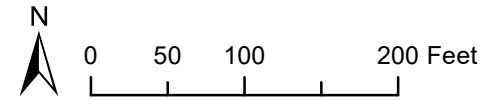
PRELIMINARY  
SITE PLAN  
ENLARGED

ABBREVIATIONS:	
LS	LANDSCAPING
E	EXISTING

SHEET NO. :  
**A-102**

# Vicinity Map

Item: 1011 Queensgate Dr coffee drive through Special Use Permit  
Applicant: Clover Planning and Zoning  
File #: PLN-T2-2025-00011 & PLN-T1-2025-176

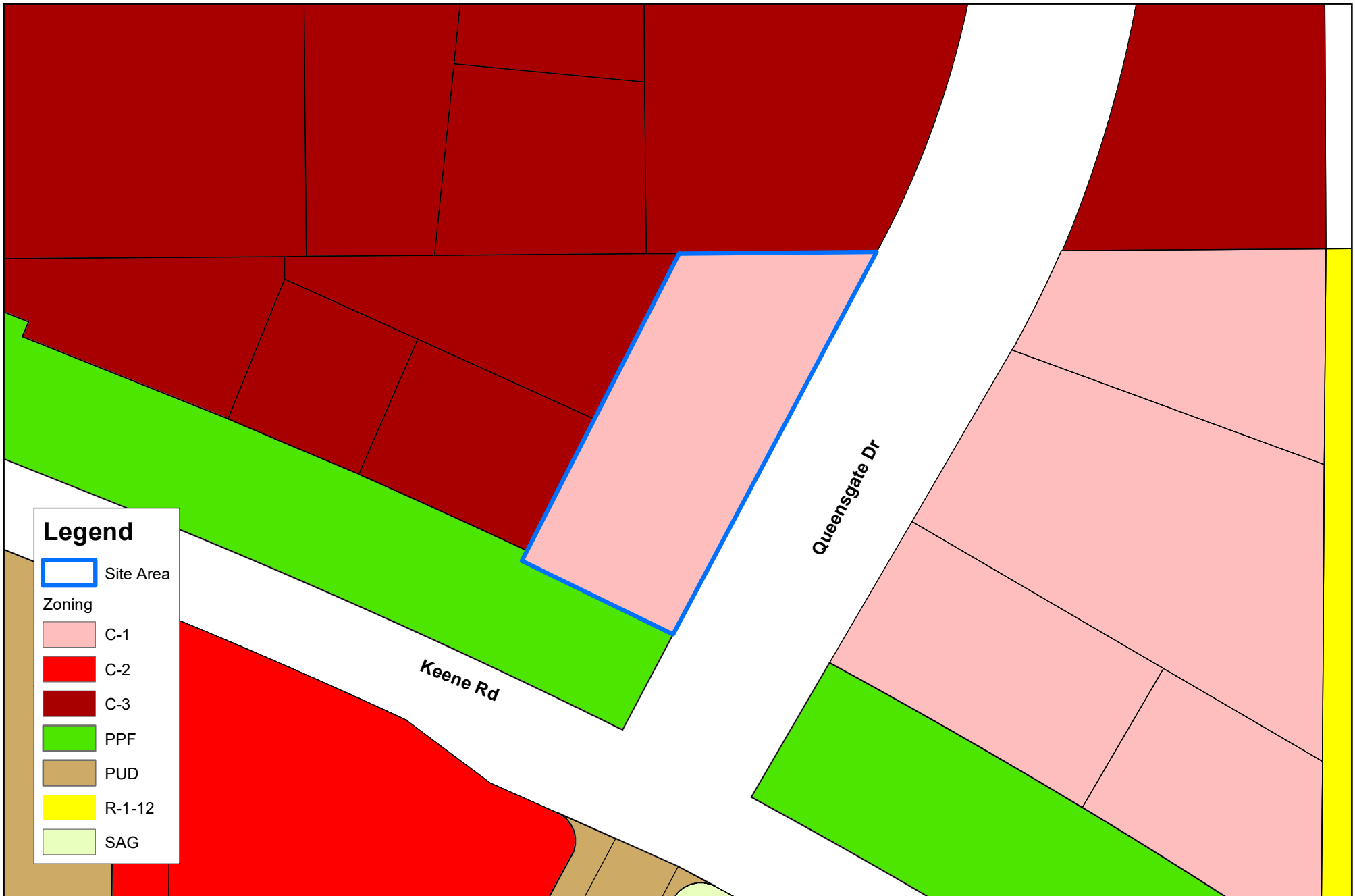
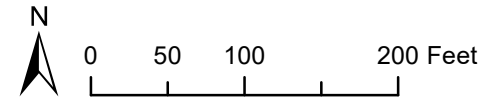


## Legend

 Site Area

# Zoning Map

Item: 1011 Queensgate Dr coffee drive through Special Use Permit  
Applicant: Clover Planning and Zoning  
File #: PLN-T2-2025-00011 & PLN-T1-2025-176



**Legend**

- Site Area
- Zoning
  - C-1
  - C-2
  - C-3
  - PPF
  - PUD
  - R-1-12
  - SAG

## Purpose of checklist

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

## Instructions for applicants

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

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

## Instructions for lead agencies

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

## Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

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

## A. Background

[Find help answering background questions<sup>2</sup>](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background)

**1. Name of proposed project, if applicable:**

Turbo Coffee Drive-Through Cafe

**2. Name of applicant:**

Shane O'Neill, Clover Planning & Zoning LLC

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

Shane O'Neill, (509)713-4560, 6904 Rogue Drive, Pasco, WA 99301

**4. Date checklist prepared:**

February 4, 2025

**5. Agency requesting checklist:**

City of Richland

**6. Proposed timing of schedule (including phasing, if applicable):**

Construction beginning March-April 2025 and completed by fall 2025

**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.**

None

**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.**

A Special Use Permit application with the City of Richland is a required land use approval

**10. List any government approvals or permits that will be needed for your proposal, if known.**

A Special Use Permit application with the City of Richland is a required land use approval

**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.)**

Development of a 1.47-acre site in the C-1 zone with an 800 square foot drive-through café. The proposed structure is two stories, having a storage area on the second floor. Café development includes additional paved parking, drive isle and patio seating.

