



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

GENERAL INFORMATION:

Proposal Name: Lorayne J Ranch No. 1 Final Plat Alteration

Location: 3094 Bruce Lee Lane

Applicant: David Baalman of Rogers Surveying Inc.

Property Owner: Scot & Tyler LLC

File #: PLN-T3-2025-00002

Description: Request to remove the open area restriction on Lot 13, Block 1 of the Lorayne J Ranch No. 1 final plat map.

Project Type: Type III Final Plat Alteration

Hearing Date: August 11, 2025

Report By: Ryan Nelson, Planner

Recommended Action: Approval of the proposed plat alteration.

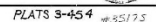


Figure 1 – Current Final Plat Map

Description of Proposal

David Baalman of Rogers Surveying Inc. has submitted a Plat Alteration for the Final Plat of the Lorayne J Ranch No. 1 to remove the open area language found on Lot 13 of Block 1 on the Lorayne J Final Subdivision. Figure 1 (above) shows the entire Lorayne J Ranch No. 1 subdivision area.

Reviewing Authority and Applicable Codes

Richland Municipal Code (RMC) Chapter 19.20.030 designates the Hearing Examiner as the hearing body responsible for conducting the review of plat alteration applications.

Approval of a final plat alteration shall follow the listed guidance below:

24.80.010 Application.

- A. An application may be submitted for any proposed alteration to a final subdivision or final short subdivision. The application shall contain the signatures of the majority of the parties having an ownership interest in lots, tracts, parcels, sites or divisions in the subject subdivision/final short subdivision or portion to be altered. If the final subdivision/final short subdivision is subject to restrictive covenants which were

filed at the time of approval of the final subdivision/final short subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the final subdivision/final short subdivision, or portion thereof.

- B. An alteration of a final subdivision is classified as a Type III permit and shall be processed pursuant to RMC Title 19 and in a manner consistent with RCW 58.17.215.
- C. Any final short subdivision alteration proposed under this section shall be subject to the requirements of Chapter 24.40 RMC.

RCW 58.17.215 Alteration of subdivision - Procedure

When any person is interested in the alteration of any subdivision or the altering of any portion thereof, except as provided in RCW 58.17.040(6), that person shall submit an application to request the alteration to the legislative authority of the city, town, or county where the subdivision is located. The application shall contain the signatures of the majority of those persons having an ownership interest of lots, tracts, parcels, sites, or divisions in the subject subdivision or portion to be altered. If the subdivision is subject to restrictive covenants which were filed at the time of the approval of the subdivision, and the application for alteration would result in the violation of a covenant, the application shall contain an agreement signed by all parties subject to the covenants providing that the parties agree to terminate or alter the relevant covenants to accomplish the purpose of the alteration of the subdivision or portion thereof.

Upon receipt of an application for alteration, the legislative body shall provide notice of the application to all owners of property within the subdivision, and as provided for in RCW 58.17.080 and 58.17.090. The notice shall either establish a date for a public hearing or provide that a hearing may be requested by a person receiving notice within fourteen days of receipt of the notice.

The legislative body shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of persons residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.

After approval of the alteration, the legislative body shall order the applicant to produce a revised drawing of the approved alteration of the final plat or short plat, which after signature of the legislative authority, shall be filed with the county auditor to become the lawful plat of the property.

This section shall not be construed as applying to the alteration or replatting of any plat of state-granted tide or shore lands.

24.80.020 Alteration of final subdivision – Procedure.

- A. Upon receipt of a completed application for the alteration of a final subdivision, the administrator shall provide notice of the application to all owners of property within the subdivision, publication in the official newspaper of the city, and to those owners of property within 300 feet of that portion or phase of the subdivision proposed for alteration. The notice shall include a statement that a public hearing will be conducted by the hearing examiner.
- B. Consistent with RCW 58.17.217 and 58.17.330, any hearing for alteration of a subdivision shall be administered by the hearing examiner, and such decision shall be given the effect of a final decision.
- C. During the public hearing, the hearing examiner shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably divided and levied against the remaining lots, parcels, or tracts, or be levied equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of parties residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.
- D. Following approval of an alteration, the applicant shall produce a revised drawing of the approved alteration of the final plat, which shall be signed by the administrator and public works director and filed with the Benton County auditor's office to become the lawful plat of the property.

19.60.095 Required findings.

No development application for a 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 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.

SEPA

The proposal is not subject to State environmental review under the State Environmental Policy Act.

Critical Areas

The requirements of RMC Chapter 22.10 are not applicable, as the proposal plat alteration is not immediately within any designated critical area.

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. Therefore, the requirements of RMC Title 26 are not applicable.

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.

Public Comments

Owners of all properties within the subdivision and within a 300-foot radius of the proposed plat alteration were notified of the proposal by way of USPS mailing. As of the date of this report, City staff has not received any public comments regarding this proposal.

Public Notices

Notice of Hearing Mailed:	July 20, 2025
Notice of Hearing Posted:	July 20, 2025
Notice of Hearing Published:	July 19, 2025
Public Hearing:	August 11, 2025

Public hearing notices were distributed through posting of the property, mailing of notice to property owners within the Lorayne J Ranch No. 1 subdivision and 300 feet of the site, posted on the City's website, and published in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 3*.

Analysis

Applicants are requesting to alter the Lorayne J Ranch No. 1 final plat by removing the open area note found on Lot 13, Block 1. Final plat alterations are governed by RMC Chapter 24.80.

Findings, Conclusions, and Recommendation**Findings of Fact**

1. The property owner, Scot & Tyler LLC, has applied for a plat alteration to the Lorayne J Ranch No. 1 final plat subdivision.
2. Richland's Comprehensive Plan designates the subject site as developed open space (DOS).
3. The current zoning for the proposed plat alteration is designated R-1-10 (Single-Family Residential) which allows for zero to five dwellings per acre.
4. The Lorayne J Ranch No. 1 final plat consists of twenty-seven (27) lots. There are twenty-six (26) residential lots and one (1) open-space lot according to the recorded final plat.
5. The Lorayne J Ranch No. 1 final plat was recorded on June 1, 1976.
6. Chapter 24.80.020 of the RMC sets forth the standards for review of plat alterations that require the Hearing Examiner to consider the public use and interest proposed to be served by the subdivision and any dedications associated therewith. The hearing examiner shall determine the public use and interest in the proposed alteration and may deny or approve the application for alteration. If any land within the alteration is part of an assessment district, any outstanding assessments shall be equitably on the lots resulting from the alteration. If any land within the alteration contains a dedication to the general use of parties residing within the subdivision, such land may be altered and divided equitably between the adjacent properties.
7. The proposed plat alteration would remove the "Open Space" designation from Block 1, Lot 13 of the Lorayne J Ranch No. 1 final plat.
8. The Richland School District received the agency comment email. Staff did not receive any comments regarding this plat alteration during the comment period.
9. City staff and other agencies have reviewed the project and provided comments, as shown in Exhibit 4.
10. The application is not subject to SEPA environmental review, as described in RMC Chapter 22.09.250 and WAC 197-11-800(6)(f).
11. The proposed plat alteration will not lower the level of service standards below level of service D, as required under RMC 19.60.095(D).
12. The subject site does not lie within any existing Critical Area. Therefore, the requirements of RMC Chapter 22.10 do not apply.
13. 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.

Conclusions of Law

1. Application meets the City's requirements as established in RMC Chapter 24.80.

Recommendation

Staff has completed its review of the request for the plat alteration of the Lorayne J subdivision final plat (PLN-T3-2025-00002) and recommends **approval** of the request to remove the open area language from the Lorayne J Ranch No. 1 subdivision Lot 13, Block 1.

Exhibit List

1. Application Materials
2. Recorded Original Final Plat
3. Public Notice and Affidavits
4. Agency and Public Comments



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

Exhibit 1

Plan Snapshot Report

Plan Type:	Type 3	Plan #:	PLN-T3-2025-00002	App Date:	03/20/2025
Work Class:	T3 - Plat Alterations or Vacations	District:	City of Richland	Exp Date:	07/18/2025
Status:	In Review			Completed:	NOT COMPLETED
Description:	Remove open area restriction on lot 13 block 1				Approval Expire Date:

Parcel:	102884050001013	Main	Address:	3094 Bruce Lee Ln Richland, WA 99338	Main	Zone:	
Applicant	Engineer		Surveyor	Property Owner			
David Baalman	David Baalman		David Baalman	Scot & Tyler LLC			
1455 Columbia Park Trail Suite	1455 Columbia Park Trail Suite		1455 Columbia Park Trail Suite	2453 Morency DR			
201 Suite 201	201 Suite 201		201 Suite 201	Richland, WA 99352			
Richland, WA 99352	Richland, WA 99352		Richland, WA 99352	Business: (509) 438-3690			
Home: (509) 783-4141	Home: (509) 783-4141		Home: (509) 783-4141				
Business: (509) 783-4141	Business: (509) 783-4141		Business: (509) 783-4141				
Mobile: (509) 505-1664	Mobile: (509) 505-1664		Mobile: (509) 505-1664				



Pre-Application Conference Waiver

PROPERTY OWNER INFORMATION		☐ Contact Person
Owner: Scot & Tyler LLC		
Address: 2483 Morency Dr Richland WA 99352		
Phone: 509-438-3690	Email: Tyler.Kafentzis@outlook.com	

APPLICANT/CONTRACTOR INFORMATION (if different)		☐ Contact Person
Company: Rogers Surveying Inc.	UBI#	
Contact: David Baalman		
Address: 1455 Columbia Park Trail, Suite 201 Richland WA 99352		
Phone: 509-783-4141	Email: dbaalman@rogerssurveying.com	

PROPERTY INFORMATION
Parcel #: 1-0288-405-0001-013
Legal Description: Lorayne J Ranch No. 1 Block 1 Lot 13

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.

Applicant Printed Name: David Baalman

Applicant Signature: [Signature] Date 3-17-2025

Cascade Title Company of Benton-Franklin Counties
8203 W. Quinault Ave. Ste 10
Kennewick, WA. 99336

Invoice

Date	Invoice #
3/20/2025	19525

Bill To

Tyler Kafentzis
2453 Morency Drive
Richland, WA 99352

Reference

3094 Bruce Lee Ln.
Kennewick, WA 99338

Due Date

Terms

4/19/2025

Net 30

Description	Amount
Short Plat Certificate	350.00T
PLEASE REMIT PAYMENT USING OUR REFERENCE NUMBER THANK YOU!	
Sales Tax (8.7%)	\$30.45
Total	\$380.45

DISTRIBUTION LIST

Our Order No.: CBF19525
Reference No:
Re: SCOT & TYLER, LLC
Property Address: 3094 BRUCE LEE LN
KENNEWICK, WA 99338

This Preliminary Commitment has been prepared and distributed to the following parties:

	Lender
Selling Agent	Listing Agent
	Rogers Surveying, Inc. 1455 Columbia Park Trail Richland, WA 99352 Contact: David P. Baalman Email: dbaalman@rogerssurveying.com
Additional Selling Agent	Additional Listing Agent
Buyer's Attorney	Seller's Attorney
Mortgage Broker	Additional Lender
	Tyler Kafentzis Email: tyler.kafentzis@outlook.com

SHORT PLAT CERTIFICATE

SCHEDULE A

Office File Number CBF19525 Ref. No.:	Effective Date March 18, 2025 at 8:00 a.m.	Premium \$350.00
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THE ASSURED REFERRED TO ON THE FACE PAGE ARE: **ROGERS SURVEYING, INC.**

THAT ACCORDING TO THE COMPANY'S PROPERTY RECORDS RELATIVE TO THE FOLLOWING DESCRIBED REAL PROPERTY (BUT WITHOUT EXAMINATION OF THOSE COMPANY RECORDS MAINTAINED AND INDEXED BY NAME):

SEE ATTACHED EXHIBIT "A"

A. THE LAST RECORDED INSTRUMENT PURPORTING TO TRANSFER TITLE TO SAID REAL PROPERTY INDICATES THAT TITLE WAS CONVEYED TO:

[SCOT & TYLER, LLC, A WASHINGTON LIMITED LIABILITY COMPANY](#)

B. THERE ARE NO MORTGAGES OR DEEDS OF TRUST WHICH PURPORT TO AFFECT SAID PROPERTY, OTHER THAN THOSE SHOWN BELOW UNDER EXCEPTIONS.

