

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

GENERAL INFORMATION:

PROPOSAL NAME: 1312 Lee Boulevard - Special Use Permit

LOCATION: 1312 Lee Boulevard

APPLICANT: Shane O'Neill of Clover Planning & Zoning, on behalf of Greg Markel,

property owner

PROPERTY

OWNER: Lee Commercial LLC

FILE NO.: PLN-T2-2025-00015

DESCRIPTION: Request to construct an approximate 600 square foot drive through

café in the Commercial Business District (CBD) zone.

PROJECT TYPE: Type II Zoning Special Use Permit

HEARING DATE: July 14, 2025

REPORT BY: Ryan Nelson, Planner

RECOMMENDED

ACTION: Approval subject to conditions of approval.

Vicinity Item: 1312 Lee Blvd - Special Use Permit Applicant: Clover Planning & Zoning

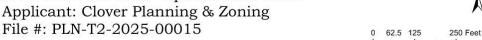




Figure 1 - Vicinity Map

PROJECT DATA

Site Area (approximate): 6,500 square feet (includes queueing lane)

Parcel Size (approximate): 35,320 square feet (0.81 acres)

Building Footprint (approximate): 612 square feet Patio Area (approximate): 358 square feet

Parking Stalls (approximate): 44 parking stalls for entire parcel (after construction) 50 parking stalls for entire parcel (before construction)

DESCRIPTION OF PROPOSAL

Shane O' Neill, Clover Planning and Zoning has filed a special use permit application on behalf of Greg Markel, to seek land use approval to construct an approximately 600 square foot drive-through and walk-up café, including a vehicle queuing lane to accommodate an average of eight (8) passenger vehicles at the corner of Lee Boulevard and Goethals Drive. The proposed location is a highly traversed intersection within the City of Richland.

REASON FOR REQUEST AND REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 23.46.025 states: "The hearing examiner shall conduct the review of special use permit applications for the following uses:", including "Automobile repair minor, automobile repair specialty shop, automobile service station, auto parts sales, car wash – automatic or self-service, vehicle leasing/renting, vehicle sales and restaurant/drive-through in the CBD – central business district." Other direction to the Hearing Examiner continues:

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.

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.

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:

- 1. Vehicular Access and Circulation.
 - a. Design plans shall provide for the safe and efficient movement of vehicles entering, using and exiting the site;
 - b. 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;
- 2. 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.
- 3. The design, signage, and operational characteristics of the establishment shall prevent or discourage vehicles from waiting for service on public sidewalks or streets.
- 4. No communication systems shall exceed a measurement of 55 decibels at any residential property line adjoining the site.
- Businesses with drive-through window service are not permitted within the parkway district.
- 23.54.020 Off-Street Parking and Landscaping Standards and requirements.

The minimum required parking spaces for the respective uses shall be as follows:

E.	Restaurant and Tavern Uses	Number of Parking Stalls Required	
1.	Seated Customers	1 space per 100 square feet of GFA	
2.	Take out service	1 space per 100 square feet of GFA	
3.	Drive-in only	1 space per 50 square feet of GFA	
4.	Drive-in as fixed type facility	1 space per 100 square feet of GFA	
5.	Drive-through	5 spaces per window with a minimum of 8	
		spaces.	

^{*}GFA = Gross Floor Area

SITE DESCRIPTION & ADJACENT LAND USES

The site of the proposal is located at the northwest corner of the Lee Boulevard and Goethals Drive intersection and can be generally described as flat terrain. The subject property is approximately the shape of a rectangle. The site of the proposed coffee shop is in a developed area that is an existing asphalt parking lot. There are two existing restaurants on the subject parcel and a former grocery store on an adjacent parcel.

All adjacent land uses are various businesses (i.e. restaurants, medical outpatient facility, automobile repair, maintenance shop, gas station, and a retail store) and are generally designated Commercial. There are access points along Lee Boulevard (to the north) and along Goethals Drive (to the west) which connect to the project site. There are no residentially zoned properties within or near the subject site. The nearest residentially zoned property is approximately 500 linear feet to the south.

Lee Boulevard is an east-west three-lane road with a bi-directional center lane which has on-street parking and bike lanes and bump-outs at the Goethals Drive intersection and has been designated as a Major Collector by the City. Goethals Drive is a north-south two-lane bi-directional road with onstreet parking and bike lanes between Lee Boulevard and Swift Boulevard and has been designated as a Local Road by the City.

The parcel and abutting parcel are entirely flat and are not within any critical areas or shoreline management jurisdiction. The subject site can be accessed from Lee Boulevard, Goethals Drive, or Stevens Drive (via the adjacent commercial lot).

CURRENT LAND USE DESIGNATION AND USES

North: Central Business District (CBD); Tavern and Private Club East: Central Business District (CBD; Medical Clinic for Outpatients

South: Commercial (COM); Auto Repair Shop, Restaurants, and Massage Parlor **West:** Central Business District (CBD); Former Grocery Store and RSD Facility



Figure 2 - Comprehensive Plan Land Use Map

COMPREHENSIVE PLAN

As illustrated in Figure 2 (above), the City of Richland's Comprehensive Plan designates the project site as Central Business District (CBD).

Applicable Goals & Policies

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

Community - Goal 7

Develop a vibrant Central Business District planned on a high density land use.

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.

Economic Development Element - Goal 3

Support businesses of all sizes.

- Policy 1: Ensure that small and medium businesses receive similar advantages as large businesses in the terms of assistance from the City and other agencies.

Economic Development Element - Goal 6

Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

- Policy 4: Facilitate retail development and encourage infill in the Central Business District, Uptown, and nearby commercial areas.

Land Use Element - Goal 1

Plan for the 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 1: Accommodate a variety of commercial land uses including retail and wholesale sales and services, and research and professional services.

Land Use Element - Goal 6

Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

- Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrianand bicycle-friendly environments.
- Policy 3: Encourage infill development and redevelopment in the Central Business District.

Urban Design Element - Goal 1

Create a physically attractive and culturally vibrant, pedestrian- and bicycle-friendly environment in the City.

- Policy 2: Encourage redevelopment and upgrade of suitable commercial areas.

Urban Design Element - Goal 2

Revitalize commercial areas, such as areas in the Central Business District including the Uptown retail area and the Island View area.

 Policy 1: Enhance the appearance, image, and design character of the Central Business District.

CURRENT ZONING

The subject site is zoned CBD, Central Business District. Surrounding parcels are zoned as follows:

North: Central Business District (CBD)

East: Central Business District (CBD)

South: Central Business District (CBD)

West: Central Business District (CBD)

According to RMC Chapter 23.22.010(F):

"The central business district (CBD) is a special mixed use zoning classification designed to encourage the transformation of the central business district from principally a strip commercial auto-oriented neighborhood to a more compact development pattern. The central business district is envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian-oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements."

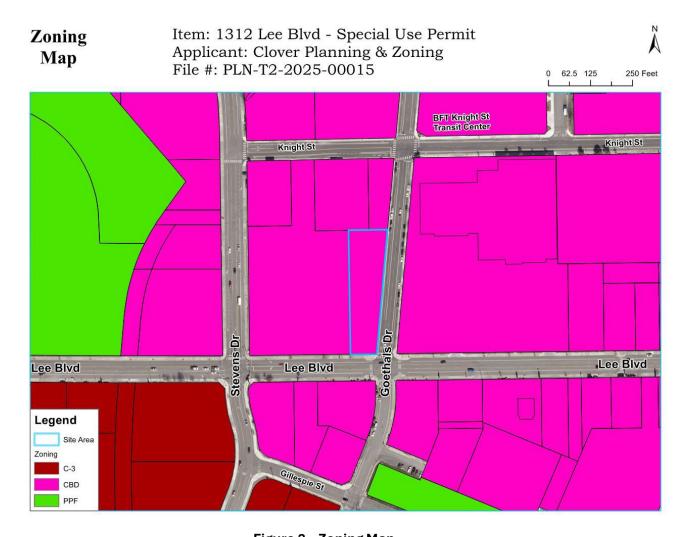


Figure 3 – Zoning Map

COMMERCIAL BUSINESS DISTRICT (CBD) DIMENSIONAL STANDARDS

The following standards apply in the CBD per RMC 23.22.040:

Minimum Lot Area Requirement	None	
Maximum Density – Multifamily Dwelling (units : square feet)	None	
Minimum Lot Width – One-Family Attached Dwellings	None	
Minimum Front Voyd Cothools	CBD, Parkway, Uptown	
Minimum Front Yard Setback	Districts: 0 feet	
Minimum Side Yard Setback	0 feet ⁶⁸	
Minimum Rear Yard Setback	0 feet 68	
Maximum Building Height ^{14 15}	CBD: 110 feet	
Minimum Dwelling Unit Size (in square feet, excluding porches,	N/A	
decks, balconies and basements)		

- 6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 single-family residential 12,000, R-1-10 single-family residential 10,000, R-2 medium-density residential, R-2S medium-density residential small lot, or any residential planned unit development that is comprised of single-family detached dwellings.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the C-LB, CW and CBD zoning districts, respectively.
 - c. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use, or currently zoned for and developed with a single-family residential use in the CBD district. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.
 - d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street
- 8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.
- 14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).
- 15. The Columbia Point North District of the Waterfront Zoning District is established as shown by Plate 23.22.040(4).

As the proposed project is not located within the Medical, Uptown, Parkway, or Columbia Point North districts, as described in footnotes 14 and 15, the plates depicting those overlay districts have not been included in this report.

UTILITY AVAILABILITY

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

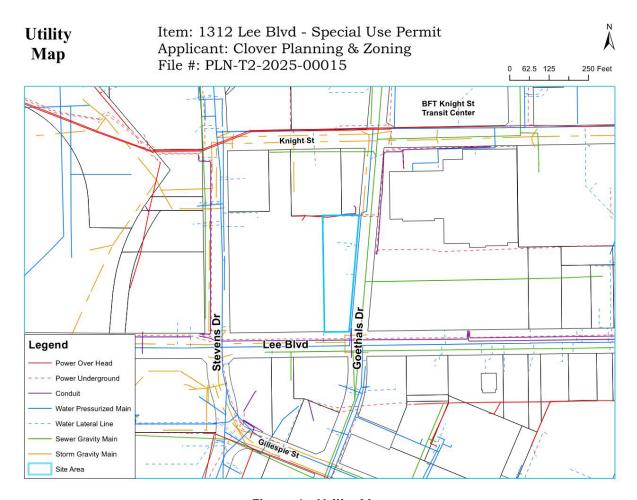


Figure 4 - Utility Map

Sewer

There is an existing 54-inch gravity main along Goethals Drive and an existing 8-inch gravity main along Lee Boulevard.

Water

There are distribution mains in each adjacent City right-of-way for Lee Boulevard (16-inch diameter) and Goethals Drive (8-inch diameter).

<u>Irrigation</u>

There is a 1-inch irrigation line along Lee Boulevard. The irrigation line is operated by the City of Richland Parks and Public Facilities Department.

Stormwater

There is a 15-inch stormwater main along Lee Boulevard.

Power

There are underground power connections available to the site. The nearest junction box is located approximately 80 feet west of the proposed project.

Other

There is a natural gas line and a fiber line near the subject site. Both utilities are along Stevens Drive, which is approximately 300 feet to the west.

TRANSPORTATION & ACCESS

Transportation
Map

Item: 1312 Lee Blvd - Special Use Permit
Applicant: Clover Planning & Zoning



Figure 5 - Transportation Map

Access to the site is available along Goethals Drive and Lee Boulevard. However, primary access for the vehicle queueing lane, as proposed will be from Goethals Drive.