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<sup>2</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

Site development includes some paving and landscaping of a 45' x 150' bare area.

- 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.**

999 Queensgate Drive, Richland, Washington. The site is at the northwest corner of Queensgate Drive/Keene Road. Site plan included herewith.

## **B.Environmental Elements**

### **1. Earth**

[Find help answering earth questions](#)<sup>3</sup>

- a. General description of the site:**

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

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

2%

- 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.**

Warden silt/very fine sandy loam, 0 to 2 percent slopes, eroded (NRCS map attached)

- 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.**

No more than 100 cubic yards, no net fill or export

- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.**

---

<sup>3</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

Wind erosion is possible during construction only.

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

95-100% impervious surfaces from the building and parking/driving asphalt

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

Temporary erosion and sediment control measures include silt fencing and site watering during construction.

## 2. Air

[Find help answering air questions](#)<sup>4</sup>

- 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.**

Construction vehicle combustion engine emissions and customer vehicles will be generated in the short and long term. Emission cannot be reasonably quantified.

- 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:**

Integrated vehicle emission control technologies

## 3. Water

[Find help answering water questions](#)<sup>5</sup>

- a. Surface:**

[Find help answering surface water questions](#)<sup>6</sup>

- 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

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<sup>4</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

<sup>5</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

<sup>6</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

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.

None

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

**b. Ground:**

[Find help answering ground water questions<sup>7</sup>](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater)

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.

None

**c. Water Runoff (including stormwater):**

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

---

<sup>7</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

Stormwater will be captured and infiltrated on-site using infiltration trench(es) and/or the existing stormwater vault.

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

Not as part of this proposal.

**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:**

Stormwater will be capture and infiltrated on-site using infiltration trench(es).

## **4. Plants**

[Find help answering plants questions](#)

**a. Check the types of vegetation found on the site: None**

- ☐ 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?**

None

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

None. PHS map attached.

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

Locally available trees, grasses and shrubs will be planted along both frontages.

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

The site lacks vegetation.

## 5. Animals

[Find help answering animal questions](#)<sup>8</sup>

- 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.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

none

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

none

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

Richland lies within the Pacific Flyway

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

None

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

None

## 6. Energy and natural resources

[Find help answering energy and natural resource questions](#)<sup>9</sup>

- 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.

Electric for air heating and cooling and for water heating

- 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.

2021 WSEC construction compliance

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<sup>8</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

<sup>9</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

## 7. Environmental health

[Health Find help with answering environmental health questions](#)<sup>10</sup>

- 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.**

Underground fuel storage tanks serve the existing retail gas station.

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

None.

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.**

None

4. **Describe special emergency services that might be required.**

Police, fire, ambulance

5. **Proposed measures to reduce or control environmental health hazards, if any.**

OSHA protocol compliance, sewer connection

### b. Noise

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

None

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)?**

Passenger vehicle idling noise will be cloaked by the traffic noise associated with the adjacent signalized road intersection.

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

Mitigation measures are not warranted.

---

<sup>10</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

## 8. Land and shoreline use

[Find help answering land and shoreline use questions](https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use)<sup>11</sup>

- 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.**

Site – vacant

North – Heavy Commercial

West – Retail Commercial

East – Retail Commercial

South – Public recreation trail.

The proposed café will not negatively impact the surrounding land uses. The café will provide convenient access to refreshments to trail users.

- 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?**

No

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

No/NA

- c. **Describe any structures on the site.**

A gas station with convenience store and a carwash. The carwash is closed.

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

No

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

C-1 (Neighborhood Retail)

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

Commercial

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

NA

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

---

<sup>11</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

No

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

Approximately 3 employees

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

Zero

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

None warranted

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

Zoning code review and compliance will be analyzed through the special/conditional use permit review process.

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

None warranted

## 9. Housing

[Find help answering housing questions](#)<sup>12</sup>

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

Zero

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

Zero

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

None warranted

## 10. Aesthetics

[Find help answering aesthetics questions](#)<sup>13</sup>

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

Up to twenty-foot-tall structure. Stucco, metal and Hardi-board

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

None

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<sup>12</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

<sup>13</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

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

Franchise design requirements ensure attractive outward appearance.

## 11. Light and glare

[Find help answering light and glare questions](#)<sup>14</sup>

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

Parking lot lighting

- 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 will affect the new café.

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

Outdoor lighting will be shielded from the horizontal plane to eliminate light trespass.

## 12. Recreation

[Find help answering recreation questions](#)

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

A municipal linear park containing a pathway located adjacent to the south property line.

- 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:**

Mitigation measures are not warranted.

## 13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)<sup>15</sup>

- 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

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<sup>14</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

<sup>15</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

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

No

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

Visual surface inspection. The site was previously excavated, and soil replace to remediate contamination from underground fuel storage tanks.

- 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.**

Excavation will cease if artifacts are uncovered. Local Tribes and DAHP will be consulted immediately for further direction. An inadvertent artifact discovery plan is included herewith. The IDP proposes to halt work if an artifact is encountered, and to preserve, and record the artifact.

## 14. Transportation

[Find help with answering transportation questions](#)<sup>16</sup>

- 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.**

Queensgate Drive and Keene Road provide access to the site. Access from Keene Road crosses a city owned parcel before connecting to the site. Both roads appear on the site plan.