NO GUARANTEE IS MADE REGARDING (A) MATTERS AFFECTING THE BENEFICIAL INTEREST OF ANY MORTGAGE OR DEED OF TRUST WHICH MAY BE SHOWN HEREIN AS AN EXCEPTION, OR (B) OTHER MATTERS WHICH MAY AFFECT ANY SUCH MORTGAGE OR DEED OF TRUST.

NO GUARANTEE IS MADE REGARDING ANY LIENS, CLAIMS OF LIEN, DEFECTS OR ENCUMBRANCES OTHER THAN THOSE SPECIFICALLY PROVIDED FOR ABOVE, AND, IF INFORMATION WAS REQUESTED BY REFERENCE TO A STREET ADDRESS, NO GUARANTEE IS MADE THAT SAID REAL PROPERTY IS THE SAME AS SAID ADDRESS.

EXCEPTIONS:

1. **LIABILITY TO FUTURE ASSESSMENT BY KENNEWICK IRRIGATION DISTRICT.**
2. **LIABILITY TO FUTURE ASSESSMENTS OR CHARGES BY THE LORAYNE "J" RANCH HOMEOWNERS ASSOCIATION.**
3. **COVENANTS, CONDITIONS AND RESTRICTIONS CONTAINED IN DECLARATION OF RESTRICTIONS; RECORDING NO.: [703674](#)**

NOTE: TERMS AND CONDITIONS OF TERMINATION OF DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED DECEMBER 3, 2001 UNDER AUDITOR'S FILE NO. [2001-038241](#).

CONTINUED

4. RESERVATIONS DESCLOED IN ASSIGNMENT:
FROM: SAVANT RESOURCES, LLC
RECORDED: JANUARY 17, 2006
RECORDING NO.: [2006-001555](#)
AS FOLLOWS:

ALL OIL, GAS AND OTHER HYDROCARBONS CONTAINED IN SUBJECT PROPERTY AND OTHER LANDS.

THE PRESENT OWNERSHIP OR ENCUMBRANCE UPON THE ESTATE OR INTEREST REFERRED TO IN THIS EXCEPTION ARE NOT INCLUDED HEREIN AND NO INVESTIGATION HAS BEEN MADE THERETO.

5. AGREEMENT AND THE TERMS AND CONDITIONS THEREOF:
BETWEEN: KENNEWICK IRRIGATION DISTRICT AND CITY OF RICHLAND
REGARDING: SEE DOCUMENT
RECORDED: April 03, 2019
AUDITOR'S FILE NO.: [2019-008110](#)
6. ANY UNRECORDED LEASEHOLDS; RIGHTS OF VENDORS AND HOLDERS OF SECURITY INTERESTS ON PERSONAL PROPERTY INSTALLED UPON SAID PROPERTY, AND RIGHTS OF TENANTS TO REMOVE TRADE FIXTURES AT THE EXPIRATION OF THE TERM.
7. 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 A EXCEPTIONS.

NOTES:

- a. THE ADDRESS OF THE SUBJECT PROPERTY IS:
3094 BRUCE LEE LN
KENNEWICK, WA 99338
- b. ACCORDING TO THE RECORDS OF COUNTY ASSESSOR, THE CURRENT VALUE OF SAID PREMISES IS AS FOLLOWS:
TAX ACCOUNT NO.: 1-0288-405-0001-013
LAND: \$1,000.00
IMPROVEMENTS: \$0.00
TOTAL: \$1,000.00
- 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: LOT 13, BLOCK 1, LORAYNE J. RANCH NO. 1
- d. GENERAL TAXES FOR THE YEAR 2025, WHICH HAVE BEEN PAID;
AMOUNT: \$27.94
TAX ACCOUNT NO.: [1-0288-405-0001-013](#)

EXHIBIT "A"

**LOT 13, BLOCK 1, [LORAYNE J. RANCH NO. 1](#), ACCORDING TO THE PLAT THEREOF RECORDED IN
VOLUME 10 OF PLATS, PAGE 19, RECORDS OF BENTON COUNTY, WASHINGTON.**

Cascade Title Company of Benton-Franklin Counties

Privacy Policy Notice

PURPOSE OF THIS NOTICE

Title V of the Gramm-Leach-Bliley Act (GLBA) generally prohibits any financial institution, directly or through its affiliates, from sharing nonpublic personal information about you with a nonaffiliated third party unless the institution provides you with a notice of its privacy policies and practices, such as the type of information that it collects about you and the categories of persons or entities to whom it may be disclosed. In compliance with the GLBA, we are providing you with this document, which notifies you of the privacy policies and practices of **Cascade Title Company of Benton-Franklin Counties**

We may collect nonpublic personal information about you from the following sources:

Information we receive from you such as on applications or other forms.

Information about your transactions we secure from our files, or from [our affiliates or] others.

Information we receive from a consumer reporting agency.

Information that we receive from others involved in your transaction, such as the real estate agent or lender.

Unless it is specifically stated otherwise in an amended Privacy Policy Notice, no additional nonpublic personal information will be collected about you.

We may disclose any of the above information that we collect about our customers or former customers to our affiliates as permitted by law.

WE DO NOT DISCLOSE ANY NONPUBLIC PERSONAL INFORMATION ABOUT YOU WITH ANYONE FOR ANY PURPOSE THAT IS NOT SPECIFICALLY PERMITTED BY LAW.

We restrict access to nonpublic personal information about you to those employees who need to know that information in order to provide products or services to you. We maintain physical, electronic, and procedural safeguards that comply with federal regulations to guard your nonpublic personal information.

CURVE DATA

NOTES:

Filed for record at the request of James R. Peterson

This entry of June 19 1864, at 11:49 A.M.,
and recorded in Volume 10 of Plats, Page 19
Records of Benton County, Washington

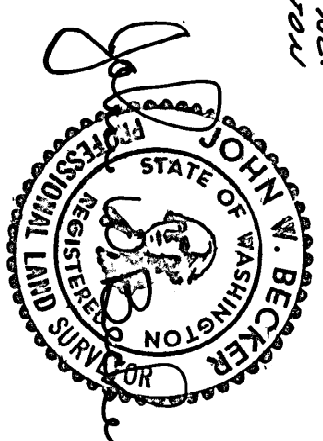
Deborah M. Allen by Debra M. Allen
Benton County Auditor
FEE No 703673

SURVEYOR'S CERTIFICATE

John H. Becker, a professional land surveyor in the State of Washington, has the feeling that the list of 20-square-section field surveys of the area is based on an incorrect fact and that all corners are correctly shown and that all corners are correctly shown hereon.