The proposed project is approximately 650 feet south from the Knight Street Transit Center, owned and operated by Ben Franklin Transit (BFT). The transit center has fixed-route bus connections for

Routes 1, 2x, 20, 25, 26, 123, 225, and 240x (see www.bft.org for more information). Currently, Routes 20, 25, 123, and 240x drive by the proposed project site and Routes 20, 25, and 123 have dedicated bus stops located near the intersection of Goethals Drive (heading north) and Lee Boulevard (heading west).

Transportation Element - Goal 3

Encourage the use of transportation modes that promote energy conservation, circulation efficiency, and an active lifestyle.

- Policy 1: Support increased use of transit, bicycling, and pedestrian travel.
- Policy 4: Encourage new developments to be pedestrian-friendly and compatible with the public transportation system.

Item: 1312 Lee Blvd - Special Use Permit

EASEMENTS

There are multiple easements on or near the subject site. See Figure 6 below for locations.

Easement Applicant: Clover Planning & Zoning Map File #: PLN-T2-2025-00015 62.5 125 250 Feet Lee Blvd Legend Site Area

Figure 6 - Easement Map

FIRE SAFETY

The City of Richland Fire Department will provide fire protection services to the subject property and resulting development. Currently, there are two (2) fire hydrants near the subject site. One (1) fire hydrant is located along Lee Boulevard and one (1) fire hydrant is located along Goethals Drive. Both hydrants are located on or near the subject parcel.

SCHOOLS

The project site falls within the boundaries of the Richland School District. The nearest school is Carmicheal Middle School which is located approximately 2,200 feet to the west of the subject site.

SEPA

The proposal is subject to State environmental review under the State Environmental Policy Act. A Determination of Non-Significance (DNS) was issued on June 30, 2025, after utilizing the Optional DNS process, as described in WAC 197-11-355.

CRITICAL AREAS

The subject site does not lie within any existing or 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

Property owners of real properties within 300-feet of the project site were directly notified of the project by way of USPS mailing. As of the date of this report, staff has not received any public comments regarding this project.

PUBLIC NOTICE

Notice of Hearing Mailed:

Notice of Hearing Posted:

Notice of Hearing Published:

Public Hearing:

June 13, 2025

June 16, 2025

June 15, 2025

July 14, 2025

Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in the exhibits. A Determination of Non-Significance (DNS) was issued by the City on June 30, 2025, after utilizing the Optional DNS process, as described in WAC 197-11-355.

ANALYSIS

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

- C. The hearing body shall approve, approve with conditions or deny an application for a special use permit based on findings of fact with respect to the following criteria:
 - 1. The size and dimensions of the site provide adequate area for the proposed use;
 - In reference to RMC 23.22.040 and RMC 23.42.047, which contain the standards for businesses with drive-through window service, the applicant has demonstrated within the narrative that the subject site provides adequate area for the proposed 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 proposed use.
 - 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 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;
 - The proposed drive-through coffee stand has met the requirements of RMC 23.22.040, RMC 23.42.047, the City's Comprehensive Plan, Title 20, Title 26, and shall comply with the requirements under Title 27.
 - 5. Identified impacts on adjacent properties, surrounding uses and public facilities have been adequately mitigated.
 - The subject site is adjacent to other commercial uses; therefore, no negative impacts are currently anticipated. Additionally, the proposed site plan provides acceptable setbacks from property lines.

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

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

The proposed project appears to meet applicable Code-related requirements, which are found within RMC 23.22 and RMC 23.42.047.

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-T1-2025-00245), as proposed, on June 30, 2025, after utilizing the Optional DNS process, as described in WAC 197-11-355.

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 limits, 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 the local level of service below rating "D".

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

Staff has considered the impacts of the development proposal, and have drafted conditions, which provide mechanisms for any potential impacts.

FINDINGS OF FACT

Staff has completed its review of the request for a Special Use Permit (PLN-T2-2025-00015) 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, RMC 23.42.047, and RMC 23.54.020(E)(5).
- 2. The subject site is located within the Central Business District (CBD) zoning district.

- 3. The subject site is adjacent to other uses with similar zoning and land use designations.
- 4. RMC Chapter 23.46.025 designates the Hearing Examiner to conduct the review of special use permit applications for restaurant/drive-through in the CBD Central Business District.
- 5. Shane O'Neill of Clover Planning and Zoning LLC has filed, on behalf of the property owner, Greg Markel, an application for a special use permit (Type II), seeking land use approval to construct an approximate 600 square foot drive through café in the Commercial Business District (CBD) zone.
- 6. Applications for Special Use Permit are evaluated under the criteria contained in RMC 23.46.040.
- 7. A special use permit is classified as a Type II application under RMC 19.20.010.
- 8. Required findings for Type II applications are found under RMC 19.60.095.
- 9. General criteria for Hearing Examiner decisions are outlined in RMC 19.25.100.
- 10. Public notice of the application and hearing was provided via mail to surrounding landowners within 300 feet of the site; through the posting of a sign on-site and through a legal advertisement in the Tri-City Herald, all in accordance with the notice provisions contained in RMC 19.40.010.
- 11. The applicant filed an environmental checklist along with their special use permit application.
- 12. The City issued a Determination on Non-Significance (PLN-T1-2025-00245) for the project on June 30, 2025, after utilizing the Optional DNS process, as described in WAC 197-11-355., thus satisfying the requirements of the State Environmental Policy Act.
- 13. The subject site area is currently developed; the parcel contains two (2) sit-down restaurants to the north of the proposed project.
- 14. There are existing utility services, all underground, along Lee Boulevard, Goethals Drive, and Stevens Drive, all of which have adequate capacity to serve the proposed project.
- 15. The proposal, as conditioned, is consistent with the City's Comprehensive Plan.
- 16. The proposed site is not impacted by the City's Critical Areas regulations or Shoreline Master Program.
- 17. The proposed site is not located within a designated flood zone.
- 18. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.

- 19. As conditioned, the project meets the criteria for the issuance of a special use permit as established in RMC 23.46.040.
- 20. As conditioned, the proposed special use permit makes appropriate provisions for the public health, safety and general welfare, is consistent with the adopted comprehensive plan, meets the requirements and intent of the Richland Municipal Code, and has been appropriately identified and mitigated environmental impacts as described under RMC Chapter 22.09.

RECOMMENDATION

Staff has completed its review of the request for special use permit (PLN-T2-2025-00015, PLN-T1-2025-00245) 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. Comply with the rules and regulations of WAC 246-215 for food service establishments, and other requirements determined by the Benton-Franklin Health District.
- 2. Shall install "Do Not Enter" or "Exit Only" signs on both sides of the vehicular queueing lane exit area and be constructed to a height visible to all vehicles.
- 3. Shall comply with the design standards of RMC 23.22.020(E) Performance standards and special requirements Central Business District.
- 4. Shall comply with the standards of RMC 23.42.047 Businesses with drive-through window service.
- 5. Off-street parking shall not be permitted on the east side of the parcel, facing Goethals Drive.
- 6. Proposed off-street parking shall be revised to meet the standards of RMC 23.54, including but not limited to the following: 23.54.020(E)(1) and (E)(5) Standards and Requirements Restaurant and Tavern Uses, 23.54.040 Motorcycles, 23.54.050 Bicycles, 23.54.100 Spaces lost for access, 23.54.110 Improvement of parking spaces, 23.54.120 Layout plan, and 23.54.130 Loading and Unloading.
- 7. Any outdoor lighting shall follow the standards of RMC 23.58 Outdoor Lighting Standards.
- 8. Additional curbing will be needed to direct cars to safer turning movements. This may be in the form of installation of the curb will require the City sidewalk to be widened to 5-feet where adjacent or a landscape buffer [which meets the requirements of RMC Chapter 23.54.140(D)] between the drive-through lane and the City sidewalk.

- 9. The proposed use relies on access and traffic movements across the adjacent parcel. A shared use access easement (or some legal proof that shared access & parking is acceptable will need to be obtained and provided (if one already exists).
- 10. The property lines shown on the submitted site plan do not match the property lines on the City's maps. Please revise and re-submit.
- 11. Vision-clearance triangles shall be shown at all corner lots on the construction plans, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.
- 12. This project will be required to install a grease interceptor (grease trap) during construction. The size, location, and type of interceptor must be noted on the plans for review by the City of Richland Engineering Department prior to issuance of a building permit.
- 13. Any modifications to the site plan, parking facilities, and/or overall shall be submitted to the Planning Manager for review. The Planning Manager shall have full discretion and authority to require submittal of more detailed plans for review and approval (e.g. building permits, improvements of parking facilities, and the like) that will conform to these conditions of approval, and/or other applicable city development standards.
- 14. Consistent with RMC 23.46.090, the validity of this special use permit shall be contingent upon exercise of the special use, as granted, and the special use permit shall run with the property. This decision granting the underlying special use shall be recorded with the Benton County Auditor's office as a special covenant, which shall run with the property regardless of a change in ownership of the property. Such recording shall be the responsibility of the permit-holder/applicant, and a conformed copy of the recorded instrument reflecting a valid recording number shall be filed with the City prior to the conduct of the expansion on the property. Any change in the special use, which is to be determined to substantial by the administrative official, shall void this special use permit.

EXHIBIT LIST

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





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

Plan Snapshot Report

Work Class: T2 - Special Use District: City of Richland Exp Date: 09/18/2025

Status: In Review Completed: NOT COMPLETED

Description: Land use approval to operate a drive-thru and walk-up cafe in the CBD zone.

Approval Expire Date:

Parcel: 111983020626004 Main **Address**: 1312 Lee Blvd Main **Zone**:

Richland, WA 99352

Property Owner Applicant

Clover Planning & Zoning

Business: (509) 531-4711 6904 Rogue Dr Pasco, WA 99301

Business: (509) 713-4560

Plan Custom Fields

Greg Markel

PreAppQuestionBox Waived

Special Use Area Input The area proposed for

development is approximately 2,500 square feet of land. The site plan has been designed to make efficient use of the development site by placing the 600 square foot building 4 feet from the south 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 Goethals Dr driveway, sidewalk and/or the roadway. The land lease area is relatively small, and the proposal is compact as a result.

Utility maps are included with this application. The development will gain access from existing roadways and driveways currently serving the site.

Special Use Characteristics Input

developed with two restaurant buildings and their shared parking areas. The proposed drive-through café is compatible in that it is also a food service establishment. The café aligns with the purpose of the Central Business District by offering walk-up refreshments to pedestrians. The site is flat requiring little to no grading changes. The area proposed for development is currently underutilized, containing only asphalt. The parcel is a regular rectangular trapezoid. The proposal has been designed to match the vacant area by way of infill.

The site is currently

Special Use Requirements Input

The site is zoned CBD 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 has

Special Use Infrastructure Input The café will make use of city water by connecting to the existing stub at the southwest parcel corner. Fire protection will come from the fire hydrant the adjacent intersection, 20 feet from the cafe. Stormwater will be managed on-site using the proposed landscape area. The development is exempt from a SWPPP due to its small size. A stormwater erosivity waiver will be obtained.

PLAN SNAPSHOT REPORT (PLN-T2-2025-00015)

not been determined. The developer anticipates using a wall sign in the future. All signs will be designed in conformance with RMC Title 27. A more in-depth review of all applicable Zoning Code criteria is provided in the narrative attached to the application.

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.