- 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?**

Keene Road is part of Ben-Franklin Transit bus route # 123.

- 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. Adjacent roads are fully developed.

- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.**

No

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<sup>16</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

- 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?**

Coffee/Donut Shop with Drive-Through, No Indoor Seating Land Use Code 938

According to the 11<sup>th</sup> Edition of the ITE Trip Generation Manual, the café will generate approximately 176 vehicle trips per day.

- 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:**

The café has been located to maximize vehicle queuing storage capacity to prevent obstructing pedestrian facilities and traffic on Keene Road.

## 15. Public services

[Find help answering public service questions<sup>17</sup>](#)

- 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.**

Reasonably, no.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.**

Mitigation measures are not warranted.

## 16. Utilities

[Find help answering utilities questions<sup>18</sup>](#)

- a. **Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:**

- 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.**

Connections will be made to the existing municipal sewer, water and power stubs.

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<sup>17</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

<sup>18</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

## C. Signature

[Find help about who should sign](#)<sup>19</sup>

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** Shane O'Neill *Shane O'Neill*

Signed by: fbf29b3f-4f80-4177-a46d-39faa088cdc4

**Type name of signee:** Shane O'Neill

**Position and agency/organization:** Senior Planner, Clover Planning & Zoning Land Use Consultant.

**Date submitted:** 2/4/2025

## D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet](#)<sup>20</sup>

**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?**

- Proposed measures to avoid or reduce such increases are:

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

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

<sup>19</sup> <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

<sup>20</sup> <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

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

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

**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?**

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

**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?**

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

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

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

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



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

# Plan Snapshot Report

<b>Plan Type:</b>	Type 1	<b>Plan #:</b>	PLN-T1-2025-00176	<b>App Date:</b>	02/04/2025
<b>Work Class:</b>	T1 - Environmental Determination	<b>District:</b>	City of Richland	<b>Exp Date:</b>	06/04/2025
<b>Status:</b>	In Review			<b>Completed:</b>	NOT COMPLETED
<b>Description:</b>	Special land use approval to allow development and operation of a drive-through café located at the northwest corner of the intersection of Queensgate Drive and Keene Road. The café will have a footprint of approximately 800 square feet. The 1.47-acre, C-1 zoned parcel, fronts Queensgate Drive.			<b>Approval</b>	<b>Expire Date:</b>
<b>Parcel:</b>	122983012302006	Main	<b>Address:</b>	1011 Queensgate Dr Richland, WA 99352	Main
		<b>Zone:</b>			
Property Owner		Applicant			
Heavy 2 LLC		Clover Planning & Zoning			
999 Queensgate DR		6904 Rogue Dr			
Richland, WA 99352		Pasco, WA 99301			
Business: (509) 727-3000		Business: (509) 713-4560			

# Inadvertent (Artifact) Discovery Plan for construction of a Drive-Through Cafe at 999 Queensgate Drive in Richland, WA

February 4, 2025

## Project Location

USGS Quadrangle: Badger Mountain, WA 7.5'  
Township: 9N, Range: 28E  
Section: 22

## Project Description

Project activities include construction of a drive-through café, with a footprint of approximately 800 square feet, also displaying signage. The site currently contains a fueling station, convenience store and a non-operational carwash. Development will include construction of the small café and associated paved driving surfaces. Excavations may extend up to 1.5 meters (5 feet) in depth for the installation of underground a sewer line extension.

## Project Area

The project area is an approximately 0.6-hectare (1.47 -acre) of land located at 999 Queensgate Drive in Richland, Washington in Benton County, in Township 9N, Range 28E, of Section 22 (Figures 1 and 2). The property is uniquely identified as Benton County Tax Lot 122983012302006. The development area is approximately 7,000 square feet in total.

## Inadvertent Discovery Plan

This inadvertent discovery plan (IDP) was prepared to support project activities described above. This plan was prepared to provide field personnel a process for the inadvertent discovery of cultural resources and/or human remains identified during fieldwork for the project.

## Recognizing Cultural Resources

A cultural resource discovery could be prehistoric or historic. Examples include the following:

- An accumulation of shell, burned rocks, or other food-related materials
- Bones or small pieces of bone
- An area of charcoal or very dark-stained soil with artifacts
- Stone tools or waste flakes (i.e. an arrowhead. or stone chips)
- Clusters of tin cans or bottles, logging or agricultural equipment that appears to be older than

50 years

- Buried railroad tracks, decking, or other industrial materials

When in doubt, assume the material is a cultural resource.

## Onsite Responsibilities

### STEP 1: Stop Work

If any employee, contractor, or subcontractor believes that he or she has uncovered a cultural resource at any point in the project, all work must stop immediately in the vicinity of the find. Notify the appropriate party(ies) as outlined in steps 2 through 4. The area surrounding the find must be secured using pin flags, stanchions and rope, or other appropriate delineation to provide for the security and protection of the discovery.

### STEP 2: Notify the Archaeological Monitor

If there is an archaeological monitor for the project, notify that person. If there is a monitoring plan in place, the monitor will follow the procedure as described.

### STEP 3: Notify the Project Manager

Notify the identified project manager of this project or other applicable contacts:

#### *Project Manager*

Bobby

RPS Construction LLC

Phone: (206) 427-0177

Email: [rbsconstruction21@gmail.com](mailto:rbsconstruction21@gmail.com)

#### *Alternative Contact*

Shane O'Neill

Senior Planner

Clover Planning & Zoning LLC

Phone: (509) 713-4560

Email: [plancllover@outlook.com](mailto:plancllover@outlook.com)

Project manager responsibilities include the following:

- **Protect the Find:** The project manager is responsible for ensuring that the project takes appropriate steps to protect the discovery site while all necessary assessments and notifications are completed. As stated in steps 1 and 2, all work will stop immediately in the surrounding area, and the area will be secured to protect the integrity of the resource. Vehicles, equipment, and unauthorized personnel will not be permitted to enter the area of the discovery. See the section of this plan titled "Resuming Work" for further instruction on how and when work may resume.
- **Direct Project Activities Elsewhere Onsite:** The project manager may direct project activities to continue in areas away from cultural resources for working in other areas prior to contacting the concerned parties.
- **Contact the Project Archaeologist:** If the assigned project archaeologist has not yet been contacted, the project manager must do so.