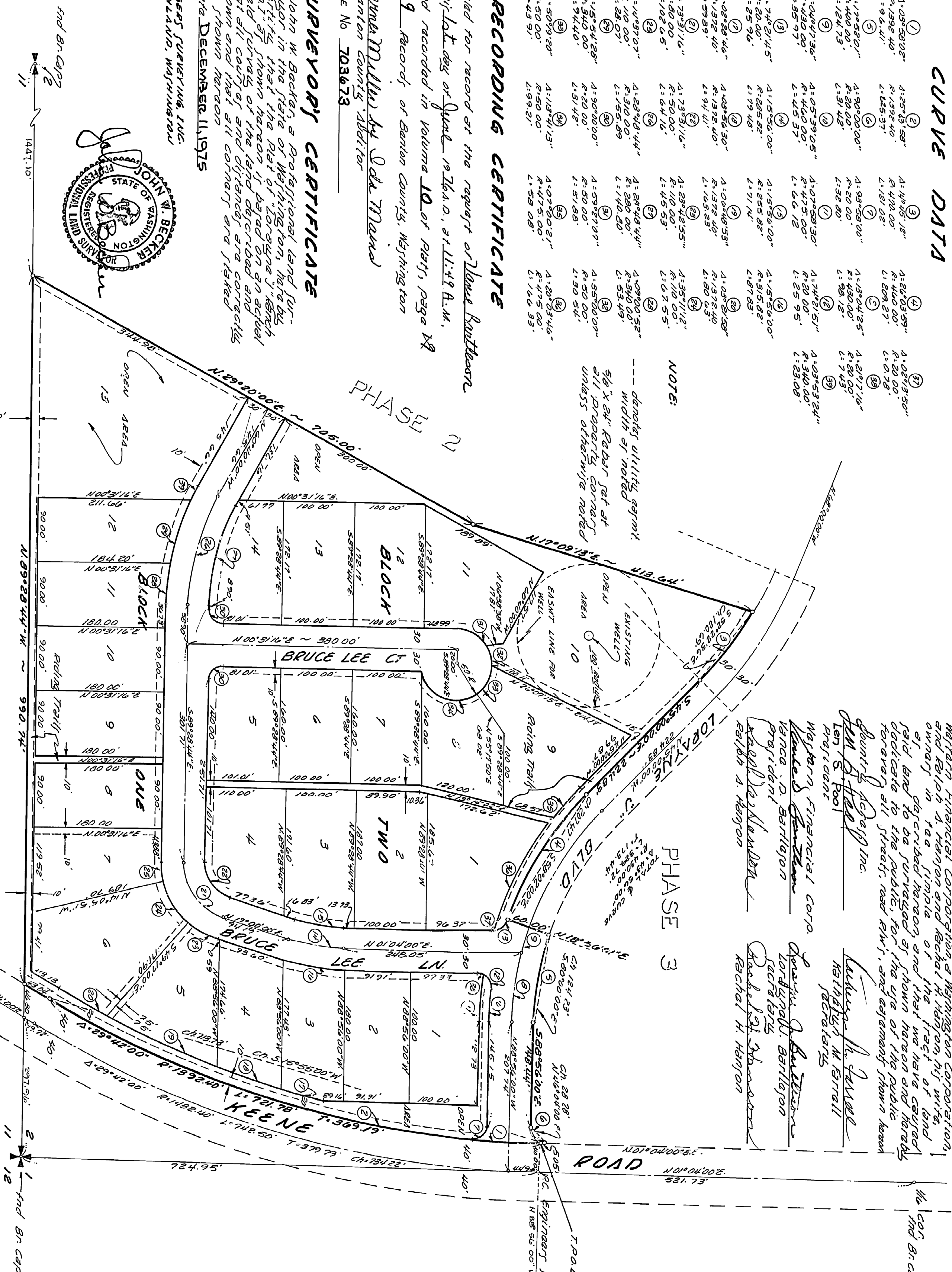
JOHN H. BECKER
 DATE: DECEMBER 11, 1975

ROGERS SWEETING, INC
RICHLAND, WASHINGTON

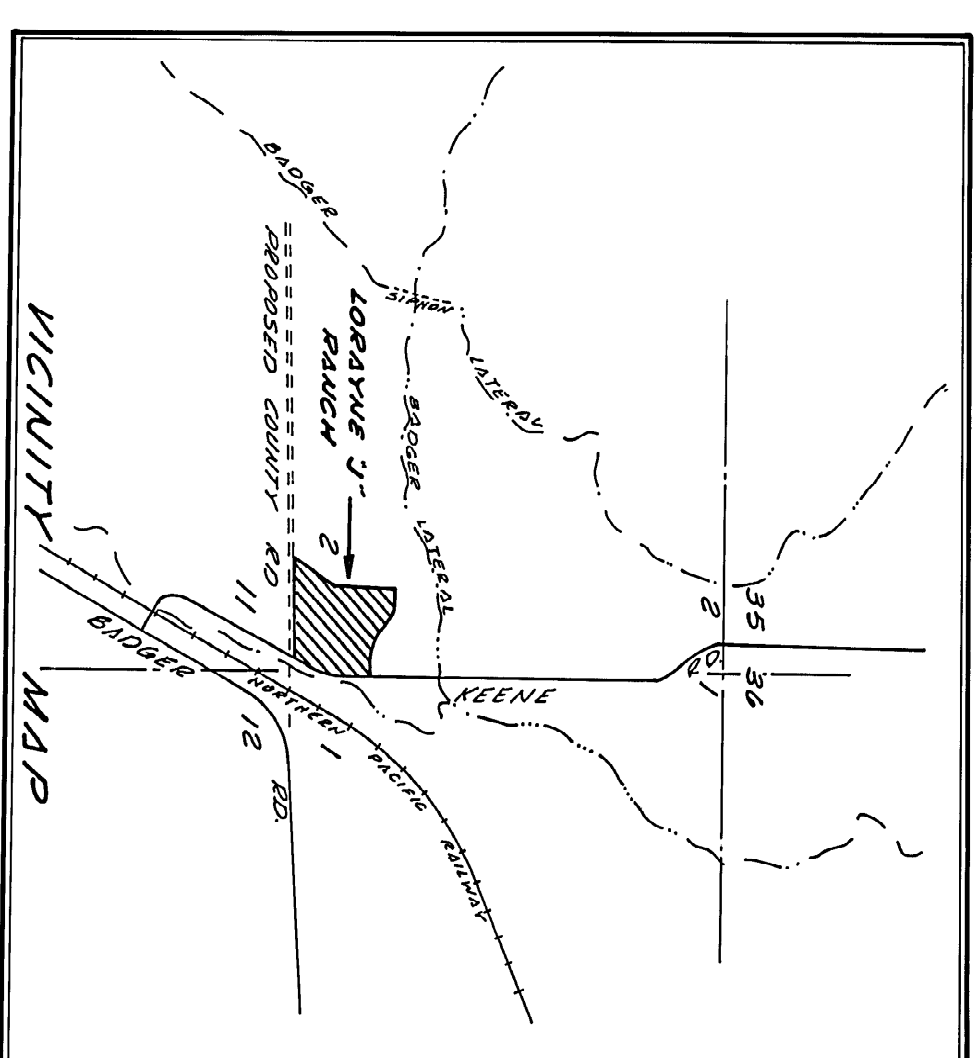


PLAT CLOSURE		
DIST.	COS.	SIN

<i>BEARING</i>	<i>DIST</i>	<i>COS.</i>	<i>SIN.</i>	<i>N.</i>	<i>S.</i>	<i>E.</i>	<i>W.</i>
<i>5.1°55'5.00"W</i>	<i>713.73'</i>	<i>0.9161168</i>	<i>0.271233997</i>	<i>6.68.37'</i>			<i>195.73'</i>
<i>5.30°46'00"W</i>	<i>43.04'</i>	<i>0.993957665</i>	<i>0.51549306</i>	<i>30.98"</i>			<i>22.02"</i>
<i>5.89°28'44"W</i>	<i>99.07'</i>	<i>0.009091498</i>	<i>0.999158664</i>	<i>9.01"</i>		<i>345.53"</i>	
<i>11.29°20'00"E</i>	<i>705.00'</i>	<i>0.971758441</i>	<i>0.469889972</i>	<i>6.14.61"</i>			<i>99.0.70"</i>
<i>11.71°09'13"E</i>	<i>413.64'</i>	<i>0.95551747</i>	<i>0.294934452</i>	<i>59.54"</i>		<i>122.05"</i>	
<i>5.57°58'34"E</i>	<i>120.69'</i>	<i>0.610416777</i>	<i>0.99201110</i>	<i>79.66"</i>	<i>95.59"</i>		
<i>5.44°50'00"E</i>	<i>224.83'</i>	<i>0.707106728</i>	<i>0.707106728</i>	<i>1.58.98"</i>	<i>1.58.98"</i>		
<i>5.89°18'00"E</i>	<i>207.47'</i>	<i>0.559145580</i>	<i>0.849356625</i>	<i>1.09.84"</i>	<i>174.01"</i>		
<i>5.11°36'01"E</i>	<i>66.00'</i>	<i>0.945299518</i>	<i>0.334447236</i>	<i>56.75"</i>		<i>19.47"</i>	
<i>5.60°16'00"E</i>	<i>124.23'</i>	<i>0.173641818</i>	<i>0.934680775</i>	<i>21.57.1</i>	<i>82.34"</i>		
<i>5.88°34.30"E</i>	<i>146.44'</i>	<i>0.04611577</i>	<i>0.999826271</i>	<i>27.6"</i>	<i>148.41"</i>		
<i>11.41°40'00"E</i>	<i>82.28'</i>	<i>0.63585091</i>	<i>0.730147358</i>	<i>19.62"</i>	<i>80.37"</i>		
<i>5.01°40'00"W</i>	<i>5.05'</i>	<i>0.99982671</i>	<i>0.04611577</i>		<i>5.05'</i>		<i>0.09'</i>
				<i>109°23'</i>	<i>109°23'</i>	<i>120°54'</i>	<i>120°54'</i>



scale 1" = 100



DESCRIPTION

A parcel of land situated in the southeast quarter of the southeast quarter of section 2, Township 8 North, Range 28 East, W.M. Benton County, Washington, being more particularly described as follows:

[illegible]

ACKNOWLEDGEMENTS

(State of Maryland) ss.
County of Baltimore)
I, _____, Clerk of said County,
do hereby certify that on this day of March, A.D., personally appeared
before me hence a Bachelor and Legally Single, in fact, as he
claims to be the petitioner and executed, respectively at Baltimore, Maryland,
certain writings by him subscribed, acknowledged the foregoing instrument
and stated that he intended to execute the same for the purpose and effect therein
expressed and declared; and on oath stated that there were authorized to execute
the said instrument;
Witness my hand and official seal the day and year first above written.

Notary Public for and in the State of Maryland
Residing at: _____

The Commission expires: 6-24-79

State of Washington)
County of Benton) ss.

This is to certify that on this day of March, 1940, personally appeared before me Len S. Pool and William H. Merrill, to be known to be the President and Secretary, respectively, of said Acron, Inc., of Waynesburg Corporation, executing the foregoing instrument, and each acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the uses and purposes therein mentioned, and on oath stated that they were authorized to execute the said instrument.

Witness my hand and official seal the day and year first above written.

John H. Lawrence
Notary Public for and for the State of Waynesburg
Residing at: Waynesburg

My commission expires: 6-24-79

MASS. COMM. EXPIRES: _____



State of Washington ss.
County of Benton)

This is to certify that on the 25th of January 1941, the following persons appeared before me to sign a petition and I received the same. I have read the petition to me known to be the individual, who executed the Declaration known as such and acknowledged to me that they had signed the same of their own free will and act and stood for the yes and no pages therein mentioned.

Witness my hand and official seal the day and year first above written.

Notary Public in and for the State of Washington
Residing at: Pennington
My commission expires: 6-24-79

AMENDED PLAT OF LORAYNE J RANCH NO. 1 BLOCK 1 LOT 13

LOCATED IN A PORTION OF THE SE1/4SE1/4 OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

SURVEYOR'S NOTES:

- THIS PLAT AMENDS THE PLAT OF LORAYNE J RANCH NO. 1 BLOCK 1 LOT 13 BY REMOVING THE "OPEN AREA" RESTRICTION SHOWN THEREON.
- BASIS OF BEARINGS IS THE PLAT OF LORAYNE J RANCH NO. 1. NO FIELD WORK WAS COMPLETED FOR THIS AMENDED PLAT. ALL DIMENSIONS SHOWN HEREON ARE RECORD ONLY.

RECORD LEGAL DESCRIPTION:

(SEE STATUTORY WARRANTY DEED A.F.# 2021-028337)

LOT 13, BLOCK 1, LORAYNE "J" RANCH NO. 1, ACCORDING TO THE FINAL PLAT THEREOF RECORDED IN VOLUME 10 OF PLATS, PAGE 19, RECORDS OF BENTON COUNTY, WASHINGTON.

APPROVALS

THIS PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF RICHLAND, CO. OF BENTON, STATE OF WASHINGTON. THE OPEN AREA RESTRICTION ON LOT 13 IS HEREBY REMOVED.

SUBDIVISION ADMINISTRATOR _____ DATE _____
PUBLIC WORKS DIRECTOR _____ DATE _____

IRRIGATION APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE BADGER MOUNTAIN IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310 AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____.

BADGER MOUNTAIN IRRIGATION DISTRICT _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND INCLUDING THE YEAR 20____. PARCEL NUMBER: 1-0288-405-0001-013

BENTON COUNTY TREASURER _____ DATE _____
BENTON COUNTY ASSESSOR _____ DATE _____

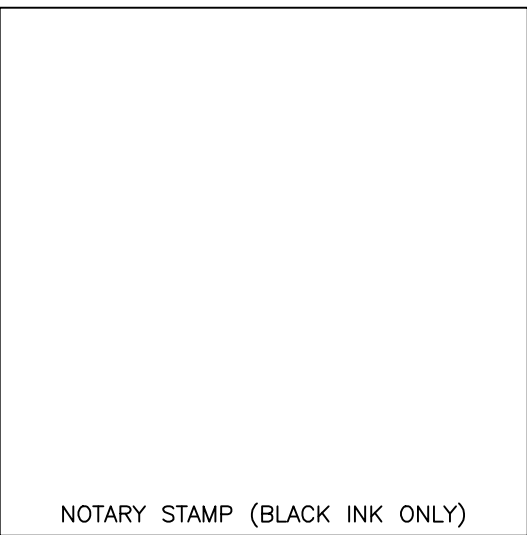
ACKNOWLEDGMENT

STATE OF WASHINGTON } S.S.
COUNTY OF _____
ON THIS ____ DAY OF _____,

BEFORE ME PERSONALLY APPEARED TYLER KAFENTZIS, TO ME KNOWN TO BE THE MANAGING MEMBER OF THE CORPORATION THAT EXECUTED THE WITHIN AND FOREGOING INSTRUMENT, AND ACKNOWLEDGED SAID INSTRUMENT TO BE THE FREE AND VOLUNTARY ACT AND DEED OF SAID CORPORATION, FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON OATH STATED THAT HE OR SHE WAS AUTHORIZED TO EXECUTE SAID INSTRUMENT AND THAT THE SEAL AFFIXED IS THE CORPORATE SEAL OF SAID CORPORATION.

IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND YEAR FIRST ABOVE WRITTEN.