City of Richland Development Services

625 Swift Blvd. MS-35 Richland, WA 99352 \$ 509-942-7794

509-942-7764

CUP Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION	☐ Contact Person							
Owner:								
Address:								
Phone:	Email:							
APPLICANT/CONTRACTOR INFORMATION (if different) Contact Person								
Company:	UBI#							
Contact:	OBI#							
Address:	For all							
Phone:	Email:							
PROPERTY INFORMATION								
Parcel #:								
Legal Description:								
TYPE II APPLICATIONS	TYPE III APPLICATION							
☐ Flood Plain Variance	☐ Non-residential Shoreline Substantial Development							
☐ Critical Areas & Resource Lands Variance/Viable Use	☐ Residential Shoreline Substantial Development							
☐ Binding Site Plan	☐ Shoreline Variance/Conditional Use							
☐ Administrative Variance	□ Conditional Use							
	□ Subdivision							
	☐ Rezone (site specific)							
	☐ Vacation/Alteration of a Subdivision							
	□ Variance							
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. This waiver only applies to the Conditional Use Permit, a pre-app meeting may be requested for the building permit process. Applicant Printed Name: SHANE O'NEILL								
Applicant Signature: Shane O Neill Date 5/22/2025								



Clover Planning & Zoning, LLC

Land Use Services Consultant

5/25/2025

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 CBD Zone

Site: 1308 Lee Blvd, Richland WA (Benton Tax Parcel #111983020626004)

The owner of 1308 Lee Blvd Drive (LEE COMMERCIAL LLC) seeks land use approval to allow development and operation of a drive-through café located at the northwest corner of the intersection of Lee Blvd and Goethals Drive. The café will have a footprint of approximately 600 square feet. The 0.79-acre parcel gains direct access from both Lee Blvd. and Goethals Drive. The site is in the Central Business District. 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-BD zoning conforms to the site's Commercial land use designation in the Comprehensive Plan.

Richland Municipal Code

The proposed café will offer convenient beverage service to nearby neighborhoods and passersby while avoiding impacts to residential areas. The immediate vicinity lacks residential dwelling units warranting special consideration. The vicinity is characterized by its commercial developments, including hospital administrative facilities, banks, and a transit center.

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-BD)

- E. Central Business District. New buildings shall conform to the following design standards:
 - 1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.

 The site plan (Exhibit 1) provides an outdoor patio with fixed seating and a landscape area between the building and the Goethals Dr property line (side). The 4' setback between the building and Lee Blvd. meets the setback requirement but is not wide enough to accommodate pedestrian amenities. Instead, an outdoor patio is proposed between the café and Goethals Drive. Landscaping is proposed as a buffer between the patio and Goethals Dr. These pedestrian amenities satisfy the spirit of this criterion by creating a direct connection between outdoor seating and the public road/sidewalk.
 - 2. Building facades facing streets shall include:
 - a. Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.
 - b. At least two of the following architectural elements:
 - i. Awnings;
 - ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;
 - iii. Pilasters or columns:
 - iv. Bays;
 - v. Balconies or building overhangs; or
 - vi. Upper story windows (comprising a minimum of 50 percent of the facade).

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application. The building will be designed with consideration for the CBD performance standards.

3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application. A walk-up service window will be located on the south façade. The café is not open for customers to enter the café.

4. Variation of exterior building material between the ground and upper floors of multi-story buildings.

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application. The building will be designed with consideration for the CBD performance standards.

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application. However, this criteria will be most since the proposed building is less than 50 feet in any dimension.

6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.

Building elevations are not available at this time. Land use approval will provide the assurance necessary for the owner to invest in building design. A more detailed review for compliance with these performance standards will occur with the building permit application.

- 7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.
- The development is located adjacent to two fully developed roadways. The existing driveways benefit from a cross-access and shared parking agreement with the adjacent parking lot serving a closed grocery store.
- 8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination. The café will share refuse receptacles with the on-site restaurant. New outdoor trash receptacles are not proposed in association with the café. Outdoor mechanical equipment (HVAC) will be screened from view. The building will be designed with consideration for the CBD performance standards.
- 9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC 23.22.040 or the maximum parking standards set forth in RMC 23.22.050, a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:

- a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and
- b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
- c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

The site plan complies with the setback requirements of the CBD zone. Lee Blvd. is the front lot line (RMC 23.06.575) and is subject to a setback of 0' to 20'. The proposed front (Lee Blvd) setback is 4 feet. The property line bordering Goethals Dr is a side lot line (RMC 23.06.580). There is no setback (i.e. zero feet) requirement applicable to the side lot line.

CBD 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 affecting this site and the proposed dimensions:

Dimension	CBD Requirements	Proposed Dimension	
Side Yard Setback	0 feet	37.4 feet	
Front Yard Setback	0-20 feet *3	4 feet (Goethals) 6' west PL	
Rear Setback	0 feet	100 feet +	
Building Height	110 feet	25 feet (or less)	

^{*3} Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance

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 queuing lane entering and exiting the site using the full-access driveways connecting to Lee Blvd. and Goethals Drive. The Goethals Drive driveway is thirty (30) feet wide. The Lee Blvd. driveway is forty-four (44) feet wide. Both driveways currently provide access without causing congestion. The site plan implements maximum spatial efficiency for vehicle circulation; entry from Goethals Drive and exiting onto Lee Blvd. The site plan relies on the two existing full-access driveways. Vehicles exiting the service lane will have the choice of using either driveway to exit 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;

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. Walk-up service is offered directly from the sidewalk on Lee Blvd. Walk-up customers do not have to cross vehicle queuing lands or drive isles for service. On-site parking requirements for the café are satisfied in the queuing lane and in the parking areas immediately north of the café.

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 queuing lanes. That scenario does not exist in this proposal.

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 8+ vehicles to be in-queue. The CBD zone does not impose off-street parking requirements. 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 driveway connecting to Goethals Drive. The location of the café is designed to maximize the separation from the Goethals Dr driveway, thereby reducing the chances of queuing spilling into the public right-of-way. The development is not planned to install new freestanding signage. Most likely a wall-mounted sign will be used.

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 located outside of the Parkway District.

This proposal has been developed with close consideration of the controlling C-BD 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.

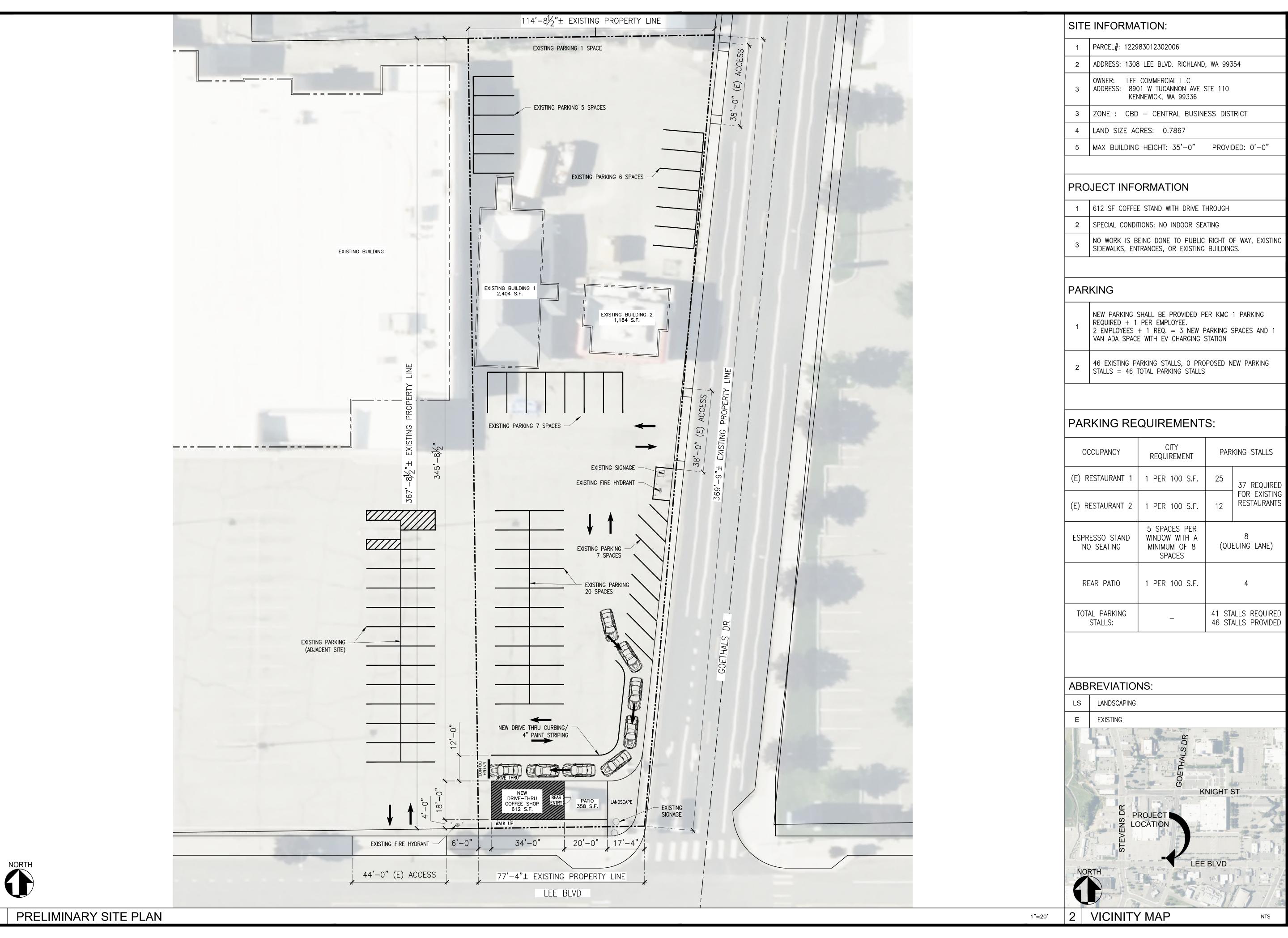
Sincerely,

Shane O'Neill

Shane O'Neill Clover Planning & Zoning LLC www.planclover.com (509)713-4560 planclover@outlook.com

Exhibit List

- 1) Site Plan
- 2) Maps
- 3) Vicinity Images
- 4) Vicinity video https://youtu.be/-OtlzpnQzuY



NOT FOR CONSTRUCTION

5/20/2025

63

ARCHITE(

APPROVAL STARTED DC

DRAWN CHECKED APPROVED

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF WHL ARCHITECTURE, PLLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LARRY LANDER POTH STATE AND LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

OCCUPANCY	CITY REQUIREMENT	PARKING STALLS	
(E) RESTAURANT 1	1 PER 100 S.F.	25	37 REQUIRED
(E) RESTAURANT 2	1 PER 100 S.F.	12	FOR EXISTING RESTAURANTS
ESPRESSO STAND NO SEATING	5 SPACES PER WINDOW WITH A MINIMUM OF 8 SPACES	8 (QUEUING LANE) 4	
REAR PATIO	1 PER 100 S.F.		
TOTAL PARKING STALLS:	_	41 STALLS REQUIRED 46 STALLS PROVIDED	