## STEP 5: Notify the Professional Archaeologist

The following professional archaeologist will be notified and contracted (if a monitor is not present):

### *Professional Archaeologist(s)*

Molly Swords, Professional Archaeologist, GRAM Northwest, LLC

1201 Jadwin Ave., Richland, WA 99352

Phone: (703) 283-5175

Email: molly.swords@gramnorthwest.com

The professional archaeologist's responsibilities include the following:

- **Identify Find:** The professional archaeologist will examine the area to determine if there is an archaeological find.
  - If it is determined not to be a cultural resource/archaeological find or human remains, work may proceed with no further delay.
  - If it is determined to be a cultural resource/archaeological find or human remains, the professional archaeologist will continue with all notifications.

If the find may be human remains or funerary objects, the Project Archaeologist will ensure that a qualified physical anthropologist examines the find. **If the find is determined to be human remains, the procedure described in the section of this plan titled "DISCOVERY OF HUMAN REMAINS" will be followed.**

- **Notify Appropriate Parties:** If the find is determined to be a cultural resource, the professional archaeologist will notify the appropriate parties. Notifications may include the following:
  - **Agency Contact:** The professional archaeologist will contact the designated point of contact for the City of Kennewick.
  - **Washington Department of Archaeology (DAHP):** The professional archaeologist will contact DAHP.
  - **Tribes:** If the discovery may be of interest to Native American Tribes, the professional archaeologist, the Agency point of contact, and the DAHP will coordinate with the interested and/or affected Tribes.
- **Record the Find:** The project archaeologist will work with DAHP and the consulting parties as appropriate to determine how to record the find. Methods for recording will likely require completion of a Washington State Archaeological Site or Isolate Form.

## Resuming Work

Work outside of the discovery location may continue while documentation and assessment of the cultural resources proceed. The professional archaeologist must determine the final boundaries of the discovery location.

Work may continue at the discovery location only after the process outlined in this plan is followed and the project manager, DAHP, and any affected Tribes (if applicable) determine that appropriate documentation has been completed.

## Discovery of Human Remains

The inadvertent discovery of human skeletal remains on non-federal and non-Tribal land in the state of Washington is implemented under RCW 68.50.645, 27.44.055, and 68.60.055. The information below in italics for the inadvertent discovery of human remains was obtained from the Washington State Department of Archaeology and Historic Preservation web page (<http://www.dahp.wa.gov/programs/human-remains-program/idp-language>).

In the event that human remains are encountered during field-related project activities, the following steps will be implemented.

### Step 1: Stop Work Immediately

*If ground disturbing activities encounter human skeletal remains during the course of data collection or construction, then all activity will cease that may cause further disturbance to those remains. The area of the find will be secured and protected from further disturbance.*

**(<http://www.dahp.wa.gov/programs/human-remains-program/idp-language>)**

*In order to secure the discovery, a temporary fencing system such as posts and rope or similar protection measures will be placed around the discovery. Work in the immediate area of the discovery will be discontinued, however; work outside the discovery area may continue.*

When an inadvertent discovery is encountered, staff will take measures to avoid further disturbance of the area. Any human skeletal remains, regardless of antiquity or ethnic origin, will at all times be treated with dignity and respect. Cultural materials shall not be moved from the location of the discovery. Photographs shall not be taken of bones unless photographs are needed to assist in the determination of the remains to be human or animal.

### Step 2: Notification Process

*The finding of human skeletal remains will be reported to the county medical examiner/coroner and local law enforcement in the most expeditious manner possible. The remains will not be touched, moved, or further disturbed. The county medical examiner/coroner will assume jurisdiction over the human skeletal remains and make a determination of whether those remains are forensic or nonforensic.*

**(<http://www.dahp.wa.gov/programs/human-remains-program/idp-language>)**

In the event of the discovery of human remains, the following individuals will be contacted:

**Benton County Coroner**

William Leach, Coroner

7110 West Okanogan Pl. Building A, Kennewick WA 99336

Phone: (509) 736-2720

Email: [william.leach@co.benton.wa.us](mailto:william.leach@co.benton.wa.us)

**Benton County Sheriff**

Tom Croskrey, Sheriff

7122 West Okanogan Pl. Building B, Kennewick, WA 99336

Phone: (509) 735-6555

### Step 3: Jurisdictional Authority

*If the county medical examiner/coroner determines the remains are non-forensic, then they will report that finding to the Department of Archaeology and Historic Preservation (DAHP) who will then take jurisdiction over the remains. The DAHP will notify any appropriate cemeteries and all affected tribes of the find. The State Physical Anthropologist will make a determination of whether the remains are Indian or Non-Indian and report that finding to any appropriate cemeteries and the affected tribes. The DAHP will then handle all consultation with the affected parties as to the future preservation, excavation, and disposition of the remains.*

**(<http://www.dahp.wa.gov/programs/human-remains-program/idplanguage>)**

**DAHP Contact**

Guy Tasa, State Physical Anthropologist

Phone: (360) 586-3534

Email: [Guy.Tasa@dahp.wa.gov](mailto:Guy.Tasa@dahp.wa.gov)