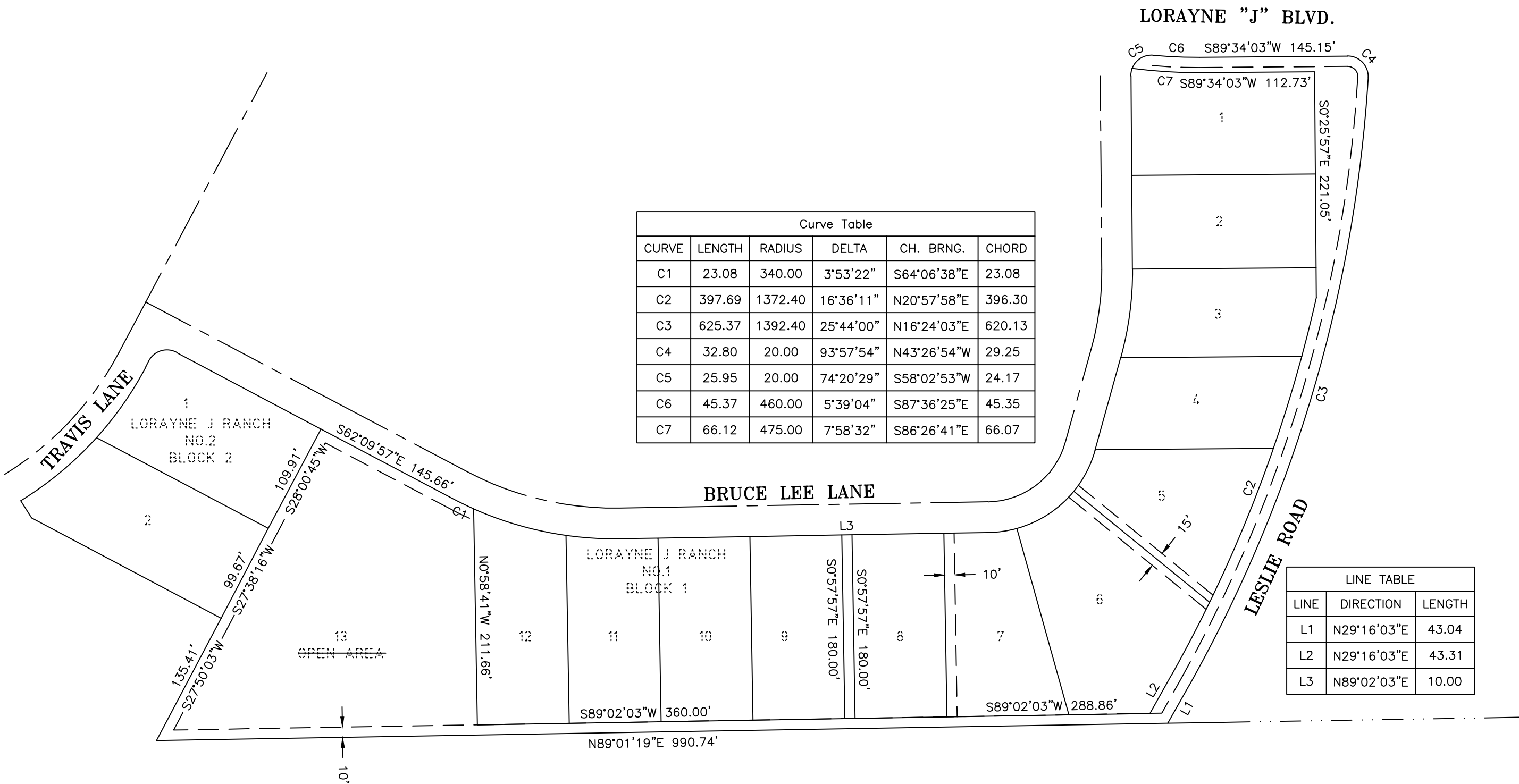
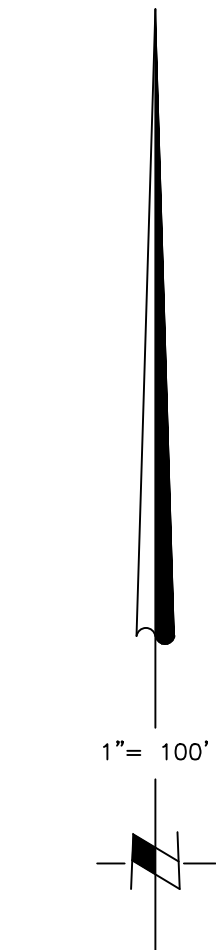
NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ PRINT
RESIDING AT: _____
COMMISSION NO: _____
MY COMMISSION EXPIRES: _____



OWNERS CERTIFICATE

KNOW ALL PERSONS BY THESE PRESENTS THAT WE, THE UNDERSIGNED, ARE THE OWNERS OF THE LAND SHOWN ON THE AMENDED PLAT OF LORAYNE J NO. 1 BLOCK 1 LOT 13, HEREBY DECLARE SAID PLAT AND DEDICATE TO THE PUBLIC, FOR THE USE OF THE PUBLIC FOREVER, ALL EASEMENTS AS SHOWN HEREON.

TYLER KAFENTZIS,
AUTHORIZED REPRESENTATIVE
SCOT & TYLER LLC,
A WASHINGTON LIMITED LIABILITY COMPANY



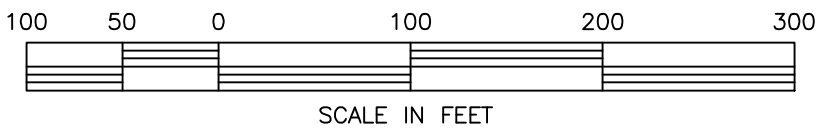
SURVEYOR'S CERTIFICATE

I, DAVID P. BAALMAN, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON (REGISTRATION NO. 41028) HEREBY CERTIFY THAT THE PLAT OF VENETO VILLAGIO AS SHOWN HEREON IS BASED UPON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL ANGLES, DISTANCES, AND COURSES ARE CORRECTLY SHOWN AND THAT THE MONUMENTS HAVE BEEN SET AND THE LOT CORNERS STAKED AS SHOWN ON THE PLAT.



DAVID P. BAALMAN
CERTIFICATE #41028

DATE _____



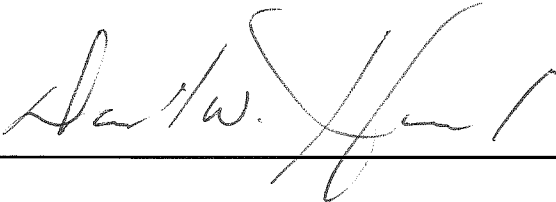
AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS ____ DAY OF _____, 20____, AT _____ M.
IN VOLUME _____ OF PLATS, AT PAGE _____, AT THE REQUEST OF ROGERS SURVEYING.

BENTON COUNTY AUDITOR _____ FEE NUMBER _____

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, DAVID HANNAH, the owner of Lot # 1 /
Block # ONE Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature  Date 11/28/22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Martin Sappentfield, the owner of Lot # 5 /
Block # 1 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature Martin Sappentfield Date 11-28-22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Robert Moon, the owner of Lot # 6 /
Block # 1 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature



Date

11/28/22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, JASON DANIEL, the owner of Lot # 7 /
Block # 1 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature  Date 11-28-22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

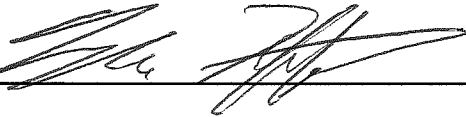
I, Anna Cesar, the owner of Lot # 9 /

Block # 1 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature  Date 11/28/22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Tyler Kafentz, the owner of Lot # 13 /
Block # 1 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature  Date 11-08-2022

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Michael Hubbert, the owner of Lot # 3 /
Block # 2 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature  Date 11-28-2022

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Kyle Sackman, the owner of Lot # 4 /
Block # 2 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature



Date

11-28-22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Louis R O'Donnell, the owner of Lot # ~~6~~ Box 2
Block # 2 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature Louis R O'Donnell Date 11-28-22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Cynthia Coleman, the owner of Lot # 7 /
Block # 2 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature Cynthia Coleman Date 11-28-22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Michelle Smith, the owner of Lot # 8 /
Block # 2 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature Michelle Smith Date 11-28-22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

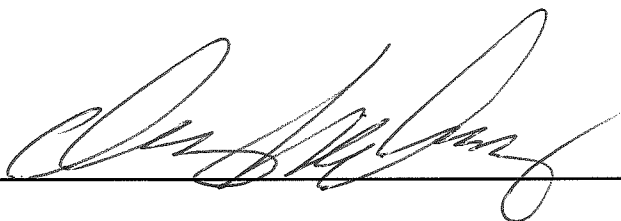
I, ARTHUR FISHER, the owner of Lot # 12 /

Block # 2 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature Arthur Fisher Date 12-5-22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Christopher Mahoney, the owner of Lot # 13 /
Block # 2 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of
Benton County, Washington, hereby agree to the amendment of said
plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1
of said plat.

Owners Signature  Date 11-28-22

Owner's Consent to Amendment of Plat Lorayne J. Ranch No. 1

I, Jeremy & Kim Melton, the owner of Lot # 3141

Block # 2 Plat of Lorayne J Ranch No. 1, according to the
plat thereof recorded in volume 10 of plats, page 19, records of

Benton County, Washington, hereby agree to the amendment of said

plat to remove the "OPEN AREA" restriction shown on Lot 13, Block 1

of said plat. *for 1 single family home not to be divided or multi-family*

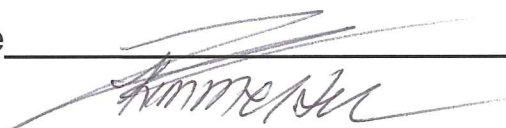
Owners Signature  Date 12-5-22



Exhibit 3

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T3-2025-00002)

Notice is hereby given that David Baalman of Rogers Surveying, on behalf of the property owner, Scot & Tyler LLC, has received an application for an alteration to the Final Plat of Lorayne J Ranch subdivision. This notice is being sent out pursuant to RCW 58.17.215 and meets the requirements of Richland Municipal Code (RMC) Chapter 24.80.

Plat Alteration Request: Scot & Tyler LLC has requested an alteration to the Final Plat of Lorayne J Ranch subdivision. The proposed alteration would strike the “open area” language, as shown, on Lot 13 of Block 1 of the Final Plat making this lot available for future development.

Project Site: The project site is located south of 3094 Bruce Lee Lane (APN 1-02884050001013). The site has a zoning designation of Single-Family Residential – 10,000 (R-1-10).

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, August 11, 2025, at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review.

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: July 20, 2025
Comment Period Ends: August 11, 2025 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Friday August 01, 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, and RMC Title 24 Land Division Regulations. 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.

Please publish the following:

Type of Legal Ad:	Notice of Application, Public Hearing
Date(s) of Publication:	Sunday, July 20, 2025
Richland's TCH Account:	AP36823
For Invoice Text Box on TCH Invoice (Richland MUNIS Description)	PLN-T3-2025-00002
For PO Box on TCH Invoice (Richland Account No. - MUNIS)	D2586000 4401
Attention:	Jen Anderson (TC)

**CITY OF RICHLAND
NOTICE OF APPLICATION AND PUBLIC HEARING
(PLN-T3-2025-00002)**

Notice: David Baalman of Rogers Surveying, on behalf of the property owner Scot & Tyler LLC, has filed for an alteration to the Final Plat of the Lorayne J Ranch subdivision. This notice is being sent out pursuant to RCW 58.17.215 and meets the requirements of Richland Municipal Code (RMC) Chapter 24.80.

Project Site: The project site is located south of 3094 Bruce Lee Lane, Richland, WA (APN 102884050001013).

Public Hearing: The Richland Hearing Examiner will conduct a public hearing to review the application on **Monday, August 11, 2025 at 6:00 p.m.** in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and participate in the public hearing.

Environmental Review: The proposed project is subject not to environmental review.

Public Comment: Any person desiring to express their views or to be notified of any future decisions related to this application should contact Ryan Nelson, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The deadline to submit written comments is 6:00 p.m. on Sunday, August 11, 2025. To be incorporated into the staff report presented to the Hearing Examiner, comments must be received no later than 5:00 p.m. on Friday, August 1, 2025. Comments received between August 2, 2025 and August 11, 2025 will be entered into the record during the hearing.

AFFIDAVIT OF MAILING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Jodi Hogan, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 21st day of July 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T3-2025-00002) to the attached list of individuals via regular USPS or email on the date indicated above.