JOB # 25-027

ESPRE FEE SHOP I

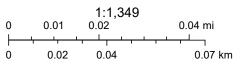
PRELIMINARY SITE PLAN

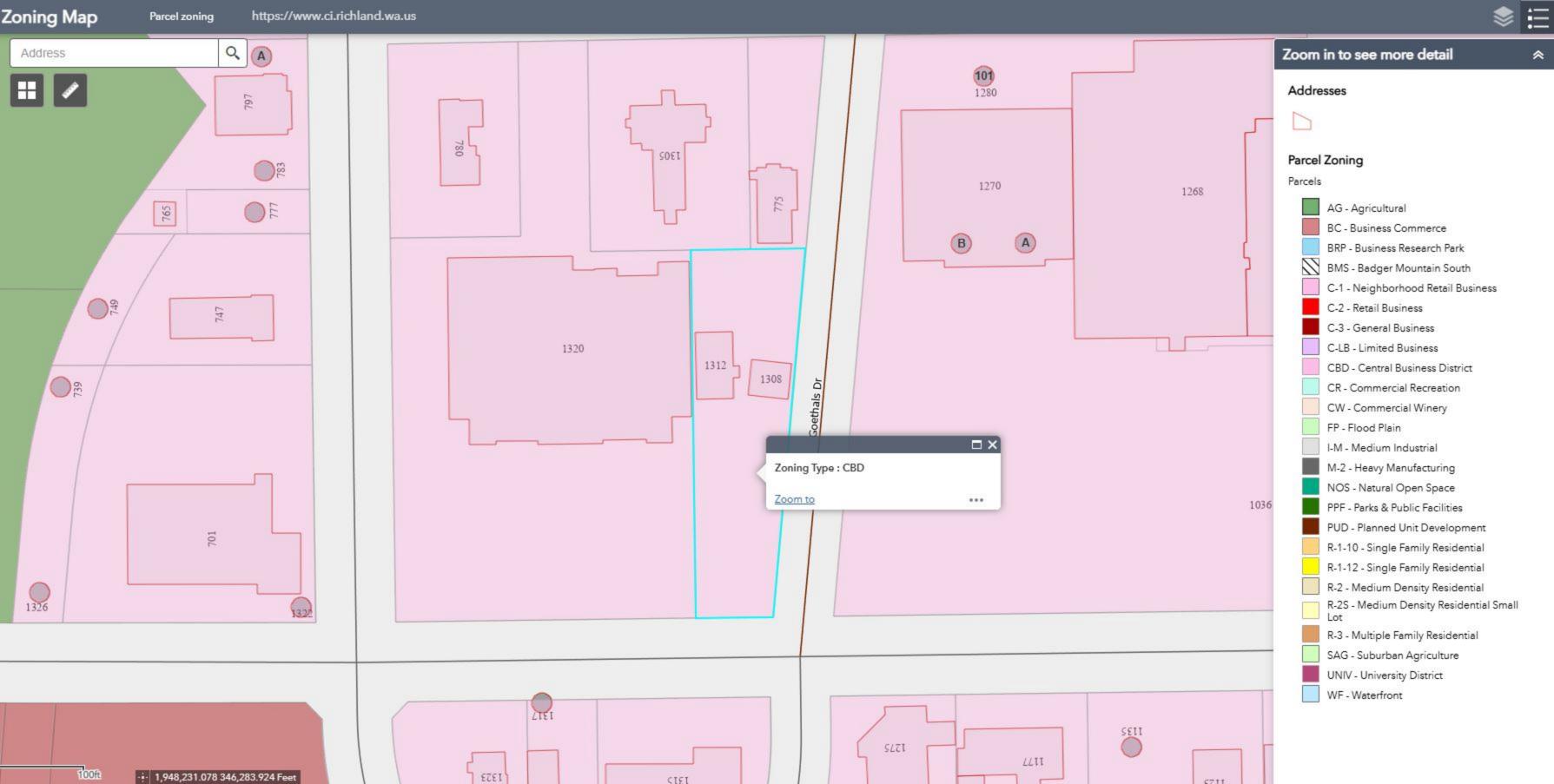
A-101

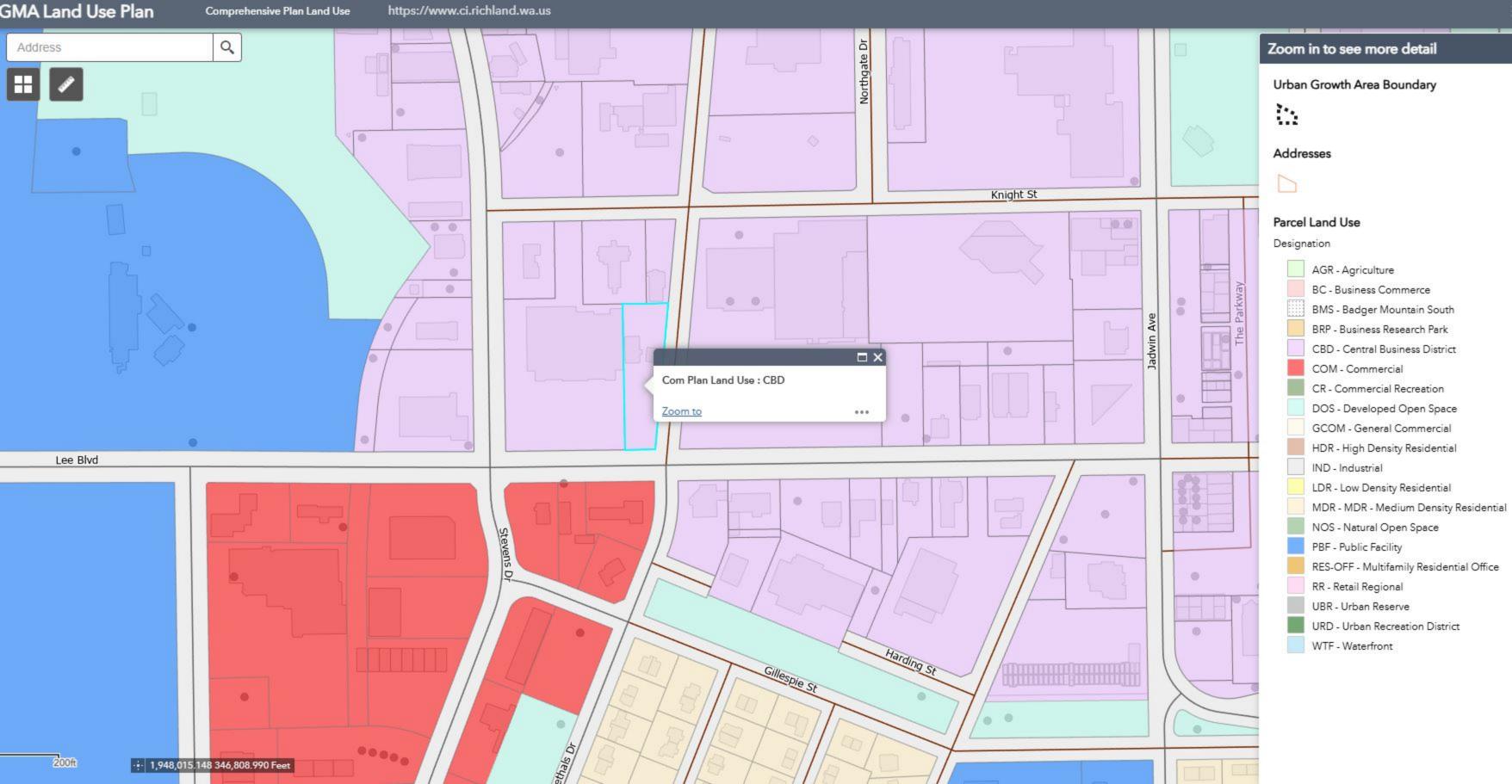
CBD Cafe Vicinity Map



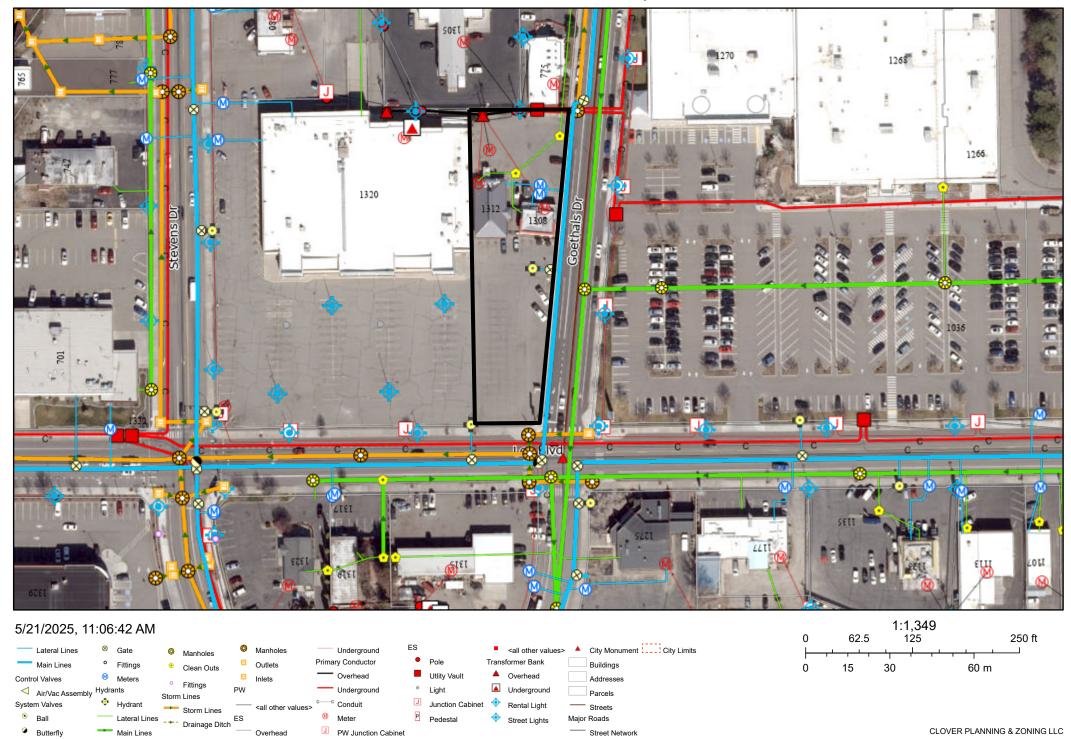




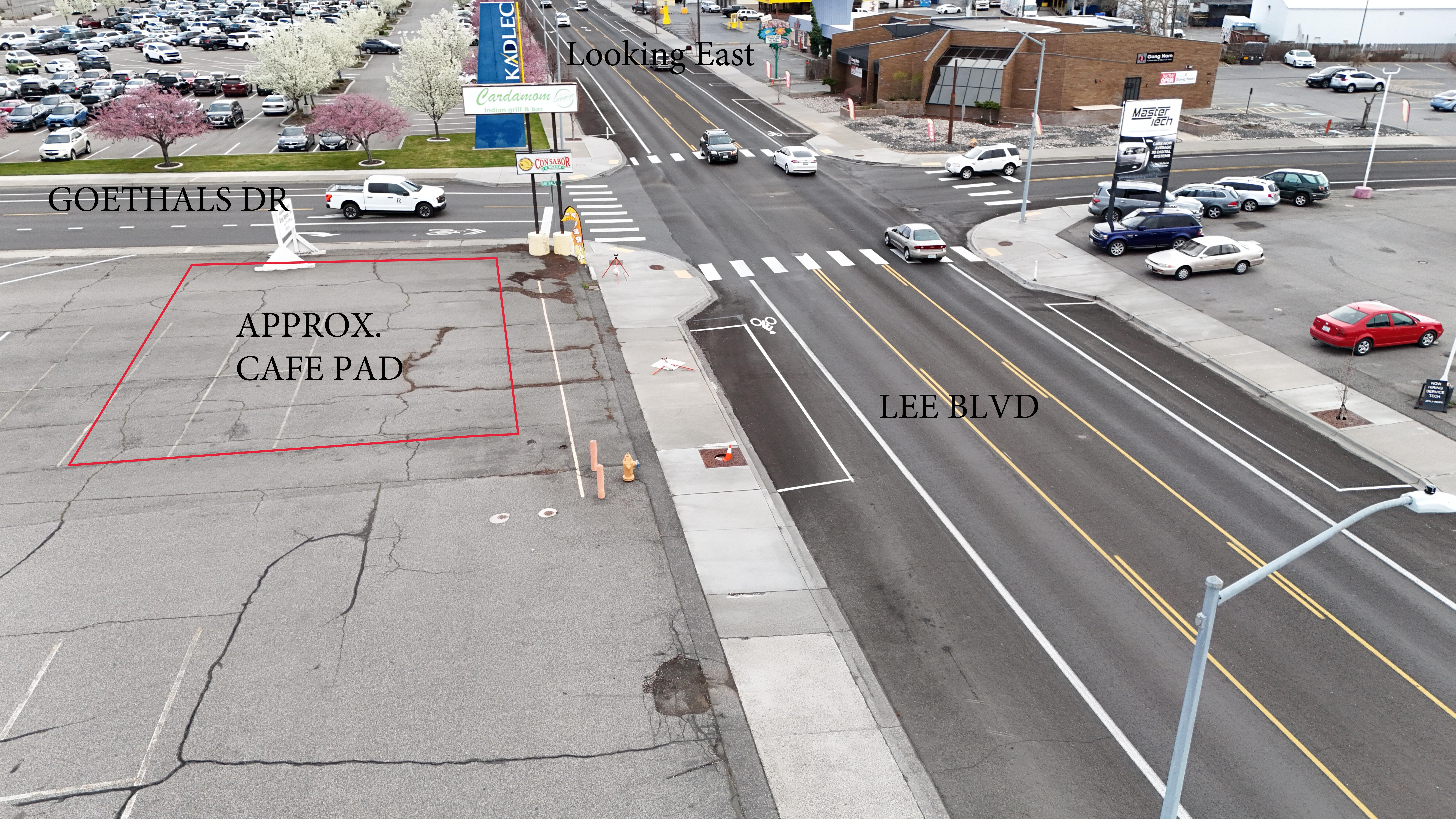




CBD Cafe Utilities Map









CASCADE TITLE COMPANY OF BENTON-FRANKLIN COUNTIES 8203 WEST QUINAULT AVE, SUITE 10, KENNEWICK, WA 99336 Phone: 509-783-0660 Fax: 509-783-6612

Agent for

TITLE RESOURCES GUARANTY COMPANY AMENDED ALTA COMMITMENT

SCHEDULE A

Title Officer: Sharon Walker

Order No.: CBF2635

Escrow Officer: Pamela J. Wilson

Reference No.: Add'l Ref:

Ref: MCKAY IDEAS LLC / LEE COMMERCIAL LLC

1. EFFECTIVE DATE: December 05, 2016 at 8:00 a.m.

2. POLICY OR POLICIES TO BE ISSUED:

a. ALTA 2006 STANDARD OWNER'S POLICY

Amount

\$640,720.00

Proposed Insured:

LEE COMMERCIAL LLC, A WASHINGTON LIMITED LIABILITY

COMPANY

C.

C:

b. ALTA 2006 EXTENDED LOAN POLICY

Amount

\$600,000.00

Proposed Insured:

NUMERICA CREDIT UNION

Proposed Insured:

Amount

PREMIUM INFORMATION:

a. GENERAL SCHEDULE RATE \$1,631.00 \$664.00

Tax: \$140.27

Total: \$1,771.27

b. SIMULTANEOUS RATE

Total: \$721.10

Tax: \$57.10

Tax:

Total:

3. THE ESTATE OR INTEREST IN THE LAND DESCRIBED HEREIN AND WHICH IS COVERED BY THIS COMMITMENT IS: Fee Simple

4. THE ESTATE OR INTEREST REFERRED TO HEREIN IS AT DATE OF COMMITMENT VESTED

MCKAY IDEAS LLC, A WASHINGTON LIMITED LIABILITY COMPANY

5. THE LAND REFERRED TO IN THIS COMMITMENT IS SITUATED IN THE COUNTY OF BENTON, STATE OF WASHINGTON AND IS MORE FULLY DESCRIBED AS FOLLOWS:

SEE ATTACHED EXHIBIT "A"

SCHEDULE B - SECTION I

REQUIREMENTS:

- INSTRUMENTS CREATING THE ESTATE OR INTEREST TO BE INSURED MUST BE APPROVED AND FILED OF RECORD.
- 2. PAYMENT OF CANCELLATION FEE IN ACCORDANCE WITH OUR FILED RATE SCHEDULE, TO BE IMPOSED IF THIS TRANSACTION IS CANCELED FOR ANY REASON.
- 3. THIS COMMITMENT SHALL NOT OBLIGATE THE COMPANY TO ISSUE ANY ENDORSEMENT. ALL ENDORSEMENTS TO BE ISSUED MUST BE AGREED TO BY THE COMPANY AND APPROPRIATE FOR THE ESTATE INSURED.
- 4. ANY SKETCH OR MAP ENCLOSED AS AN ATTACHMENT HEREWITH IS FURNISHED FOR INFORMATION PURPOSES ONLY TO ASSIST IN PROPERTY LOCATION WITH REFERENCE TO STREETS AND OTHER PARCELS. NO REPRESENTATION IS MADE AS TO ACCURACY AND THE COMPANY ASSUMES NO LIABILITY FOR ANY LOSS OCCURRING BY REASON OF RELIANCE THEREON.

END OF SCHEDULE B - SECTION I REQUIREMENTS

SCHEDULE B - SECTION II

SCHEDULE B OF THE POLICY OR POLICIES TO BE ISSUED WILL CONTAIN EXCEPTIONS TO THE FOLLOWING MATTERS UNLESS THE SAME ARE DISPOSED OF TO THE SATISFACTION OF THE COMPANY.

GENERAL EXCEPTIONS:

- A. RIGHTS OR CLAIMS DISCLOSED ONLY BY POSSESSION, OR CLAIMED POSSESSION, OF THE PREMISES.
- B. ENCROACHMENTS, OVERLAPS, BOUNDARY LINE DISPUTES WHICH WOULD BE DISCLOSED BY AN ACCURATE SURVEY OR INSPECTION OF THE PREMISES.
- C. EASEMENTS, PRESCRIPTIVE RIGHTS, RIGHTS-OF-WAY, STREETS, ROADS, ALLEYS OR HIGHWAYS NOT DISCLOSED BY THE PUBLIC RECORDS.
- D. ANY LIEN, OR RIGHT TO A LIEN, FOR CONTRIBUTIONS TO EMPLOYEES BENEFIT FUNDS, OR FOR STATE WORKERS' COMPENSATION, OR FOR SERVICES, LABOR OR MATERIAL HERETOFORE OR HEREAFTER FURNISHED, ALL AS IMPOSED BY LAW AND NOT SHOWN BY THE PUBLIC RECORDS.