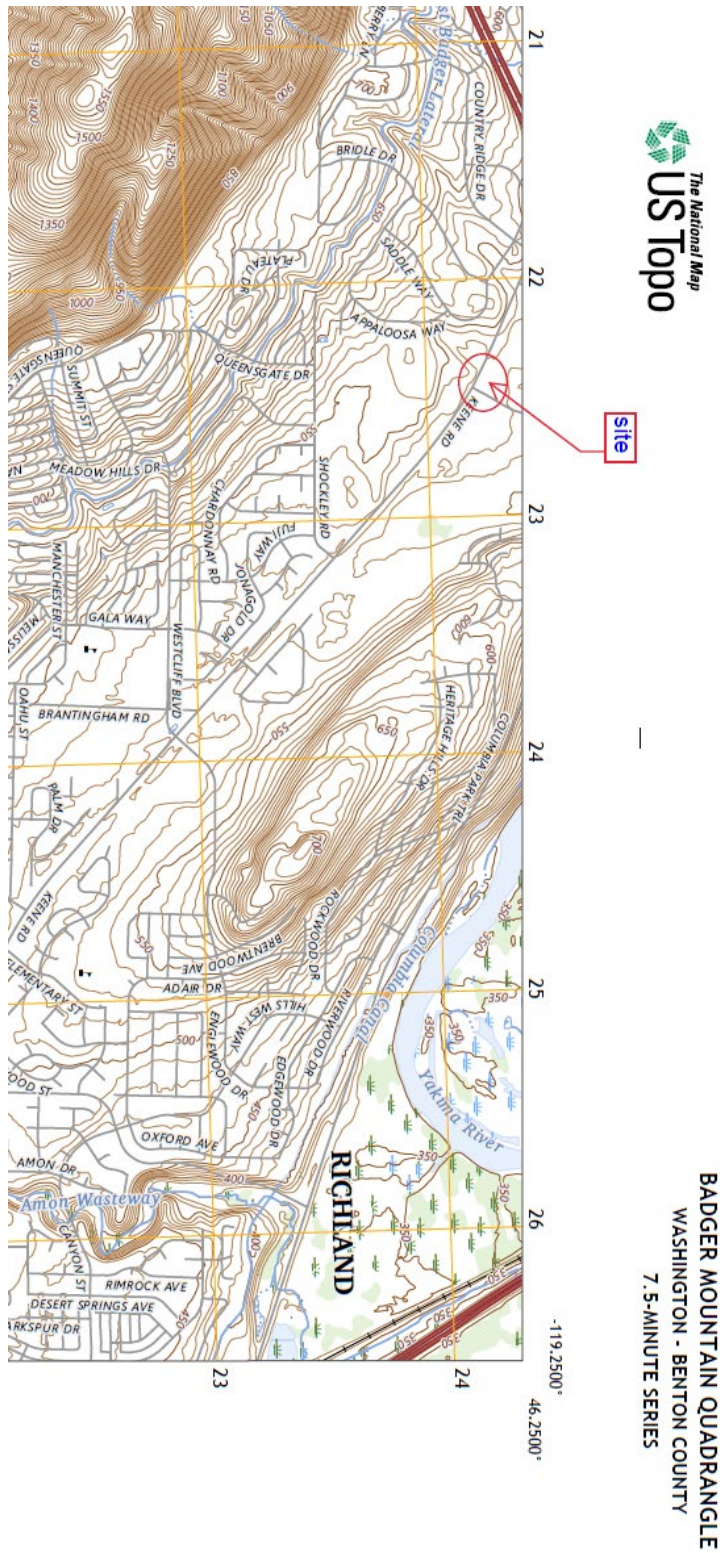



Figure 1. Project Area and USGS Topographic Map



## Project Detail Aerial Map

Benton County, Washington

 Project Site

Township 9 North, Range  
28 East Section 2 2

Figure 2. Project Area and Aerial Imagery


Soil Map—Benton County Area, Washington  
(999 Queensgate Soils)



# Soil Map—Benton County Area, Washington (999 Queensgate Soils)

## MAP LEGEND

### Area of Interest (AOI)

 Area of Interest (AOI)

### Soils

 Soil Map Unit Polygons

 Soil Map Unit Lines

 Soil Map Unit Points

### Special Point Features



Blowout



Borrow Pit



Clay Spot



Closed Depression



Gravel Pit



Gravelly Spot



Landfill



Lava Flow



Marsh or swamp



Mine or Quarry



Miscellaneous Water



Perennial Water



Rock Outcrop



Saline Spot



Sandy Spot



Severely Eroded Spot



Sinkhole



Slide or Slip



Sodic Spot



Spoil Area



Stony Spot



Very Stony Spot



Wet Spot



Other



Special Line Features

### Water Features



Streams and Canals

### Transportation



Rails



Interstate Highways



US Routes



Major Roads



Local Roads

### Background



Aerial Photography

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:20,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Benton County Area, Washington

Survey Area Data: Version 20, Aug 27, 2024

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Jun 26, 2022—Jun 27, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
WdD	Warden silt loam, 8 to 15 percent slopes	0.3	72.7%
WfA2	Warden very fine sandy loam, 0 to 2 percent slopes, eroded	0.1	26.8%
WfB2	Warden very fine sandy loam, 2 to 8 percent slopes, eroded	0.0	0.4%
<b>Totals for Area of Interest</b>		<b>0.3</b>	<b>100.0%</b>

File No. PLN-T1-2025-00176

**CITY OF RICHLAND**  
**Determination of Non-Significance**

**Description of Proposal:** Development of a 1.47-acre site in the C-1 zone with an 800 square foot drive-through café. The proposed structure is two stories, having a storage area on the second floor. Café development includes additional paved parking, drive isle and patio seating. Site development includes some paving and landscaping of a 45' x 150' bare area.

**Proponent:** Shane O'Neill  
 6904 Rogue Dr  
 Pasco, WA 99301

**Location of Proposal:** 1011 Queensgate Drive, Richland, Washington. The site is at the northwest corner of Queensgate Drive/Keene Road. Site plan included herewith.