Jodi Hogan
Signed: Jodi Hogan

SIGNED AND SWORN to before me this 21st day of July, 2025 by



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

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

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

owner	addr_line1	addr_state	addr_city	addr_zip	situs_num	situs_street	situs_street	situs_street	situs_city	situs_state	situs_zip
135 REATA LLC	1236 COLUMBIA PARK TRAIL	WA	RICHLAND	99352	123	REATA	RD	RICHLAND	WA		99352
ADAMSON DANIEL & HAYLEE	109 LESA MARIE LN	WA	KENNEWICK	99338	109	LESA MARIE LN		KENNEWICK	WA		99338
AGUILAR JOSE RAMON	604 LINDA CT	WA	RICHLAND	99352	87	TRAVIS LN		RICHLAND	WA		99352
ALATORRE ANDRES	PO BOX 3655	WA	PASCO	99301	181	TRAVIS LN		KENNEWICK	WA		99338
ALFARO MARK & FINKBEINER JILLIAN	448 PIPER ST	WA	RICHLAND	99352	448	PIPER ST		RICHLAND	WA		99352
ALLRED STANLEY K & MARY	2731 CHELAN LOOP	WA	RICHLAND	99352	2731	CHELAN LP		RICHLAND	WA		99352
ASSELIN ELIZABETH SHAVON & KEVIN	110302 E 297 PRSE	WA	KENNEWICK	99338	182	TRAVIS LN		KENNEWICK	WA		99338
AZZAWI HADI AL & QASIM RANA	2987 BRUCE LEE LN	WA	RICHLAND	99352	2987	BRUCE LEE LN		RICHLAND	WA		99352
BAILEY KYLE DAVID & MILLER KIMBERLY	294 PIPER ST	WA	RICHLAND	99352	430	PIPER ST		RICHLAND	WA		99352
BAYNES RICHARD G & TRACI L	101 RACHEL RD	WA	KENNEWICK	99338	101	RACHEL RD		KENNEWICK	WA		99338
BENTLEY MICHAEL J & CHRISTINE L	118 ERICA DR	WA	RICHLAND	99352	118	ERICA DR		RICHLAND	WA		99352
BENTON COUNTY	PO BOX 190	WA	PROSSER	99350	180	TRAVIS LN		KENNEWICK	WA		99338
BHATT AJAY & BHAVITA	338 WISHKAH DRIVE	WA	RICHLAND	99352	338	WISHKAH DR		RICHLAND	WA		99352
BIG CREEK LAND COMPANY LLC	1950 W BELLERIVE SUITE 107	ID	COEUR D ALENE	83814	301	CENTER BLVD		RICHLAND	WA		99352
BOLLIGER TRUSTEES JOHN C & VERONICA Z	2880 CAMBRIDGE CT	WA	KENNEWICK	99338	2880	CAMBRIDGE CT		KENNEWICK	WA		99338
BONNEVILLE POWER ADMINISTRATION	PO BOX 3621	OR	PORTLAND	97208		UNDETERMINED		RICHLAND	WA		99352
BORTON BRADLEY SCOTT	3041 LESA MARIE CT	WA	KENNEWICK	99338	3041	LESA MARIE CT		KENNEWICK	WA		99338
BUECHLER HAYDEN & SHAYELA	174 S TRAVIS LN	WA	KENNEWICK	99338	174	TRAVIS LN		KENNEWICK	WA	99338-1075	
BULLIS TRUSTEE JUDY	3002 BRENT LN	WA	KENNEWICK	99338	3002	BRENT LN		KENNEWICK	WA		99338
CARLOCK JAMIE A	368 WISHKAH DR	WA	RICHLAND	99352	368	WISHKAH DR		RICHLAND	WA		99352
CASTORENA ADAM L & JENNIFER L	2980 BRUCE LEE LN	WA	RICHLAND	99352	2980	BRUCE LEE LN		RICHLAND	WA		99352
CESAR ORTA AGUSTIN	3066 BRUCE LEE LN	WA	KENNEWICK	99338	3066	BRUCE LEE LN		KENNEWICK	WA		99338
CHOI SHIN NAM & MYUNG SOOK	2755 CHELAN LP	WA	RICHLAND	99352	2713	CHELAN LP		RICHLAND	WA		99352
CHOI SHIN NAM & MYUNG SOOK	2755 CHELAN LP	WA	RICHLAND	99352	2755	CHELAN LP		RICHLAND	WA		99352
CIARLO ANTHONY	362 WISHKAH DR	WA	RICHLAND	99352	362	WISHKAH DR		RICHLAND	WA		99352
CLARK KYLE A & WHITNEY	2853 MACKENZIE CT	WA	RICHLAND	99352	2853	MACKENZIE CT		RICHLAND	WA		99352
COLBY INVESTMENT HOLDING LLC	1769 MAUI DRIVE	WA	RICHLAND	99352	2761	CHELAN LP		RICHLAND	WA		99352
COLBY SCOTT & JULIE	1769 MAUI DR	WA	RICHLAND	99352	282	WISHKAH DR		RICHLAND	WA		99352
COLE JR KENNETH & CHARLETTE	109 TRAVIS CT	WA	KENNEWICK	99338	109	TRAVIS CT		KENNEWICK	WA		99338
COLES NADIYA M	151 CHAD CT	WA	RICHLAND	99352	151	CHAD CT		RICHLAND	WA		99352
COLLINS NICHOLAS S & TAMI L	2798 LEOPOLD LN	WA	RICHLAND	99352	2798	LEOPOLD LN		RICHLAND	WA		99352
CONLEY RASHELLE S	124 TRAVIS CT	WA	KENNEWICK	99338	124	TRAVIS CT		KENNEWICK	WA		99338
COX ERIC JON & LORI ANN	28 TRAVIS LANE	WA	RICHLAND	99352	28	TRAVIS LN		RICHLAND	WA		99352
CROCKER COREY & BETH	4031 WESTLAKE DR	WA	WEST RICHLAND	99353	3020	BRUCE LEE LN		KENNEWICK	WA		99338
CROOK BRANDON W & KATIE AERIN	102 ERICA DR	WA	RICHLAND	99352	102	ERICA DR		RICHLAND	WA		99352
CROSKREY JORDAN S & MARLOWE A	2785 CHELAN LOOP	WA	RICHLAND	99352	2785	CHELAN LP		RICHLAND	WA		99352
CUELLAR BERTHA A	148 TRAVIS LN	WA	KENNEWICK	99338-7317	148	TRAVIS LN		KENNEWICK	WA		99338
DANIEL JASON ROBERT	3050 BRUCE LEE LANE	WA	KENNEWICK	99338	3050	BRUCE LEE LN		KENNEWICK	WA	99338-7328	
DARN DEVELOPMENT COMPANY LLC	25407 SUNSET MEADOW LOOP	WA	KENNEWICK	99338	344	WISHKAH DR		RICHLAND	WA		99352
DEL REY DEVELOPMENT COMPANY INC	2748 LAPIERRE CANYON DR	WA	KENNEWICK	99338	179	REATA RD		RICHLAND	WA		99352
DEMYER ANNETTE N & BRANDEN J	2890 CAMBRIDGE CT	WA	KENNEWICK	99338	2890	CAMBRIDGE CT		KENNEWICK	WA		99338
DEVERE JR JAMES T & KIMBERLY A	195 CHAD CT	WA	RICHLAND	99352	195	CHAD CT		RICHLAND	WA		99352
DEVOIR TYLER D & JENNI	436 PIPER ST	WA	RICHLAND	99352	436	PIPER ST		RICHLAND	WA		99352
DOAK DAVID E & MARLO T	3015 LORAYNE J BLVD	WA	KENNEWICK	99338	3015	LORAYNE J BLVD		KENNEWICK	WA		99338
DOEHLE JOEL	133 ERICA DR	WA	RICHLAND	99352	133	ERICA DR		RICHLAND	WA		99352
EAGLE ROCK LLC	109106 E 297 PR SE	WA	KENNEWICK	99338-9179	151	REATA RD		RICHLAND	WA		99352
ELZINY MUSTAFA	103 ERICA DR	WA	RICHLAND	99352	103	ERICA DR		RICHLAND	WA		99352
FAIRCHILD KELLY	386 WISHKAH DR	WA	RICHLAND	99352	386	WISHKAH DR		RICHLAND	WA		99352
FERGUSON JUSTIN	3071 BRUCE LEE LN	WA	KENNEWICK	99338	3071	BRUCE LEE LN		KENNEWICK	WA		99338
FISHER TRSUTEES ARTHUR E & PATRICIA G	3060 BRUCE LEE CT	WA	KENNEWICK	99338	3060	BRUCE LEE CT		KENNEWICK	WA		99338
FISHER TRUSTEES ARTHUR E & PATRICIA G	4891 REED ST	WA	KENNEWICK	99337	3061	BRUCE LEE CT		KENNEWICK	WA		99338
FORD-MONZON STERLING & FORD SARA	2879 MACKENZIE CT	WA	RICHLAND	99352	2879	MACKENZIE CT		RICHLAND	WA		99352
FORKANJI TANGU & MUNDIH LEONTINE	2975 BRUCE LEE LN	WA	RICHLAND	99352	2975	BRUCE LEE LN		RICHLAND	WA		99352
FREELAND TODD M	2816 LEOPOLD LN	WA	RICHLAND	99352	2816	LEOPOLD LN		RICHLAND	WA		99352