- E. UNDERGROUND EASEMENTS, SERVITUDES OR INSTALLATIONS OF WHICH NO NOTICE IS OF RECORD.
- F. GENERAL TAXES NOT NOW PAYABLE; MATTERS RELATING TO SPECIAL ASSESSMENTS AND SPECIAL LEVIES, IF ANY, PRECEDING THE SAME BECOMING A LIEN.
- G. ANY SERVICE, INSTALLATION, CONNECTION, MAINTENANCE, OR CONSTRUCTION CHARGES FOR SEWER, WATER, ELECTRICITY, NATURAL GAS OR OTHER UTILITIES OR GARBAGE COLLECTION AND DISPOSAL.
- H. RESERVATIONS OR EXCEPTIONS IN UNITED STATES PATENTS OR IN ACTS AUTHORIZING THE ISSUANCE THEREOF.
- INDIAN TRIBAL CODES OR REGULATIONS, INDIAN TREATY OR ABORIGINAL RIGHTS, INCLUDING EASEMENTS OR EQUITABLE SERVITUDES.
- J. WATER RIGHTS, CLAIMS OR TITLE TO WATER.
- K. DEFECTS, LIENS ENCUMBRANCES, ADVERSE CLAIMS OR OTHER MATTERS, IF ANY, CREATED, FIRST APPEARING IN THE PUBLIC RECORDS OR ATTACHING SUBSEQUENT TO THE EFFECTIVE DATE HEREOF BUT PRIOR TO THE DATE THE PROPOSED INSURED ACQUIRES FOR VALUE OF RECORD THE ESTATE OR INTEREST OR MORTGAGE THEREON COVERED BY THIS COMMITMENT

END OF SCHEDULE B SECTION II GENERAL EXCEPTIONS

SPECIAL EXCEPTIONS:

1. LIEN OF REAL ESTATE EXCISE TAX UPON ANY SALE OF SAID PREMISES, IF UNPAID.

NOTE: EXCISE TAX OF 1.78% IS DUE ON THE SALES PRICE OF ALL PROPERTY IN CITY OF RICHLAND TAX CODE AREAS R1.

2. EASEMENTS AS SHOWN ON THE FACE OF THE PLAT AND AMENDED BY AUDITOR'S FILE NO. 373909.

NOTE: RELINQUISHMENT OF EASEMENTS RECORDED JULY 26, 1961 UNDER AUDITOR'S FILE NOS, 459883 AND 459884.

3. EASEMENT(S) RESERVED IN DEED FROM UNITED STATES OF AMERICA UNDER WHICH TITLE IS CLAIMED AND THE TERMS AND CONDITIONS THEREOF:

GRANTEE:

TO RECORD OWNERS OF LOT 1 OF BLOCK 626

PURPOSE:

USE, MAINTAIN, REPAIR AND REPLACE EXISTING UTILITY LINE

AND APPURTENANCES

DATED:

DECEMBER 13, 1960

RECORDING NO.:

447885

4. EASEMENT, INCLUDING THE TERMS, COVENANTS AND PROVISIONS THEREOF;

BETWEEN:

THE UNITED STATES OF AMERICA

AND:

ALBERTSONS, INC., A NEVADA CORPORATION

DATED: RECORDED: JULY 17, 1961

JULY 26, 1961

RECORDING NO.:

459882

- 5. EASEMENTS FOR UTILITIES RESERVED OVER A PORTION OF LOTS 3 AND 4, BLOCK 626, PLAT OF RICHLAND, GRANTED BY ALBERTSON'S, INC., A NEVADA CORPORATION, TO CITY OF RICHLAND, WASHINGTON, A MUNICIPAL CORPORATION, BY INSTRUMENT DATED JUNE 19, 1961, RECORDED JULY 26, 1961, UNDER AUDITOR'S FILE NO. 459885.
- 6. EASEMENT FOR INGRESS AND EGRESS OF VEHICULAR AND PEDESTRIAN TRAFFIC OVER AND ACROSS SAID PREMISES, TO BE USED TOGETHER WITH THE PREMISES ADJOINING ON THE WEST, AS CREATED BY INSTRUMENT RECORDED MAY 3, 1965; UNDER AUDITOR'S FILE NO. 540882.

CONTINUED

7. TERMS, CONDITIONS, RESTRICTIONS, STIPULATIONS AND EASEMENTS AS CONTAINED IN DEED RECORDED MARCH 29, 1968 UNDER AUDITOR'S FILE NO. 588969, AS FOLLOWS:

GRANTOR SHALL ONLY USE THE REAL PROPERTY HEREIN CONVEYED FOR LAWFUL RETAIL PURPOSES, LAWFUL APARTMENT PURPOSES, OR LAWFUL PROFESSIONAL PURPOSES. SO LONG AS GRANTOR HOLDS AN INTEREST AS OWNER OR TENANT OF THE SAID WESTERLY ADJOINING REAL PROPERTY, GRANTEE SHALL NOT PERMIT, ALLOW OR USE ANY OF THE REAL PROPERTY HEREIN CONVEYED FOR ANY OF THE PURPOSES OF A FOOD STORE, OR RETAIL SUPERMARKET, HOWEVER, GRANTEE MAY OPERATE A RESTAURANT THEREON.