**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 11, 2025

**Comments Due:** February 28, 2025

Signature \_\_\_\_\_



Richland

Exhibit 5

## CITY OF RICHLAND

### NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00011 & PLN-T1-2025-00176)

**Notice** is hereby given that Clover Planning and Zoning on behalf of Heavy 2 LLC has filed a special use permit application to allow the development of a drive through coffee stand. The coffee stand is proposed to be approximately 800 square feet in size with a small patio area and will be located adjacent to an existing gas station and car wash facility. The parcel is approximately 1.47 acres in size. For more information, please visit the cities land use action website at <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>

**Project Site:** The project site is located at 1011 and 999 Queensgate Drive (APN 1-22983012302006). The site is designated as the Neighborhood Retail Business (C-1) zone according to the Richland zoning code.

**Public Hearing:** The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, March 10, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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

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

**Comment Period Starts:** February 11, 2025

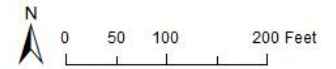
**Comment Period Ends:** March 09, 2025 at 6:00 PM

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: 1011 Queensgate Dr coffee drive through Special Use Permit  
Applicant: Clover Planning and Zoning  
File #: PLN-T2-2025-00011 & PLN-T1-2025-176



AFFIDAVIT OF MAILING

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

COMES NOW, Jodi Hogan, 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 12th day of February, 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00011 & PLN-T1-2025-00176) to the attached list of individuals via regular USPS or email on the date indicated above.

Jodi Hogan  
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 12th day of February 2025 by



Kirsten Recker  
Notary Public in and for the State of Washington,

Kirsten Recker  
Print Name  
Residing at 625 Swift Blvd. Richland, WA  
My appointment expires: 09/06/2028

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

OBJECTID	PARID	APNID	STRNID	ZoneType	GMALandL	PlatName	LidNumber	LidOrdinan	Jurisdiction	owner	addr_line1	addr_line2	addr_state	addr_city	addr_zip	situs_num	situs_stree	situs_street	situs_stree	situs_city	situs_state	situs_zip
3247	18504	5898	380	C-3	COM	2683			Richland	ROBERTS CRAIG & JOYCE E	35803 RAYHILL RD		WA	BENTON C	99320	2261	JERICO RD			RICHLAND WA		99352
17683	13673	14426	391	C-1	COM	2211			Richland	MARSH QUEENSGATE PROPERTIES LLC C/O THE PARAGON GRP	2160 KEENE RD		WA	RICHLAND	99352	2160	KEENE RD			RICHLAND WA		99352
17684	13676	6613	583	C-1	COM	2211			Richland	RENS FAMILY LLC	1025 ALLENWHITE DR		WA	RICHLAND	99352		UNDETERMINED			WA		
19462	14547	1217	380	C-3	COM	2683			Richland	CROSBY RANDY E	8524 W GAGE BLVD 168		WA	KENNEWIC	99336	2269	JERICO RD			RICHLAND WA		99352
19465	13672	10342	583	C-1	COM	2302			Richland	HEAVY 2 LLC	999 QUEENSGATE		WA	RICHLAND	99352	999	QUEENSGATE DR			RICHLAND WA		99352
19466	14546	13781	380	C-3	COM	BADGER HEIGHTS			Richland	3 BRITTAIN'S LLC	2165 JERICO RD		WA	RICHLAND	99352	2165	JERICO RD			RICHLAND WA		99352
19467	13674	9286	583	C-1	COM	2211			Richland	BORN TO RUN PROPERTIES LLC C/O EVERSTAR REALTY	1920 N PITTSBURGH ST STE A		WA	KENNEWIC	99336	1020	QUEENSGATE DR			RICHLAND WA		99352
19469	19631	18526	583	C-3	COM	BADGER HEIGHTS			Richland	KEELE BRIAN DOUGLAS & LONG CATHY ANN	PO BOX 257 - PMB8800		WA	OLYMPIA	98507	1040	QUEENSGATE DR			RICHLAND WA		99352
20006	13971	8673	391	PPF	DOS	UNPLATTED			Richland	CITY OF RICHLAND	625 SWIFT BLVD, MS-09		WA	RICHLAND	99352	2390	KEENE RD			RICHLAND WA		99352
21046	22626	25335	583	SPLIT	COM	UNPLATTED			Richland	COLUMBIA VALLEY PROPERTY HOLDINGS LLC	500 108TH AVE NE SUITE 1100-1		WA	BELLEVUE	98004	2155	KEENE	RD		RICHLAND WA		99352
22210	27611	23548	391	C-3	COM	5121			Richland	WASHINGTON SECURITIES & INVESTMENT CORPORATION	8901 W TUCANNON AVE STE 110		WA	KENNEWIC	99336	2250	KEENE	RD		RICHLAND WA		99352



Richland

## CITY OF RICHLAND

### NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00011 & PLN-T1-2025-00176)

**Notice** is hereby given that Clover Planning and Zoning on behalf of Heavy 2 LLC has filed a special use permit application to allow the development of a drive through coffee stand. The coffee stand is proposed to be approximately 800 square feet in size with a small patio area and will be located adjacent to an existing gas station and car wash facility. The parcel is approximately 1.47 acres in size. For more information, please visit the cities land use action website at <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>

**Project Site:** The project site is located at 1011 and 999 Queensgate Drive (APN 1-22983012302006). The site is designated as the Neighborhood Retail Business (C-1) zone according to the Richland zoning code.