FUNK MATTHEW N & CHRISTY A	86 TRAVIS LN	WA	RICHLAND	99352	86	TRAVIS LN	RICHLAND	WA	99352
GARNER TERRY W & BELINDA K	3058 BRUCE LEE LN	WA	KENNEWICK	99338	3058	BRUCE LEE LN	KENNEWICK	WA	99338
GEE CHARLIE E	113 CHAD CT	WA	RICHLAND	99352	113	CHAD CT	RICHLAND	WA	99352
GOODWILL INDUSTRIES OF THE COLUMBIA INC	815 N KELLOGG SUITE A	WA	KENNEWICK	99336	159	REATA RD	RICHLAND	WA	99352
GOTTAS ELLEN L	2803 CHELAN LP	WA	RICHLAND	99352	2803	CHELAN LP	RICHLAND	WA	99352
GOUGH ERIC A & KIMBERLY A	2707 KATIE RD	WA	KENNEWICK	99338	113	LESA MARIE LN	KENNEWICK	WA	99338
GRAHAM AMY E & PATRICK M	2791 CHELAN LOOP	WA	RICHLAND	99352	2791	CHELAN LP	RICHLAND	WA	99352
HAEG JAMES R & MARGUERITE R	153 TRAVIS LN	WA	KENNEWICK	99338	153	TRAVIS LN	KENNEWICK	WA	99338
HAEG KEVIN P	165 TRAVIS LN	WA	KENNEWICK	99338	165	TRAVIS LN	KENNEWICK	WA	99338
HANNAH DAVID W & DEBRA A	3006 BRUCE LEE LN	WA	KENNEWICK	99338	3006	BRUCE LEE LN	KENNEWICK	WA	99338
HARROP TRUSTEES BLAKE L & THERESA L	2981 BRUCE LEE LN	WA	RICHLAND	99352	2981	BRUCE LEE LN	RICHLAND	WA	99352
HART DENNIS L	169 TRAVIS LN	WA	KENNEWICK	99338	169	TRAVIS LN	KENNEWICK	WA	99338
HARVEY HEIDI L	374 WISHKAH DR	WA	RICHLAND	99352	374	WISHKAH DR	RICHLAND	WA	99352
HAYNES MARK & CAMILLE	2880 MACKENZIE CT	WA	RICHLAND	99352	2880	MACKENZIE CT	RICHLAND	WA	99352
HERD HEATH & ANGELA	29 TRAVIS LANE	WA	RICHLAND	99352	29	TRAVIS LN	RICHLAND	WA	99352
HILDMAN JENNIFER R	2870 CAMBRIDGE COURT	WA	KENNEWICK	99338	2870	CAMBRIDGE CT	KENNEWICK	WA	99338
HODGE CLARK W & MARISOL	105 CHAD CT	WA	RICHLAND	99352	105	CHAD CT	RICHLAND	WA	99352
HODGE TRUSTEES SIDNEY G & JANE E	159 CHAD CT	WA	RICHLAND	99352	159	CHAD CT	RICHLAND	WA	99352
HOLMES SABRAH L	2707 CHELAN LOOP	WA	RICHLAND	99352	2707	CHELAN LP	RICHLAND	WA	99352
HOMER BRIAN J & MICHELLE R	2900 CAMBRIDGE CT	WA	KENNEWICK	99338-9201	2900	CAMBRIDGE CT	KENNEWICK	WA	99338
HOOVER EVERETT BRYAN	120 TRAVIS CT	WA	KENNEWICK	99338	120	TRAVIS CT	KENNEWICK	WA	99338
HOSTETLER ANN E	133 TRAVIS LN	WA	KENNEWICK	99338	133	TRAVIS LN	KENNEWICK	WA	99338
HUBBERT MICHAEL A & KRISTA R	3019 BRUCE LEE LANE	WA	KENNEWICK	99338	3019	BRUCE LEE LN	KENNEWICK	WA	99338
HUDSPETH DEVON A & INTHAVONG JULIE	270 WISHKAH DRIVE	WA	RICHLAND	99352	270	WISHKAH DR	RICHLAND	WA	99352
HUGHES SHANE W & MEGAN RUTH	114 ERICA DR	WA	RICHLAND	99352	114	ERICA DR	RICHLAND	WA	99352
HUGHES VIRGINIA M	106 CHAD CT	WA	RICHLAND	99352	106	CHAD CT	RICHLAND	WA	99352
HULSTROM JASON A & MARINA L	188 CHAD CT	WA	RICHLAND	99352	188	CHAD CT	RICHLAND	WA	99352
INSPIRED HOME DESIGN LLC	1900 FOWLER STREET SUITE F	WA	RICHLAND	99352	2838	MACKENZIE CT	RICHLAND	WA	99352
ISLEY DAVID MICHAEL & MEYER CASSANDRA L	442 PIPER ST	WA	RICHLAND	99352	442	PIPER ST	RICHLAND	WA	99352
JABER MOHAMMED S & YASMIN	115 ERICA DR	WA	RICHLAND	99352	115	ERICA DR	RICHLAND	WA	99352
JACOBSON HARVEY JOE & SHEILA MARY	398 WISHKAH DR	WA	RICHLAND	99352	398	WISHKAH DR	RICHLAND	WA	99352
JAMES JOSHUA & JILL	75 TRAVIS LN	WA	RICHLAND	99352	75	TRAVIS LN	RICHLAND	WA	99352
JAMESON ANDREW M	1311 S JEFFERSON PL	WA	KENNEWICK	99338	2816	BELLA CT	RICHLAND	WA	99352
JANIN KORY L & KARI	170 TRAVIS LN	WA	KENNEWICK	99338-7317	170	TRAVIS LN	KENNEWICK	WA	99338
JEFF SMART LLC	636 N COLORADO ST	WA	KENNEWICK	99336	2810	BELLA CT	RICHLAND	WA	99352
JOHNSON CHRISTOPHER D & JENNIFER L	112 ANDREA LN	WA	RICHLAND	99352	112	ANDREA LN	RICHLAND	WA	99352
JONES KAI	135 CHAD CT	WA	RICHLAND	99352	135	CHAD CT	RICHLAND	WA	99352
JONES STEPHEN P & LANA J	2972 BRUCE LEE LN	WA	RICHLAND	99352	2972	BRUCE LEE LN	RICHLAND	WA	99352
KEDDISON RACHEL L & TOBIN N	112 TRAVIS LN	WA	KENNEWICK	99338	112	TRAVIS LN	KENNEWICK	WA	99338
KENNEWICK IRRIGATION DISTRICT	2015 S ELY ST BLDG A	WA	KENNEWICK	99337	3033	LORAYNE J BLVD	RICHLAND	WA	99352
KHADKA NABIN & THAPA ALISHA	350 WISHKAH DRIVE	WA	RICHLAND	99352	350	WISHKAH DR	RICHLAND	WA	99352
KITCHEN WILLIAM A & JUDITH A	2737 CHELAN LOOP	WA	RICHLAND	99352	2737	CHELAN LP	RICHLAND	WA	99352
KNIGHT OSANIN	112 TRAVIS CT	WA	KENNEWICK	99338	112	TRAVIS CT	KENNEWICK	WA	99338
KRAMAR PAUL E & LYUDMILA I	127 ERICA DR	WA	RICHLAND	99352	127	ERICA DR	RICHLAND	WA	99352
LA VANWAY MARC THOMAS & MARY ANNE RUTH	392 WISHKAH DR	WA	RICHLAND	99352	392	WISHKAH DR	RICHLAND	WA	99352
LAMBERD ADAM	2822 LEOPOLD LN	WA	RICHLAND	99352	2822	LEOPOLD LN	RICHLAND	WA	99352
LANCASTER MARY JANE & KUTZKO MICHAEL WAYNE	418 PIPER ST	WA	RICHLAND	99352	418	PIPER ST	RICHLAND	WA	99352
LANGSTON ERIK L & BURGANDY L	2873 MACKENZIE CT	WA	RICHLAND	99352	2873	MACKENZIE CT	RICHLAND	WA	99352
LARSEN JOHN A & LINDA ANDERSEN	PO BOX 2320	WA	RICHLAND	99352	113	MATTIS DR	RICHLAND	WA	99352
LEDESMA CONTRACTORS LLC	1813 W OCTAVE STREET	WA	PASCO	99301	2850	MACKENZIE CT	RICHLAND	WA	99352
LEIGHTY JARID & CRYSTAL	3019 LESA MARIE CT	WA	KENNEWICK	99338	3019	LESA MARIE CT	KENNEWICK	WA	99338
LEINGANG LELAND A & ELLEN A	60 TRAVIS LANE	WA	RICHLAND	99352	60	TRAVIS LN	RICHLAND	WA	99352
LEPPER KYLE & DINSDALE JESSICA	2749 CHELAN LP	WA	RICHLAND	99352	2749	CHELAN LP	RICHLAND	WA	99352
LESPERANCE CHRISTOPHER	185 TRAVIS LN	WA	KENNEWICK	99338	185	TRAVIS LN	KENNEWICK	WA	99338
LITTRELL CRAIG W & BARBARA E	158 CHAD CT	WA	RICHLAND	99352	158	CHAD CT	RICHLAND	WA	99352

LOCKMAN JUSTIN W & SUZANNE C	42 TRAVIS LANE	WA	RICHLAND	99352	42	TRAVIS LN	RICHLAND	WA	99352	
LOGOZZO KYLE S & DIANE	164 CHAD CT	WA	RICHLAND	99352	164	CHAD CT	RICHLAND	WA	99352	
LONG JENNA M & JACQUE M	127 CHAD CT	WA	RICHLAND	99352	127	CHAD CT	RICHLAND	WA	99352	
LU YANG KUI	518 FERRARA LANE	WA	RICHLAND	99352	155	REATA	RD	RICHLAND	WA	99352
LYLE JESSICA C & KENYON N	356 WISHKAH DRIVE	WA	RICHLAND	99352	356	WISHKAH DR		RICHLAND	WA	99352
LYSHER NANCY L	3018 LESA MARIE CT	WA	KENNEWICK	99338	3018	LESA MARIE CT		KENNEWICK	WA	99338
MABROUKI IMED & RIM SOUAIAIA	123 ERICA DR	WA	RICHLAND	99352	123	ERICA DR		RICHLAND	WA	99352
MABROUKI RIDHA	2969 BRUCE LEE LN	WA	RICHLAND	99352	2969	BRUCE LEE LN		RICHLAND	WA	99352
MADSEN KAREN	460 PIPER ST	WA	RICHLAND	99352	460	PIPER ST		RICHLAND	WA	99352
MAHONEY CHRISTOPHER & GE XUTING	3073 BRUCE LEE CT	WA	KENNEWICK	99338	3073	BRUCE LEE CT		KENNEWICK	WA	99338
MANGELSON KAY D & GWEN M	111 TRAVIS LANE	WA	KENNEWICK	99338	111	TRAVIS LN		KENNEWICK	WA	99338
MARTINI DANIEL K & MABEL	3001 BRUCE LEE LN	WA	KENNEWICK	99338	3001	BRUCE LEE LN		KENNEWICK	WA	99338
MAYER RONALD JAMES & MICHELE JOAN	2810 LEOPOLD LN	WA	RICHLAND	99352	2810	LEOPOLD LN		RICHLAND	WA	99352
MCDONALD CORINNE & DANA B	380 WISHKAH DR	WA	RICHLAND	99352	380	WISHKAH DR		RICHLAND	WA	99352
MCKINNIS GUY STUART & SUZZANNE	3014 BRUCE LEE LN	WA	KENNEWICK	99338	3014	BRUCE LEE LN		KENNEWICK	WA	99338
MEERDINK GARY L & EUNICE J	3036 BRUCE LEE CT	WA	KENNEWICK	99338-7315	3036	BRUCE LEE CT		KENNEWICK	WA	99338-7315
MELTON JEREMY R & KIMBERLEE A	3085 BRUCE LEE LN	WA	KENNEWICK	99338	3085	BRUCE LEE LN		KENNEWICK	WA	99338
MERCER CHRIS H	161 TRAVIS LANE	WA	KENNEWICK	99338	161	TRAVIS LN		KENNEWICK	WA	99338-7316
MICHEL ANTHONY R & MARTINEZ VICTORIA R	2743 CHELAN LOOP	WA	RICHLAND	99352	2743	CHELAN LP		RICHLAND	WA	99352
MILBURN LISA & GATES KRAIG A	117 TRAVIS LN	WA	KENNEWICK	99338	117	TRAVIS LN		KENNEWICK	WA	99338
MILLER MARK A & JOLI ANN	3035 LESA MARIE CT	WA	KENNEWICK	99338-8386	3035	LESA MARIE CT		KENNEWICK	WA	99338-8386
MILLER MEGHAN L & CARERON	178 TRAVIS LN	WA	KENNEWICK	99338	178	TRAVIS LN		KENNEWICK	WA	99338
MOON ROBERT A & BONNIE C	3044 BRUCE LEE LN	WA	KENNEWICK	99338-7328	3044	BRUCE LEE LN		KENNEWICK	WA	99338
NALL RICHARD & SHIRLEY	1221 PLATEAU DR	WA	RICHLAND	99352	143	REATA	RD	RICHLAND	WA	99352
NALL SHIRLEY	1221 PLATEAU DR	WA	RICHLAND	99352	147	REATA RD BLDG E		RICHLAND	WA	99352
NELSON RYAN JOSHUA & LINDGREN HOLLIE NICHOLE	143 CHAD CT	WA	RICHLAND	99352	143	CHAD CT		RICHLAND	WA	99352
ODERMOTT LOUIS ROBERT & CANDY K	3072 BRUCE LEE CT	WA	KENNEWICK	99338	3072	BRUCE LEE CT		KENNEWICK	WA	99338
OFSTHUN TODD W & DENISE L	149 TRAVIS LN	WA	KENNEWICK	99338-7316	149	TRAVIS LN		KENNEWICK	WA	99338
O'MALLEY KARLA & O'MALLEY SHAWN M	5560 RINGOLD ROAD	WA	MESA	99543	2856	MACKENZIE CT		RICHLAND	WA	99352
OSER LISA E	3008 LESA MARIE CT	WA	KENNEWICK	99338	3008	LESA MARIE CT		KENNEWICK	WA	99338
OWEN JORDAN & KENDRA	61 TRAVIS LN	WA	RICHLAND	99352	61	TRAVIS LN		RICHLAND	WA	99352
OZBAS MURAT & SEVAL	2883 MACKENZIE CT	WA	RICHLAND	99352	2883	MACKENZIE CT		RICHLAND	WA	99352
PHILLIPS AARON & JENNIFER	412 PIPER ST	WA	RICHLAND	99352	412	PIPER ST		RICHLAND	WA	99352
POWERS LUHN JUSTIN RYAN & HUGHES BRALLIER ELIZABETH	3026 LESA MARIE CT	WA	KENNEWICK	99338	3026	LESA MARIE CT		KENNEWICK	WA	99338
PRABHAKARAN VENKATESHKUMAR & RAVIKUMAR SAKTHI BALA	2779 CHELAN LOOP	WA	RICHLAND	99352	2779	CHELAN LP		RICHLAND	WA	99352
PRAINO HAYDEN J & RACHAEL M	424 PIPER ST	WA	RICHLAND	99352	424	PIPER ST		RICHLAND	WA	99352
PRATT TRUSTEE DEAN & KAREN	P.O. BOX 283	WA	PLYMOUTH	99346	288	WISHKAH DR		RICHLAND	WA	99352
PRYOR TRUSTEES JEFFERY DALE & KATHRYN H	2862 MACKENZIE CT	WA	RICHLAND	99352	2862	MACKENZIE CT		RICHLAND	WA	99352
PUDROSCHI SORIN & LILY	2725 CHELAN LOOP	WA	RICHLAND	99352	2725	CHELAN LP		RICHLAND	WA	99352
PUDROSCHI ZAMFIRA	2719 CHELAN LP	WA	RICHLAND	99352	2719	CHELAN LP		RICHLAND	WA	99352
RAE KELLY L	276 WISHKAH DRIVE	WA	RICHLAND	99352	276	WISHKAH DR		RICHLAND	WA	99352
RAMOS AARON & JAIMI M	2822 BELLA CT	WA	RICHLAND	99352	2822	BELLA CT		RICHLAND	WA	99352
RAMSEY JAMES W & PATRICIA ANN	137 TRAVIS LN	WA	KENNEWICK	99338-7316	137	TRAVIS LN		KENNEWICK	WA	99338
REATA SPRINGS BAPTIST CHURCH	2881 LESLIE RD	WA	RICHLAND	99352	2881	LESLIE RD		RICHLAND	WA	99352
ROE KRISTAL M	2773 CHELAN LOOP	WA	RICHLAND	99352	2773	CHELAN LP		RICHLAND	WA	99352
ROUECHE DYLAN T & SPENCER D	165 CHAD CT	WA	RICHLAND	99352	165	CHAD CT		RICHLAND	WA	99352
RUELAS MALLORY	2874 MACKENZIE CT	WA	RICHLAND	99352	2874	MACKENZIE CT		RICHLAND	WA	99352
SACKETT TAMARA	189 CHAD CT	WA	RICHLAND	99352	189	CHAD CT		RICHLAND	WA	99352
SACKMANN KYLE & MEAGAN	3027 BRUCE LEE LANE	WA	KENNEWICK	99338	3027	BRUCE LEE LN		KENNEWICK	WA	99338-1023
SAPPENFIELD MARTIN & AMY	3036 BRUCE LEE LN	WA	KENNEWICK	99338-7328	3036	BRUCE LEE LN		KENNEWICK	WA	99338-7328
SHELL ERIC R & BRANDY M	3049 BRUCE LEE CT	WA	KENNEWICK	99338	3049	BRUCE LEE CT		KENNEWICK	WA	99338
SCHUTZ ERIC R & WENDY S	125 TRAVIS LN	WA	KENNEWICK	99338	125	TRAVIS LN		KENNEWICK	WA	99338
SCOT & TYLER LLC	2453 MORENCY DRIVE	WA	RICHLAND	99352	3094	BRUCE LEE LN		KENNEWICK	WA	99338
SEID CODY & JILLIAN	177 TRAVIS LN	WA	KENNEWICK	99338	177	TRAVIS LN		KENNEWICK	WA	99338
SHELTON VICKI L	2828 BELLA COURT	WA	RICHLAND	99352	2828	BELLA CT		RICHLAND	WA	99352