GRANTEE AGREES NOT TO PERMIT, ALLOW, ERECT OR PLACE ANY BUILDING OR STRUCTURES LYING SOUTHERLY OF A LINE DESCRIBED AS A LINE MARKING THE SOUTHERLY FACE OF THE EXISTING BUILDINGS OF ALBERTSON'S FOOD CENTER AND DRUG STORE ON THE SAID WESTERLY ADJOINING REAL PROPERTY, AND AS SAID LINE IS EXTENDED EASTERLY ACROSS THE HEREIN CONVEYED REAL PROPERTY TO GUTHRIE AVENUE AS IT NOW EXISTS.

GRANTOR HEREBY RESERVES AN EASEMENT FOR INGRESS, EGRESS BY VEHICULAR AND PEDESTRIAN TRAFFIC AND SUCH EASEMENT IS FOR THE BENEFIT OF THE GRANTOR, AND THE OWNER, THEIR SUCCESSORS AND ASSIGNS AND THEIR TENANTS OF SAID ADJOINING REAL PROPERTY AND MAY BE USED IN COMMON BY GRANTEE, ITS SUCCESSORS AND ASSIGNS, AND THEIR TENANTS, TO AND FROM GUTHRIE AVENUE, OVER, UPON AND ACROSS AN EASEMENT AREA ON THE HEREIN CONVEYED REAL PROPERTY APPROXIMATELY TWENTY-FIVE (25) FEET IN WIDTH ADJOINING AND LYING NORTHERLY OF THE SAID LINE MARKING THE NORTHERLY FACE OF THE EXISTING BUILDINGS OF ALBERTSON'S FOOD CENTER AND OF THE DRUG STORE, AND AS SAID LINE AND EASEMENT ARE EXTENDED EASTERLY FROM SAID WESTERLY ADJOINING REAL PROPERTY TO GUTHRIE AVENUE AS IT NOW EXISTS. GRANTEE AGREES NOT TO BUILD ANY STRUCTURES OR BUILDINGS ON SAID EASEMENT AREA.

8. DEED OF TRUST;

AMOUNT:

\$316,000.00

DATED:

DECEMBER 10, 2012

RECORDED:

DECEMBER 20, 2012

RECORDING NO.:

2012-040335

GRANTOR:

MCKAY IDEAS, LLC, A WASHINGTON LIMITED LIABILITY COMPANY

TRUSTEE:

CASCADE TITLE COMPANY

BENEFICIARY:

GESA CREDIT UNION

9. ASSIGNMENT OF RENTS, UPON AND SUBJECT TO ALL OF THE PROVISIONS CONTAINED THEREIN, GIVEN AS ADDITIONAL SECURITY FOR PAYMENT OF THE INDEBTEDNESS SECURED BY THE DEED OF TRUST INSURED HEREIN:

DATED:

DECEMBER 10, 2012

RECORDED:

DECEMBER 20, 2012

RECORDING NO.:

2012-040336

EXECUTED BY:

MCKAY IDEAS, LLC, A WASHINGTON LIMITED LIABILITY

COMPANY, AS ASSIGNOR

TO:

GESA CREDIT UNION, AS ASSIGNEE

10. UNRECORDED LEASEHOLDS, RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED ON THE PREMISES AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES, IF ANY SUCH INTEREST EXISTS.

11. ANY SECURITY INTEREST IN GOODS WHICH ARE OR MAY BECOME FIXTURES LOCATED ON SAID PREMISES CREATED OR EXISTING UNDER THE PROVISIONS OF UNIFORM COMMERCIAL CODE R.C.W. 62-A.

END OF SCHEDULE B- SECTION II SPECIAL EXCEPTIONS

NOTES:

a. THE ADDRESS OF THE SUBJECT PROPERTY IS:

1308 & 1312 LEE BLVD RICHLAND, WA 99354

 ACCORDING TO THE RECORDS OF BENTON COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:

TAX ACCOUNT NO.: 1-1198-302-0626-004

LAND:

\$254,280.00

IMPROVEMENTS:

\$137,230.00

TOTAL:

\$391,510.00

c. THE FOLLOWING ABBREVIATED LEGAL DESCRIPTION IS PROVIDED AS A COURTESY TO ENABLE THE DOCUMENT PREPARER TO CONFORM WITH THE REQUIREMENTS OF RCW 65.04.045, PERTAINING TO STANDARDIZATION OF RECORDED DOCUMENTS.

ABBREVIATED LEGAL DESCRIPTION:

Block 626, Lot 4, Subdivision of PLAT OF RICHLAND

- d. ACCORDING TO EVIDENCE SUPPLIED TO THIS COMPANY, DAVID MCKAY AND LYDIA MCKAY IS/ARE AUTHORIZED TO SIGN FOR MCKAY IDEAS LLC; ANY AMENDMENTS THERETO SHOULD BE SUBMITTED PRIOR TO CLOSING.
- e. THERE ARE NO CONVEYANCES AFFECTING SAID PREMISES RECORDED WITHIN THE LAST 24 MONTHS.
- f. GENERAL TAXES FOR 2016 IN THE SUM OF \$4,591.71, ARE PAID IN FULL. TAX ACCOUNT NO. 1-1198-302-0626-004. (AREA CODE R1, FIRST HALF TAXES ARE DELINQUENT MAY 1. LAST HALF TAXES ARE **DELINQUENT NOVEMBER 1.)**

END OF SCHEDULE B-SECTION II NOTES

Authorized Signature

EXHIBIT "A"

LOT 4, BLOCK 626, PLAT OF RICHLAND, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUMES 6 AND 7 OF PLATS, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 4;

THENCE NORTH 0°48'50" WEST ALONG THE WEST LINE OF SAID LOT AND THE EAST LINE OF STEVENS DRIVE 383.79 FEET TO THE SOUTHWEST CORNER OF LOT 1:

THENCE NORTH 89°14'05" EAST ALONG THE LINE COMMON TO LOTS 1 AND 4, 130.36 FEET TO THE SOUTHEAST CORNER OF LOT 1;

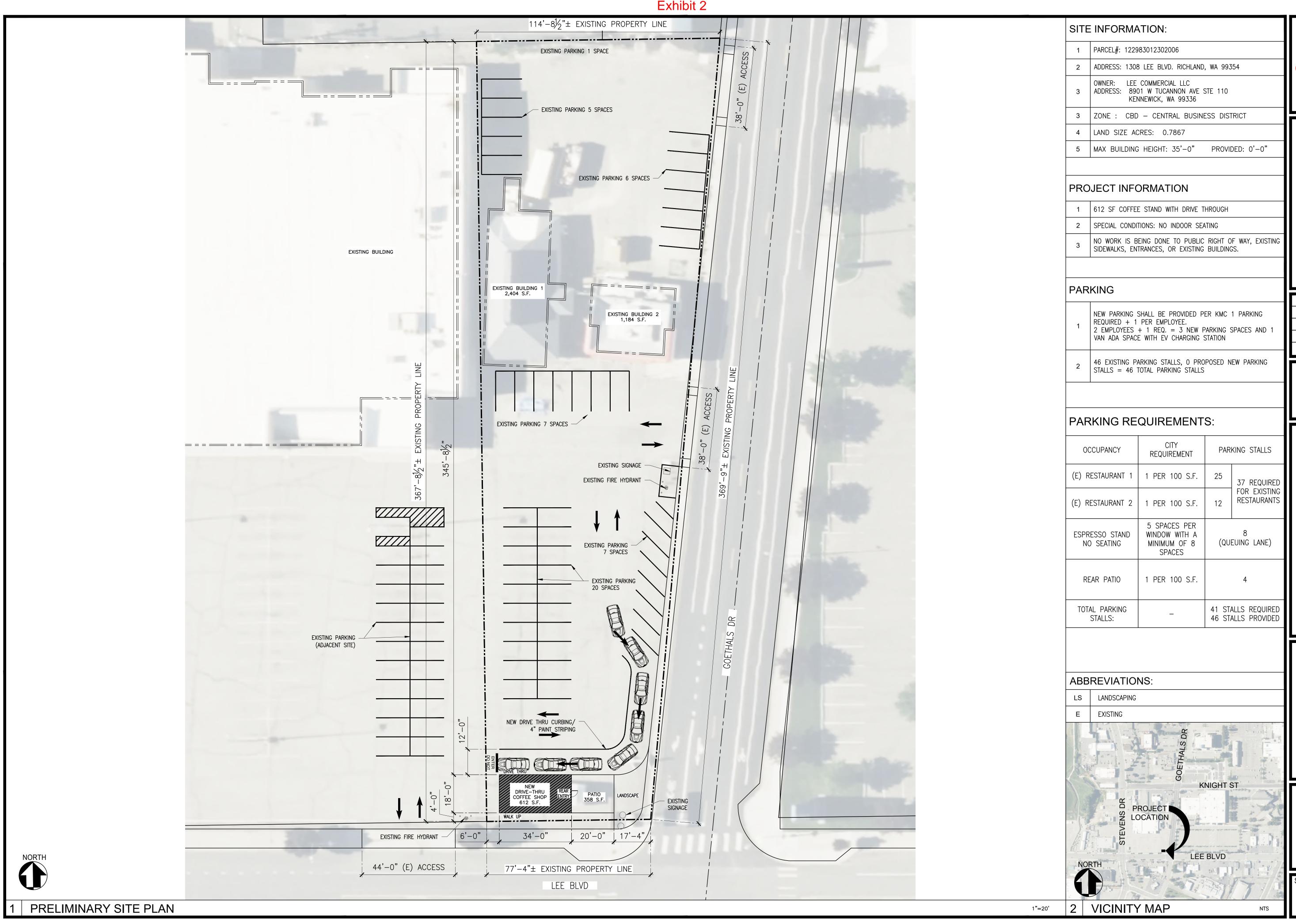
THENCE NORTH 0°48'50" WEST ALONG THE LINE COMMON TO LOTS 1 AND 4, 194.70 FEET TO THE NORTHEAST CORNER OF SAID LOT 1, SAID CORNER BEING ON THE SOUTH LINE OF KNIGHT STREET;

THENCE NORTH 88°56'35" EAST ALONG MOST NORTHERLY LINE OF LOT 4 AND THE SOUTH LINE OF KNIGHT STREET 69.62 FEET TO THE NORTHWEST CORNER OF LOT 2:

THENCE SOUTH 0°45'55" EAST ALONG THE LINE COMMON TO LOTS 2 AND 4, 211.07 FEET TO THE SOUTHWEST CORNER OF LOT 2;

THENCE NORTH 89°14'05" EAST ALONG THE LINE COMMON TO LOTS 2 AND 4, 100.66 FEET TO A POINT WHICH IS 59.34 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 2;

THENCE SOUTH 0°45'55" EAST 367.93 FEET TO A POINT ON THE SOUTH LINE OF LOT 4, SAID POINT BEING ON THE NORTH LINE OF LEE BOULEVARD AND 77.33 FEET FROM THE SOUTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 89°14'25" WEST ALONG THE SOUTH LINE OF SAID LOT 4 AND THE NORTH LINE OF LEE BOULEVARD, 300.03 FEET TO THE POINT OF BEGINNING.