**Public Hearing:** The Richland Hearings Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, March 10, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

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

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

**Comment Period Starts:** February 11, 2025

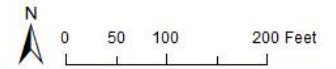
**Comment Period Ends:** March 09, 2025 at 6:00 PM

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: 1011 Queensgate Dr coffee drive through Special Use Permit  
Applicant: Clover Planning and Zoning  
File #: PLN-T2-2025-00011 & PLN-T1-2025-176



AFFIDAVIT OF POSTING

STATE OF WASHINGTON )  
 ) ss.  
COUNTY OF BENTON )

COMES NOW, **Kyle Hendricks**, 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 11<sup>th</sup> day of February, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T2-2025-00011 (1011 Queensgate Drive Special Use Permit) in the following locations:

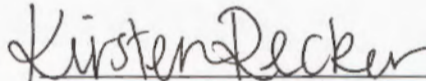
Approximately 100 feet north of the Queensgate Drive and Keene Road intersection.



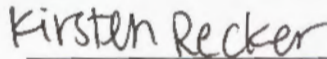
Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 12<sup>th</sup> day of February 2025, by Kyle Hendricks.





Signature of Notary



Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd. Richland, WA

My appointment expires: 09/06/2028

AFFIDAVIT OF POSTING  
(Master File #: PLN-T2-2025-00011)



The Beaufort Gazette  
The Belleville News-Democrat  
Bellingham Herald  
Centre Daily Times  
Sun Herald  
Idaho Statesman  
Bradenton Herald  
The Charlotte Observer  
The State  
Ledger-Enquirer

Durham | The Herald-Sun  
Fort Worth Star-Telegram  
The Fresno Bee  
The Island Packet  
The Kansas City Star  
Lexington Herald-Leader  
The Telegraph - Macon  
Merced Sun-Star  
Miami Herald  
El Nuevo Herald

The Modesto Bee  
The Sun News - Myrtle Beach  
Raleigh News & Observer  
Rock Hill | The Herald  
The Sacramento Bee  
San Luis Obispo Tribune  
Tacoma | The News Tribune  
Tri-City Herald  
The Wichita Eagle  
The Olympian

## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	636444	Print Legal Ad-IPL02176110 - IPL0217611	2025.03.10 HE PHN PLN T	\$215.74	1	71 L

Attention: Jennifer Anderson

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-T2-2025-00011 &  
PLN-T1-2025-00176)**

**Notice:** Clover Planning and Zoning LLC on behalf of Heavy 2 LLC has filed a special use permit application to allow the development of a drive through coffee stand. The coffee stand is proposed to be approximately 800 square feet in size with a small patio area located adjacent to an existing gas station and car wash facility. The parcel is approximately 1.47 acres in size.

**Project Site:** The project site is located at 1011 and 999 Queensgate Drive (1-22983012302006). The site is designated as the Neighborhood Retail Business (C-1) zone according to the Richland zoning code.

**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](http://www.ci.richland.wa.us).

**Public Comment:** Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us). 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 16, 2025  
IPL0217611  
Feb 16 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 02/16/2025, and ending on 02/16/2025 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

02/16/25

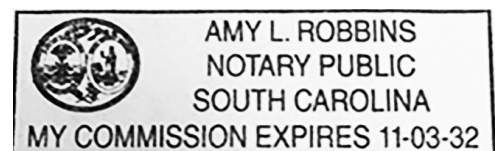
*Mary Castro*

(Signature of Legals Clerk)

Sworn to and subscribed before me this 18th 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

STATE OF WASHINGTON  
**DEPARTMENT OF ECOLOGY**

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

February 27, 2025

Kyle Hendricks  
City of Richland  
625 Swift Blvd.  
Richland, WA 99352

**RE: 202500541, PLN-T1-2025-00176, PLN-T2-2025-00011**

Dear Kyle Hendricks:

Thank you for the opportunity to comment during the Optional Determination of Nonsignificance process for the Turbo Coffee Drive-Through Café. We have reviewed the documents and have the following comments.

**Water Quality Program**

An Erosivity Waiver should be submitted. Erosivity Waivers are for short term projects under 5 acres. You can learn more about Erosivity Waivers on [Ecology's Stormwater](#) website under the Applications and Forms section. Please reach out to Lloyd Stevens Jr. with the Department of Ecology at 509-571-3866 to discuss this project.

Sincerely,

A handwritten signature in blue ink that reads "Amber Johnson".

Amber Johnson  
SEPA Coordinator  
Central Region Office  
509-723-5677  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

**MEMORANDUM*****PUBLIC WORKS  
CIVIL AND UTILITY ENGINEERING***

TO: CITY OF RICHLAND PLANNING DEPARTMENT  
FROM: JASON REATHAFORD – ENGINEERING TECH 4  
DATE: FEBRUARY 28, 2025  
SUBJECT: VARIANCE APPLICATION PLN-T2-2025-00011 – 1011 QUEENSGATE DRIVE

To whom it may concern,

Public Works has reviewed the submitted application received on February 12, and have the comments noted below.

1. With regards to SEPA item 14c (Transportation); Both Keene and Queensgate are not fully developed. Improvements are planned that will eventually affect access to the driveways to this site. Access in and out of the property will be by right turns only (“right-in / right-out” only driveways) once future improvements are completed.
2. This project is located in Transportation Impact Fee Zone 2. An impact fee will be assessed at the time of building permit issuance.

If you have any questions, please let me know.

Thank you,  
jason

**From:** [JoDee Peyton](#)  
**To:** [Planning](#)  
**Cc:** [Erin Hockaday](#); [Alea Jensen](#)  
**Subject:** 1011 Queensgate Special Use Permit  
**Date:** Tuesday, February 11, 2025 3:53:30 PM  
**Attachments:** [image001.png](#)  
[image002.jpg](#)  
[image003.png](#)  
[image004.png](#)  
[image005.png](#)

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

This office has reviewed the above referenced proposal and has no objections provided:

1. Municipal services, such as sewer and water, are provided to all existing and all future development.
2. The appropriate permits are obtained from the Benton-Franklin Health District in the event of preparation and service of food and beverages to the public.