SHERMAN MELVIN JAMES COLE	114 CHAD CT	WA	RICHLAND	99352	114	CHAD CT	RICHLAND	WA	99352
SMITH DUANE W & CHERYL L	2547 TIGER LANE	WA	RICHLAND	99352		UNDETERMINED		WA	
SMITH JANEL B & JOSEPH R	2831 MACKENZIE CT	WA	RICHLAND	99352	2831	MACKENZIE CT	RICHLAND	WA	99352
SMITH STEVEN C & DEBRA A	120 ANDREA LN	WA	RICHLAND	99352	120	ANDREA LN	RICHLAND	WA	99352
SMTIH JR PHILIP J& MICHELLE M	3048 BRUCE LEE CT	WA	KENNEWICK	99338-7315	3048	BRUCE LEE CT	KENNEWICK	WA	99338-7315
SOFTICH LEN & KAMI	3074 BRUCE LEE LN	WA	KENNEWICK	99338	3074	BRUCE LEE LN	KENNEWICK	WA	99338
SPAETH JERRETT R & HOLLY L	103 RACHEL RD	WA	KENNEWICK	99338	103	RACHEL RD	KENNEWICK	WA	99338-8398
SPILMAN ANNE MARIE	2986 BRUCE LEE LANE	WA	RICHLAND	99352	2986	BRUCE LEE LN	RICHLAND	WA	99352
STILL EMALINE M & GARRETT J	3013 BRUCE LEE LN	WA	KENNEWICK	99338	3013	BRUCE LEE LN	KENNEWICK	WA	99338-1016
STJERN RONALD H & BEVERLY C	2843 MACKENZIE CT	WA	RICHLAND	99352	2843	MACKENZIE CT	RICHLAND	WA	99352
STREDWICK JACKSON & KARLEE	144 TRAVIS LN	WA	KENNEWICK	99338	144	TRAVIS LN	KENNEWICK	WA	99338
SWAYZE HEATHER	3027 LESA MARIE CT	WA	KENNEWICK	99338	3027	LESA MARIE CT	KENNEWICK	WA	99338
TAPTEAL GREENWAY	PO BOX 2002	WA	RICHLAND	99352		UNDETERMINED	RICHLAND	WA	99352
TARDIF RICHARD & LINDA	2816 CHELAN LOOP	WA	RICHLAND	99352	326	WISHKAH DR	RICHLAND	WA	99352
TAYLOR JAMES A & MARIAN J	157 TRAVIS LN	WA	KENNEWICK	99338	157	TRAVIS LN	KENNEWICK	WA	99338
TBM LESLIE LLC	253 JACKRABBIT LANE	WA	KENNEWICK	99338	3145	LESLIE RD	RICHLAND	WA	99352
TEEPLES NATALIE	2865 MACKENZIE COURT	WA	RICHLAND	99352	2865	MACKENZIE CT	RICHLAND	WA	99352
THOMAS HAROLD R & JENNIFER R	177 CHAD CT	WA	RICHLAND	99352	177	CHAD CT	RICHLAND	WA	99352
THOMSEN CHARLIE A & GERLACH BROOKE A	2767 CHELAN LOOP	WA	RICHLAND	99352	2767	CHELAN LP	RICHLAND	WA	99352
THURSTON KRISTA LEE	2812 SUNSHINE RIDGE RD	WA	RICHLAND	99352	156	TRAVIS LN	KENNEWICK	WA	99338
TIPPS LEVI M HOUSTON & SARAH J	3088 BRUCE LEE LN	WA	KENNEWICK	99338	3088	BRUCE LEE LN	KENNEWICK	WA	99338-7328
TOGIAI KATELYNN & HENDERSEN JOSEPH	406 PIPER ST	WA	RICHLAND	99352	406	PIPER ST	RICHLAND	WA	99352
TOMPERS ZACHARY	2815 CHELAN LOOP	WA	RICHLAND	99352	2815	CHELAN LP	RICHLAND	WA	99352
TONNING LALA MAE	116 TRAVIS CT	WA	KENNEWICK	99338	116	TRAVIS CT	KENNEWICK	WA	99338
TRETWEY ANTHONY & AMANDA	294 WISHKAH DR	WA	RICHLAND	99352	294	WISHKAH DR	RICHLAND	WA	99352
TSR MANAGEMENT GROUP LLC	135 REATA RD	WA	KENNEWICK	99338	135	REATA	RD RICHLAND	WA	99352
VANDERWILT NATHANIEL D & HANNAH R	3027 LORAYNE J BLVD	WA	KENNEWICK	99338-7313	3027	LORAYNE J BLVD	KENNEWICK	WA	99338-7313
VEACH JENNIFER A	2844 MACKENZIE CT	WA	RICHLAND	99352	2844	MACKENZIE CT	RICHLAND	WA	99352
VOEGTLE TIMOTHY G & BILLIE D	110 ERICA DR	WA	RICHLAND	99352	110	ERICA DR	RICHLAND	WA	99352
VON REIS ERIK & POMPIRA	117 TRAVIS CT	WA	KENNEWICK	99338	117	TRAVIS CT	KENNEWICK	WA	99338
W-5 INVESTMENTS LLC	5090 RIORDAN HILLS DR	OR	HOOD RIVER	97031	101	REATA RD	RICHLAND	WA	99352
WAGNER DANIEL L & DENISE L	3028 BRUCE LEE LN	WA	KENNEWICK	99338-1018	3028	BRUCE LEE LN	KENNEWICK	WA	99338-1018
WALKER STEPHANIE R	3014 LESA MARIE CT	WA	KENNEWICK	99338	3014	LESA MARIE CT	KENNEWICK	WA	99338
WAREHIME DANIEL P & RETTA R	2868 MACKENZIE CT	WA	RICHLAND	99352	2868	MACKENZIE CT	RICHLAND	WA	99352
WASHBURN DAVID A & ELIZABETH N	106 ANDREA LN	WA	RICHLAND	99352	106	ANDREA LN	RICHLAND	WA	99352
WEBER DALE F & SUSAN	162 TRAVIS LN	WA	KENNEWICK	99338	162	TRAVIS LN	KENNEWICK	WA	99338
WEIDNER RACHEL A & MATTHEW S	3082 BRUCE LEE LN	WA	KENNEWICK	99338	3082	BRUCE LEE LN	KENNEWICK	WA	99338
WEISSENFELS KELLY J	178 CHAD CT	WA	RICHLAND	99352	178	CHAD CT	RICHLAND	WA	99352
WELLSANDT DONALD G & LAURA I	2819 LEOPOLD LN	WA	RICHLAND	99352	2819	LEOPOLD LN	RICHLAND	WA	99352
WESTBERG RICHARD & JANELLE	145 TRAVIS LN	WA	KENNEWICK	99338	145	TRAVIS LN	KENNEWICK	WA	99338
WHAB OSMAN MAGDI ABDEL & SULIMAN ISHRAGA AWADALLA I	107 ERICA DR	WA	RICHLAND	99352	107	ERICA DR	RICHLAND	WA	99352
WHITE JOYCE	141 TRAVIS LN	WA	KENNEWICK	99338-7316	141	TRAVIS LN	KENNEWICK	WA	99338
WILKINS MILES P & HOLLY M	106 ERICA DRIVE	WA	RICHLAND	99352	106	ERICA DR	RICHLAND	WA	99352
WILLOWBROOK HEIGHTS HOMEOWNERS ASSOC	6725 W CLEARWATER AVE	WA	KENNEWICK	99336	104	MATTIS DR	RICHLAND	WA	99352
WILSON JONATHAN & BRIANNA	2810 CHELAN LOOP	WA	RICHLAND	99352	332	WISHKAH DR	RICHLAND	WA	99352
WOBIG KENNETH G & MARIA M	3011 LORAYNE J BLVD	WA	KENNEWICK	99338-8387	3011	LORAYNE J BLVD	RICHLAND	WA	99352
WOODS JASON H & CRYSTAL D	140 TRAVIS LN	WA	KENNEWICK	99338	140	TRAVIS LN	KENNEWICK	WA	99338
YELLEN KENNETH M & SAMANTHA E	2832 MACKENZIE CT	WA	RICHLAND	99352	2832	MACKENZIE CT	RICHLAND	WA	99352
ZUNIGA EDUARDO LUIS	454 PIPER ST	WA	RICHLAND	99352	454	PIPER ST	RICHLAND	WA	99352



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T3-2025-00002)

Notice is hereby given that David Baalman of Rogers Surveying, on behalf of the property owner, Scot & Tyler LLC, has received an application for an alteration to the Final Plat of Lorayne J Ranch subdivision. This notice is being sent out pursuant to RCW 58.17.215 and meets the requirements of Richland Municipal Code (RMC) Chapter 24.80.