NOT FOR

CONSTRUCTION

5/20/2025

DESIGNS LLC
MIENKO@DRAFTCODESIGNS.COM

PANDER MILENKO@DI
WHL ARCHITE(
509.520.6099 WHLARCH

APPROVAL

STARTED DC

DRAWN DC

CHECKED —

APPROVED —

COPYRIGHT NOTICE: USE OF THESE PLANS WITHOUT EXPLICIT PERMISSION OF WHL ARCHITECTURE, PLLC AND PAYMENT IS A COPYRIGHT VIOLATION WHICH MAY SUBJECT THE USER TO LIABILITY UNDER BOTH STATE AND FEDERAL LAW. THE BUILDER/OWNER IS LICENSED A ONE-TIME USE OF THESE PLANS. ALL PLANS ARE SITE SPECIFIC.

EE SHOP

ESPRI

JOB # 25-027

PRELIMINARY SITE PLAN

SHEET NO.:

A-101

Purpose of checklist

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

Instructions for applicants

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

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

Instructions for lead agencies

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

Use of checklist for nonproject proposals

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

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

A.Background

Find help answering background questions²

1. Name of proposed project, if applicable:

Heyden 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:

April 11, 2025

5. Agency requesting checklist:

City of Richland

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

Construction begins July 2025 and may be completed by Spring 2026.

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 a 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 portions of a 0.7-acre site in the Central Business District with a 600 square foot drive-through café. Café development includes parking stall restriping and drive isles, patio seating and landscaping.

SEPA Environmental checklist (WAC 197-11-960)

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

Site development does not propose increased impervious surfaces. Impervious surfaced will be reduced.

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.

1308 Lee Blvd, Richland, Washington. The site is at the northwest corner of Goethals Drive and Lee Blvd. Site plan included herewith.

B.Environmental Elements

1. Earth

Find help answering earth questions³

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.

Finley fine sandy loam, 0 to 2 percent slopes, (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 50 cubic yards, no net fill or export.

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

Wind erosion is possible during construction only.

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

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

95% impervious surfaces from the building and parking/driving asphalt. This is a reduction of impervious surfaces as compared to the existing condition.

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 questions⁴

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 questions⁵

a. Surface:

Find help answering surface water questions⁶

 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

⁴ https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-

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

⁶ 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 questions⁷

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):

 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.

⁷ 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), bioswale(s) 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 captured and infiltrated on-site using infiltration trench(es), bioswale(s) and/or the existing stormwater vault.

4. Plants

Find help answering plants questions

a.	Check the types of vegetation found on the site: None
	\square deciduous tree: alder, maple, aspen, other
	\square evergreen tree: fir, cedar, pine, other
	□ shrubs
	□ grass
	□ pasture
	□ crop or grain
	$\hfill \Box$ orchards, vineyards, or other permanent crops.
	$\hfill \square$ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
	☐ water plants: water lily, eelgrass, milfoil, other
	\square 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 grasses and/or shrubs will be planted along beside the patio, by Goethals.

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 questions⁸

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 questions⁹

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

https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals 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 questions¹⁰

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

No

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

None.

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.

COR: According to WA Dept of Ecology, Cleanup and Tank Search, the property directly across Lee Blvd to the south None. (1315 Lee Blvd) was a gas station from early 1950s until 1999. The site had 5 underground storage tanks which leaked petroleum into the soil. Clean up has started and is currently being monitored (DOE Cleanup Site ID #7128).

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 roadways and further mitigated by ample separation from other buildings.

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

Mitigation measures are not warranted.

¹⁰ 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 questions¹¹

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 - Restaurants

North - Tavern

West - Retail Commercial (closed)

East – Hospital administrative offices

South - Automotive repair

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

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.

Two restaurant buildings.

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

No

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

CBD (Central Business District)

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.

¹¹ 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

I. 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 questions¹²

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

Zero

 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 questions¹³

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

13 https://ecology.wa.gov/Regulations_Permits/SEPA/Environmental-review/SEPA_guidance/SEPA_checklist-

¹³ 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 questions¹⁴

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

None

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 is 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?

The Urban Greenway Trail (UGT) is to the west at Stevens Drive/Lee Blvd.

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 questions¹⁵

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

No

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material

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
 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

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.

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.

14. Transportation

Find help with answering transportation questions¹⁶

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.

Goethals Drive adjacent to the site is a Local roadway. Lee Blvd adjacent to the site is a Major Collector.

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

COR: Ben Franklin Transit (BFT) has a transit center to the north of the proposed project (corner of Knight).

to the north of the proposed project (corner of Knight Street and Goethals Drive). Routes that currently use the Lee Blvd. and Goethals Dr. intersection are: Routes 20, 25,123, and 240x.

Goethals Drive is part of Ben-Franklin Transit bus route # 25. the Lee Blvd. and Goethals Dr. intersection are:

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

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

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

According to the 11th Edition of the ITE Trip Generation Manual, the café will generate up to 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 public roadways.

15. Public services

Find help answering public service questions¹⁷

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 questions¹⁸

- a. Circle utilities <u>currently available</u> at the site: <u>electricity</u>, natural gas, <u>water</u>, 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.

C.Signature

Find help about who should sign¹⁹

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.

guidance/SEPA-Checklist-Section-C-Signature

¹⁷ 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
¹⁸ https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities
¹⁹ https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-



X Shane O'Neill (UCC 1-308)

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: 4/10/2025

D.Supplemental sheet for non-project actions

Find help for the non-project actions worksheet²⁰

Do not use this section for project actions.

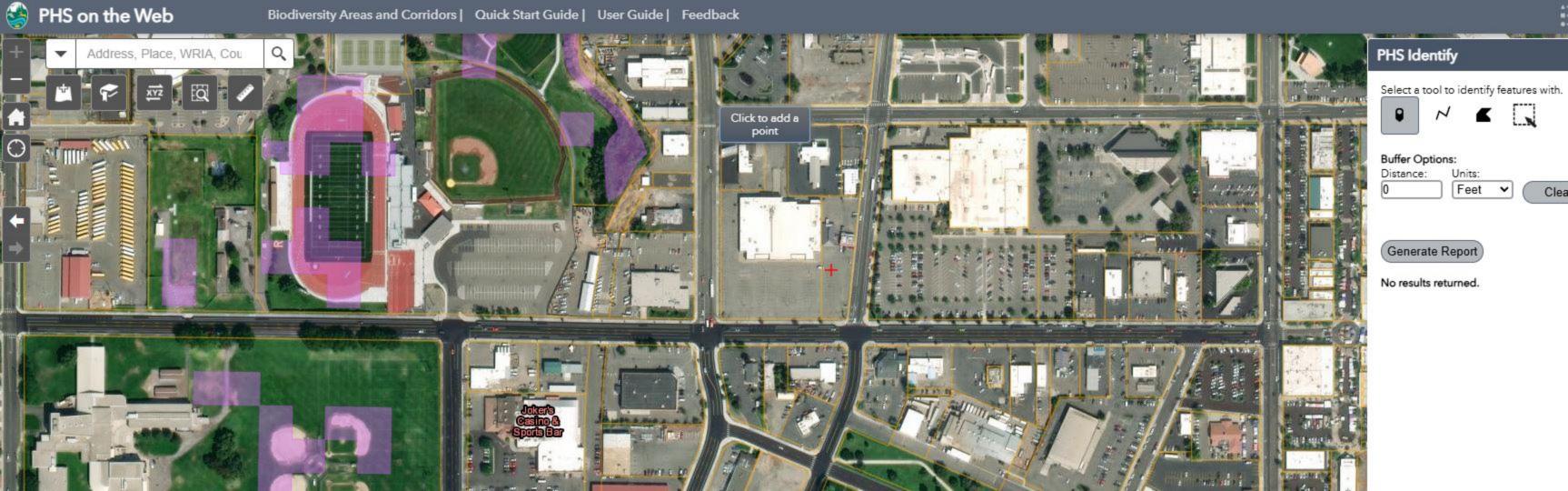
Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

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:
- 3. How would the proposal be likely to deplete energy or natural resources?
 - Proposed measures to protect or conserve energy and natural resources are:

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

- 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.



Clear



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

8

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
FeA	Finley fine sandy loam, 0 to 2 percent slopes	0.2	100.0%
Totals for Area of Interest		0.2	100.0%

Exhibit 4



File No. PLN-T1-2025-00245

<u>CITY OF RICHLAND</u> Determination of Non-Significance

Description of Proposal: Development of a portion of a 0.81-acre site in the Central

Business District with a 600 square foot drive-through café. Café development includes parking stall restriping and drive isles, patio seating and landscaping. Site development does not propose increased impervious surfaces. Impervious surface will

be reduced.

Proponent: Shane O'Neill

Clover Planning & Zoning LLC

6904 Rogue Dr Pasco, WA 99301

Location of Proposal: The site address is 1312 Lee Blvd, Richland, Washington. The

site is at the northwest corner of Goethals Drive and Lee Blvd.

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: June 30, 2025

Signature Math Sta

Exhibit 5



CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00015 & PLN-T1-2025-00245)

Notice is hereby given that Clover Planning and Zoning, on behalf of the property owner, Greg Markel, 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 600 square feet in size with a small patio area and will be located at the corner of Lee Boulevard and Goethals Drive. The parcel is approximately 0.81 acres in size. For more information, please visit the City of Richland's land use action website at:

https://www.ci.richland.wa.us/departments/development-services/planning/land-use

Project Site: The project site is located south of 1308 and 1312 Lee Blvd (APN 1-11983020626004). The site has a zoning designation of Commercial Business District (CBD), according to the City of Richland zoning code.

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, July 14, 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 https://www.ci.richland.wa.us.

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

Comment Period Starts: June 16, 2025

Comment Period Ends: July 14, 2025 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Thursday, July 03, 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: 1312 Lee Blvd - Special Use Permit Applicant: Clover Planning & Zoning File #: PLN-T2-2025-00015





Please publish the following:

Type of Legal Ad: Notice of Application, Public Hearing

Date(s) of Publication: Sunday, June 15, 2025

Richland's TCH Account: AP36823

For Invoice Text Box on TCH Invoice

(Richland MUNIS Description)

PLN-T2-2025-00015 & PLN-T1-2025-00245

For PO Box on TCH Invoice

(Richland Account No. - MUNIS)

D2586000 4401

Attention: Jen Anderson (TC)

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00015 & PLN-T1-2025-00245)

Notice: Clover Planning and Zoning LLC, on behalf of Greg Markel, owner, 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 600 square feet in size with a small patio area and will be located at the corner of Lee Blvd and Goethals Dr. The parcel is approximately 0.81 acres in size.

Project Site: The project site is located south of 1308 and 1312 Lee Boulevard (APN 1-11983020626004).