If you have any questions, please contact me at the Kennewick Health Office, phone 460-4318.

Please feel free to give me a call with any questions or concerns. Thank you.

**JoDee A. Peyton, EHS IV**

Supervisor

Land Use, Sewage and Water Section

**Benton-Franklin Health District**

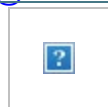
7102 W. Okanogan Place

Kennewick, WA 99336

p: 509.460.4318

Pronouns: she/her

[www.bfhd.wa.gov](http://www.bfhd.wa.gov) [jodeer@bfhd.wa.gov](mailto:jodeer@bfhd.wa.gov)



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**From:** [Castle,Angela C \(CONTR\) - TERR-PASCO](#)  
**To:** [Hendricks, Kyle](#)  
**Cc:** [Kinch,James L \(BPA\) - TERR-BELL-1](#)  
**Subject:** RE: 1011 Queensgate Special Use Permit  
**Date:** Wednesday, February 12, 2025 2:17:00 PM  
**Attachments:** [image001.png](#)

---

You don't often get email from [accastle@bpa.gov](mailto:accastle@bpa.gov). [Learn why this is important](#)

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

Kyle,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the for the construction of a drive through coffee stand, located at 1011 Queensgate Drive, Richland, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 1400 feet 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](mailto: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](mailto:accastle@bpa.gov) | 509-544-5124

---

**From:** Hendricks, Kyle <[khendricks@ci.richland.wa.us](mailto:khendricks@ci.richland.wa.us)>

**Sent:** Tuesday, February 11, 2025 3:02 PM

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

(CONTR) - TERR-TRI CITIES RMHQ <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 <jmcsbane@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 <mjddeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizaal <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>  
**Subject:** 1011 Queensgate Special Use Permit

Hello Everybody,

Clover Planning and Zoning on behalf of Heavy 2 LLC has submitted an application to the City of Richland to allow for the construction of a drive through coffee stand. The project site is located at 1011 Queensgate Drive, Richland, WA. The zoning for the site is Neighborhood Retail Business (C-1). Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM Thursday February 27th. Comments may be submitted via e-mail to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us) or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you,

**Kyle Hendricks**

Planner

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

(509) 942-7683



---

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**From:** [MacNaughton, James \(DAHP\)](#)  
**To:** [Hendricks, Kyle](#)  
**Cc:** [Jessica Lally](#); [Teara Farrow Ferman](#); [Robert Brunoe](#)  
**Subject:** 2025-02-00980 - RE: 1011 Queensgate Special Use Permit  
**Date:** Thursday, February 13, 2025 12:52:39 PM  
**Attachments:** [image002.png](#)  
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[image005.png](#)  
[image006.png](#)  
[image007.png](#)  
[image008.png](#)  
[image001.jpg](#)

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

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Good Afternoon Kyle,

Thank you for contacting the DAHP about this NAME project. The project is in an area determined to be at Moderate- to High- risk of containing archaeology according to the DAHP predictive model. However, the current project has a small footprint and is within a previously disturbed area that has been bladed and back-filled. Therefore, the DAHP does not recommend direct archaeological supervision of the project, but rather recommends that an Inadvertent Discovery Plan be followed.

I have assigned these recommendations to DAHP Project Number 2025-02-00980. Please reference this number in any future communications about this project.

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



	<p><b>James MacNaughton, MSc, RPA (<a href="#">He/Him</a>)</b> Local Government Archaeologist Email: <a href="mailto:James.MacNaughton@dahp.wa.gov">James.MacNaughton@dahp.wa.gov</a> 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 <a href="http://www.dahp.wa.gov">www.dahp.wa.gov</a></p>
---	---

**From:** Hendricks, Kyle <khendricks@ci.richland.wa.us>

**Sent:** Tuesday, February 11, 2025 3:02 PM

**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>; 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 <dxrodgers@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 <jmcshane@kid.org>; Jessica Lally, Yakama  
Nation <Jessica\_Lally@Yakama.com>; JKinch@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, Mizaël <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>

**Subject:** 1011 Queensgate Special Use Permit

External Email

Hello Everybody,

Clover Planning and Zoning on behalf of Heavy 2 LLC has submitted an application to the City of Richland to allow for the construction of a drive through coffee stand. The project site is located at 1011 Queensgate Drive, Richland, WA. The zoning for the site is Neighborhood Retail Business (C-1). Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM Thursday February 27th. Comments may be submitted via e-mail to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us) or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you,



**Kyle Hendricks**

Planner

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

(509) 942-7683

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**From:** [Chris Sittman](#)  
**To:** [Planning](#)  
**Cc:** [Wendy Durado](#)  
**Subject:** RE: 1011 Queensgate Special use permit  
**Date:** Tuesday, February 18, 2025 2:48:58 PM  
**Attachments:** [image001.png](#)

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**[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

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**From:** Planning <planning@ci.richland.wa.us>  
**Sent:** Wednesday, February 12, 2025 12:08 PM  
**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 <mjddeklyne@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>

**Subject:** 1011 Queensgate Special use permit

**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.

Hello Everybody,

There was a mistake of the parcel number for the project site on the last referral packet I sent for this project (first page). If that is relevant information for your review please use the parcel number in this updated referral packet provided in this email.

Clover Planning and Zoning on behalf of Heavy 2 LLC has submitted an application to the City of Richland to allow for the construction of a drive through coffee stand. The project site is located at 1011 Queensgate Drive, Richland, WA. The zoning for the site is Neighborhood Retail Business (C-1). Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM Thursday February 27th. Comments may be submitted via e-mail to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us) or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you,



**Kyle Hendricks**  
Planner

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(509) 942-7683

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