Public Hearing: The Richland Hearing Examiner will conduct a public hearing and review of the application on **Monday, July 14, 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. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed at www.ci.richland.wa.us.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline for written comments is 6:00 p.m., Sunday, July 13, 2025. However, written comments must be received no later than 5:00 p.m. on Thursday, July 03, 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, June 15, 2025

2 AFFIDAVIT OF POSTING 3 STATE OF WASHINGTON 4) ss. COUNTY OF BENTON 5 6 COMES NOW, Ryan Nelson, who, being first duly sworn upon oath deposes and says: 7 1. I am an employee in the Planning Division of the Development Services Department for the City of Richland. 8 On the 16th day of June, 2025, I posted the attached NOTICE OF PUBLIC HEARING, 2. File Number PLN-T2-2025-00015 (1312 Lee Blvd - Special Use Permit) in the 9 following location: 10 Tied to the base of an existing sign post at the northwest corner of Lee Blvd and Goethals Drive. 11 12 13 14 SIGNED AND SWORN to before me this 16th day of June 2025, by Ryan Nelson. 15 16 17 18 Printed Name Notary Public in and for the State of Washington, 19 Residing in (25 Swift Blvd. Rich and WA 20 My appointment expires: 09/06/2008 21

AFFIDAVIT OF POSTING (Master File #: PLN-T2-2025-00015)

1

22

23

24

25

1					
2	AFFIDAVIT OF MAILING				
3					
4	STATE OF WASHINGTON) ss.				
5	COUNTY OF BENTON)				
6	COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:				
7					
8	1. I am an employee in the Planning & Development Department for the City of Richland.				
9	2. On the 13th day of June 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-				
10	00015 & PLN-T1-2025-00245) to the attached list of individuals via regular USPS or email on the date indicated above.				
11	Clark Hoan				
12	Signed: odi Hogan				
13					
14	SIGNED AND SWORN to before me this 17th day of June, 2025 by				
15	Direct pan Do dear				
16	WILLIAM STATE OF THE STATE OF T				



Notary Public in and for the State of Washington,

Print Name
Residing at 425 Swff Blvd. Richland
My appointment expires: 09/06/2028

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



CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (PLN-T2-2025-00015 & PLN-T1-2025-00245)

Notice is hereby given that Clover Planning and Zoning, on behalf of the property owner, Greg Markel, 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 600 square feet in size with a small patio area and will be located at the corner of Lee Boulevard and Goethals Drive. The parcel is approximately 0.81 acres in size. For more information, please visit the City of Richland's land use action website at:

https://www.ci.richland.wa.us/departments/development-services/planning/land-use

Project Site: The project site is located south of 1308 and 1312 Lee Blvd (APN 1-11983020626004). The site has a zoning designation of Commercial Business District (CBD), according to the City of Richland zoning code.

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, July 14, 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 https://www.ci.richland.wa.us.

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

Comment Period Starts: June 16, 2025

Comment Period Ends: July 14, 2025 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Thursday, July 03, 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: 1312 Lee Blvd - Special Use Permit Applicant: Clover Planning & Zoning File #: PLN-T2-2025-00015





Joan Moore Po Box 3165 Harrisburg, Pa 17105-3165

Arlenes Flowers Inc 1177 Lee Blvd Richland, Wa 99352

Providence St Joseph Health Po Box 182046 Columbus, Oh 43218

Undeveloped 1280 Lee Blvd Ste 101 Richland, Wa 99352

LEE COMMERICAL LLC 89 TUCANNON AVE 110 KENNEWICK, WA 99336

WALTER WACHTEL 251 S TIETON RD TIETON, WA 98947-9704

Albertsons Inc 60003 Po Box 2440

Spokane, Wa 99210

Susan Parker 1319 Lee Blvd Richland, Wa 99352-4141

Whiskey River Bar & Grill 775 Goethals Dr Richland, Wa 99352

GO FAMILY LIMITED PARTNERSHIP 329 N KELLOGG ST KENNEWICK, WA 99336 Us Linen 1106 Harding St

Richland, Wa 99352-4214

Providence St Joseph Health

Po Box 182046

Columbus, Oh 43218

Dong Min Llc 1402 S Grant St Kennewick, Wa 99338

Richland Labor Temple

1305 Knight St

Richland, Wa 99352

MCDUFF ENTERPRISES
3633 E SANSON AVE
SPOKANE, WA 99217-6674

Ancient Arts Massage

1319 Lee Blvd

Richland, Wa 99352-4141

CAZIER ENTERPRISES

2798 KATIE RD

KENNEWICK, WA 99338-7304

Pacific Pasta & Grill 603 Goethals Dr Richland, Wa 99352

Neighbors Conoco 780 Stevens Dr Richland, Wa 99352

Gesa Credit Union

Po Box 500

Richland, Wa 99352-0500

Exhibit 6

From: JoDee Peyton To: **Planning**

Deana Chiodo; Alea Jensen; Marizela Silva; Ariana Shelby; Erin Hockaday Cc: RE: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd - New Coffee Stand Subject:

Date: Monday, June 16, 2025 2:18:22 PM

Attachments: image002.png

image004.png image005.png image006.png image007.png

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

This office has reviewed the above referenced proposal and has the following comments:

- 1. Municipal services, such as sewer and water, are provided to the development.
- 2. Any proposed food service establishment must meet the regulations of WAC 246- 215. which includes obtaining pre-construction approval and an operating permit from the Benton-Franklin Health District for the food service establishments.

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

JoDee A. Peyton, EHS

Manager

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 jodeer@bfhd.wa.gov







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

Sent: Monday, June 16, 2025 2:14 PM

To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton

- <a>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>; Deanna Davis <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>; Jessica Lally, Yakama Nation <Jessica Lally@Yakama.com>; JLKinch@bpa.gov; JoDee Peyton <Jodeer@bfhd.wa.gov>; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; 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 <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>; Zanin, Heather <hzanin@ci.richland.wa.us>

Subject: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd

Good Afternoon,

Shane O'Neill of Clover Planning and Zoning, on behalf of the property owner, Greg Markel, has filed for a special use permit application to allow for the development of a drive-through coffee stand. The coffee stand is proposed to be approximately 600 square feet in size with a small patio area and will be located near the intersection of Lee Blvd and Goethals Drive. The parcel (APN 1-11983020626004) is approximately 0.81 acres in size and is located within the City of Richland's Central Business District (CBD) zone.

Please view the related materials at

https://www.ci.richland.wa.us/departments/development-services/planning/land-use or on the SEPA Register #202502499 and submit any comments no later than 5:00pm on July 03, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,



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

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

This email was sent from outside the BFHD Network

IMPORTANT: Email coming & going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.

 From:
 Chris Sittman

 To:
 Planning

 Cc:
 Wendy Durado

Subject: RE: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd

Date: Wednesday, June 18, 2025 10:35:44 AM

Attachments: <u>image001.pnq</u>

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

KID has no comments.

Chris D. Sittman

Engineering Dept./CAD Specialist Kennewick Irrigation District 2015 S. Ely St. Kennewick, WA 99337

Desk: 509-460-5435 Cell: 509-873-1123

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

Sent: Monday, June 16, 2025 2:14 PM

To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton

<a>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

 $<\!\!\text{Planning.Department}@co.benton.wa.us>; Benton PUD, Broadband <\!\!\text{osp}@noanet.net>; Benton PUD, Broadband <\li>\text{osp}@noanet.net>; Benton PUD, Broadband <\li>\text{osp}@noanet.net$

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>; 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>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>;

JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle < john.lyle@bentoncleanair.org>; Junior Campos

<junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper

<kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>;

Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Kramer, Steve

<skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>;

Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; NMCummings@bpa.gov; Noah 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@Cl.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>; Zanin, Heather <hzanin@ci.richland.wa.us>

Subject: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd

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.

Good Afternoon,

Shane O'Neill of Clover Planning and Zoning, on behalf of the property owner, Greg Markel, has filed for a special use permit application to allow for the development of a drive-through coffee stand. The coffee stand is proposed to be approximately 600 square feet in size with a small patio area and will be located near the intersection of Lee Blvd and Goethals Drive. The parcel (APN 1-11983020626004) is approximately 0.81 acres in size and is located within the City of Richland's Central Business District (CBD) zone.

Please view the related materials at

https://www.ci.richland.wa.us/departments/development-services/planning/land-use or on the SEPA Register #202502499 and submit any comments no later than 5:00pm on July 03, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,



Ryan Nelson Planner 625 Swift Blvd., MS-35 | Richland, WA 99352 509.942.7587 to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

From: Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ

To: Planning

Subject: RE: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd

Date: Monday, June 23, 2025 4:41:40 PM

Attachments: <u>image001.png</u>

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

Ryan,

Bonneville Power Administration (BPA) has had the opportunity to review PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd. In researching our records, we have found that this proposal will not directly impact BPA facilities. 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 or by email at <u>JLKinch@bpa.gov</u>.

Thank you for the opportunity to review this application.

Deborah Rodgers

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

(CONTR) Actalent

Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ

dxrodgers@bpa.gov | O: 509-544-4749 | C: 360-624-0566

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

Sent: Monday, June 16, 2025 2:14 PM

To: Castle, Angela C (CONTR) - TERR-PASCO < ACCastle@bpa.gov>; admin@basindisposal.com; Ashley

Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District

<bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke

<Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations

<Segregations@co.benton.wa.us>; Benton County Planning

<Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton

PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>;

Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov

<chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation

<Corrine Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov

<Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo

<cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <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@Cl.RICHLAND.WA.US>; Hogan, Jodi <jhogan@Cl.RICHLAND.WA.US>;

Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos < junior.campos@charter.com>; Katherine Cichy < katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; Acevedo, Mizael <macevedo@CI.RICHLAND.WA.US>; Cummings, Nicole M (BPA) - TERR-TRI CITIES RMHQ < NMCummings@bpa.gov>; Noah 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>; Zanin, Heather <hzanin@ci.richland.wa.us>

Subject: PLN-T2-2025-00015 Special Use Permit - 1312 Lee Blvd

Good Afternoon,

Shane O'Neill of Clover Planning and Zoning, on behalf of the property owner, Greg Markel, has filed for a special use permit application to allow for the development of a drive-through coffee stand. The coffee stand is proposed to be approximately 600 square feet in size with a small patio area and will be located near the intersection of Lee Blvd and Goethals Drive. The parcel (APN 1-11983020626004) is approximately 0.81 acres in size and is located within the City of Richland's Central Business District (CBD) zone.

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Thank you and have a good day, **Ryan Nelson** Planner



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

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CITY OF RICHLAND PUBLIC WORKS ENGINEERING DEVELOPMENT COMMENTS

DATE: July 3, 2025

TO: RYAN NELSON, PLANNER

PLAT REVIEW BY: JASON REATHAFORD, ENGINEERING TECH 4

CARLO D'ALESSANDRO, PUBLIC WORKS DIRECTOR

PROJECT NAME: 1312 LEE BLVD. SPECIAL USE PERMIT (PLN-T2-2025-00015)

PROJECT LOCATION: 1312 LEE BLVD.

The Public Works Engineering Division has reviewed the special use permit received in this office on June 16 for the above referenced property and has the following conditions.

- 1. The proposed drive-through will create vehicle turning conflicts within the existing parking lot.

 Additional curbing will be needed to direct cars to safer turning movements. This may also require removal of some parking spaces, and/or restriping.
- 2. Concrete curbing is needed at the back of city sidewalk to separate the drive-through lane from the pedestrians. Installation of this curb will require the city sidewalk to be widened to 5-feet where adjacent. Ideally a landscape buffer should be provided between the drive-through lane and city sidewalk.
- The proposed use relies on access and traffic movements across the adjacent parcel. A shared use
 access easement (or some legal proof that shared access & parking is acceptable) will need to be
 obtained, unless one exists already.
- 4. The property lines shown on the submitted site plan do not match the property lines on the city's maps. This needs to be reconciled.
- 5. Vision-clearance triangles shall be shown at all corner lots on the construction plans, in accordance with RMC Chapter 12.11.020. If the intersection is in a curve, it will have to be evaluated per AASHTO guidelines.
- 6. This project will be required to install a grease interceptor (grease trap) during construction. The size, location and type of interceptor must be noted on the plans for review by the City of Richland Engineering Department prior to issuance of a building permit.