Plat Alteration Request: Scot & Tyler LLC has requested an alteration to the Final Plat of Lorayne J Ranch subdivision. The proposed alteration would strike the “open area” language, as shown, on Lot 13 of Block 1 of the Final Plat making this lot available for future development.

Project Site: The project site is located south of 3094 Bruce Lee Lane (APN 1-02884050001013). The site has a zoning designation of Single-Family Residential – 10,000 (R-1-10).

Public Hearing: The City of Richland Hearing Examiner will conduct a public hearing and review of the application at 6:00 p.m., Monday, August 11, 2025, at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

Environmental Review: The proposal is not subject to environmental review.

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: July 20, 2025
Comment Period Ends: August 11, 2025 at 6:00 PM

Written comments must be received no later than 5:00 p.m. on Friday August 01, 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, and RMC Title 24 Land Division Regulations. 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.

AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

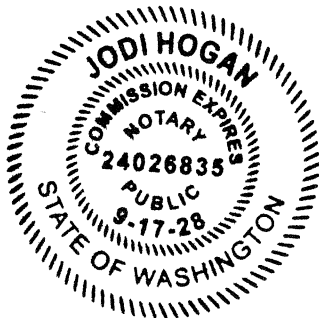
COMES NOW, **Ryan Nelson**, who, being first duly sworn upon oath deposes and says:

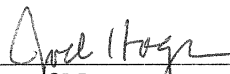
1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 21st day of July, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T3-2025-00002 (Lorayne J Plat Alteration) in the following location:

Approximately forty (40) feet from the northwest corner of the property along Bruce Lee Lane.


Signed: Ryan Nelson

SIGNED AND SWORN to before me this 21st day of July 2025, by Ryan Nelson.




Signature of Notary

Jodi Hogan
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 9-17-28

Exhibit 4

From: [Segregations](#)
To: [Nelson, Ryan](#)
Subject: RE: Lorayne J Final Plat Alteration (COR File #PLN-T3-2025-00002)
Date: Monday, July 21, 2025 4:06:48 PM
Attachments: [image002.png](#)
[image003.png](#)

You don't often get email from segregations@co.benton.wa.us. [Learn why this is important](#)

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

Hello,

This has preapproval from our office.

If Scot Bauder or Tyler Kafentzis are not the ones signing on behalf of SCOT & TYLER LLC, please include an authorization letter for the signing party.

Please let me know if you have any questions.

Thank you,



Brandy Stroud

Office Assistant II

Benton County Assessor's Office

(509) 735-2394 (ext. 5597)

brandy.stroud@co.benton.wa.us

From: Nelson, Ryan <rnelson@ci.richland.wa.us>

Sent: Monday, July 21, 2025 12:51 PM

To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Michelle Mercer <Michelle.Mercer@co.benton.wa.us>; Segregations <segregations@co.benton.wa.us>; Planning Department <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>; Hamilton, Craig <c.hamilton@bces.wa.gov>; Crosepa <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@bfhd.wa.gov; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <GIS@co.benton.wa.us>; Greg Wendt <Greg.Wendt@co.benton.wa.us>; Hill, Kelly

<khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>;
Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>;
Jason McShane <jmcsane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>;
JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; john.lyle@bentoncleanair.org; Junior Campos
<junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper
<kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; 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, Mizaal <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 <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; 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: [EXTERNAL] Lorayne J Final Plat Alteration (COR File #PLN-T3-2025-00002)

Good Afternoon,

David Baalman of Rogers Surveying Inc., on behalf of the property owner Scot & Tyler LLC, has submitted an application to the City of Richland for a plat alteration for the Lorayne J Ranch No. 1 subdivision. The proposal affects APN 102884050001013 and is not subject to environmental review. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM, Tuesday, August 11, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,



Ryan Nelson
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

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From: [Jan Enstad](#)
To: [Nelson, Ryan](#)
Subject: RE: Lorayne J Final Plat Alteration (COR File #PLN-T3-2025-00002)
Date: Wednesday, July 23, 2025 8:29:33 AM
Attachments: [image002.png](#)
[image003.png](#)

You don't often get email from jenstad@kid.org. [Learn why this is important](#)

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

Good morning, Mr. Nelson.

KID has no comments.

Thank you,



Jan Enstad
Engineering Technician II
Kennewick Irrigation District
509.460.5431 ext. 113
509.873.5371 Mobile
JEnstad@KID.org

From: Nelson, Ryan <rnelson@ci.richland.wa.us>

Sent: Monday, July 21, 2025 12:51 PM

To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Carrie Thompson <carrie.thompson@bnsf.com>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; chaz.bates@commerce.wa.gov <chaz.bates@commerce.wa.gov>; city@basindisposal.com; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; Crosepa@ecy.wa.gov <Crosepa@ecy.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; Former Orchards <FormerOrchards@ecy.wa.gov>; GIS <gis@co.benton.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Hogan, Jodi <jhogan@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; ian_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <JMcShane@kid.org>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; JLKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle

<john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; 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; 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: Lorayne J Final Plat Alteration (COR File #PLN-T3-2025-00002)

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,

David Baalman of Rogers Surveying Inc., on behalf of the property owner Scot & Tyler LLC, has submitted an application to the City of Richland for a plat alteration for the Lorayne J Ranch No. 1 subdivision. The proposal affects APN 102884050001013 and is not subject to environmental review. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM, Tuesday, August 11, 2025. Comments may be submitted via e-mail to planning@ci.richland.wa.us or mailed to: Richland Development Services Department, 625 Swift Boulevard, MS #35, Richland, WA 99352.

Thank you and have a good day,



Ryan Nelson
Planner

625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

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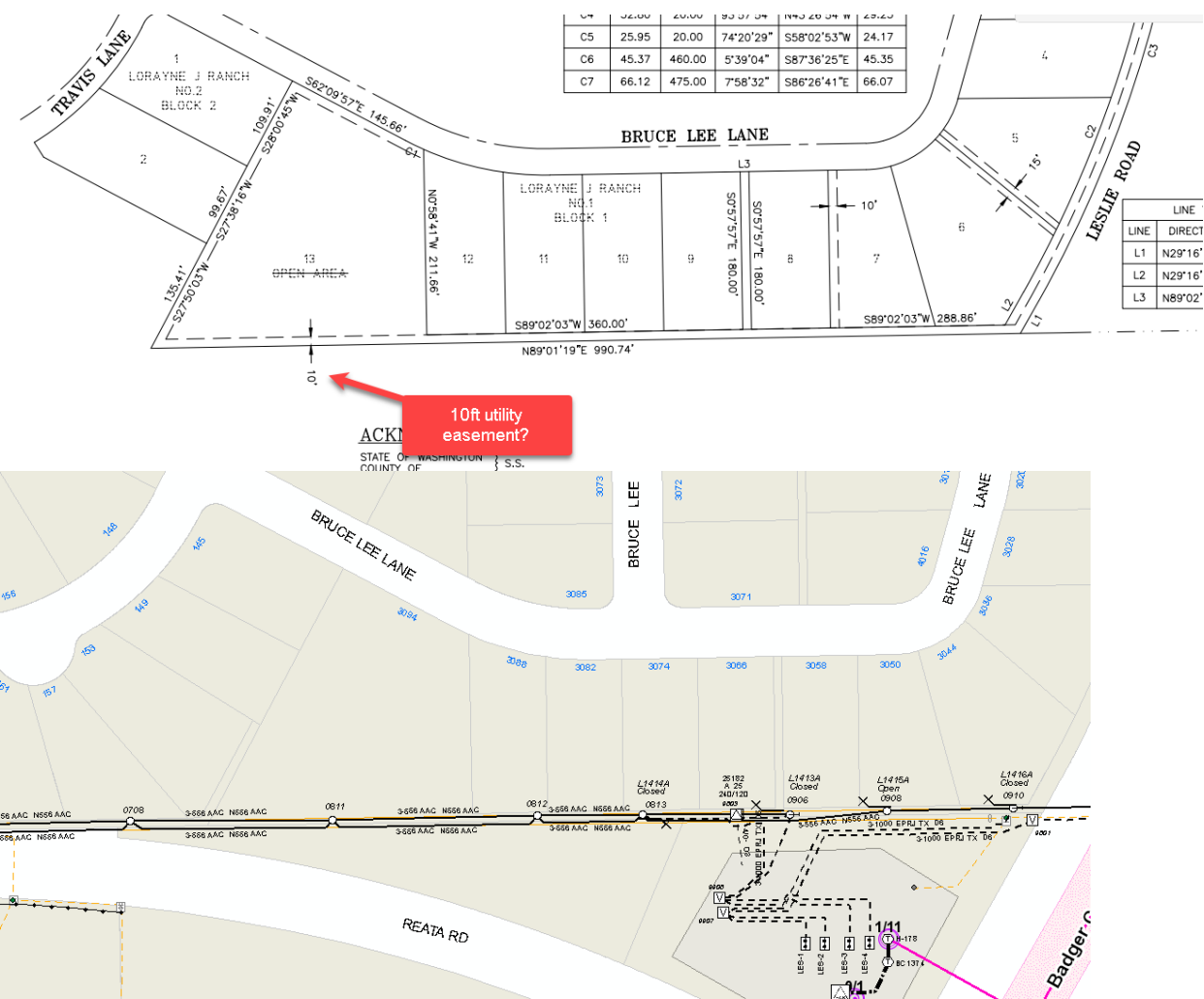
have no expectation of privacy in emails transmitted to or from the City of Richland.

From: Chad Brooks
To: Planning
Subject: RE: [E] Lorayne J Final Plat Alteration (COR File #PLN-T3-2025-00002)
Date: Monday, July 28, 2025 4:38:38 PM
Attachments: image003.png
image005.png
image006.png
image001.png
image002.png

You don't often get email from brooksc@bentonpud.org. [Learn why this is important.](#)

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

Need to verify that 10ft shown on South side of lot is a 10ft utility easement. Need to cover existing facilities.



Benton PUD provides this data for your sole use "as is".
The requestor/receiver hereby acknowledges that the attached information is not guaranteed to be accurate, correct or complete and any conclusions drawn from the information are the responsibility of the user.

Additionally the requestor/receiver acknowledges that the attached files are for illustration purposes only and are not suitable for site-specific decision making and in no way are the attached files a suitable replacement for calling for Utility Locates before ground disturbing activities.

The requestor/receiver agrees not to disclose, lease, sell, distribute, make, transfer or assign the requested data in any other transaction without the prior written consent of Benton PUD.

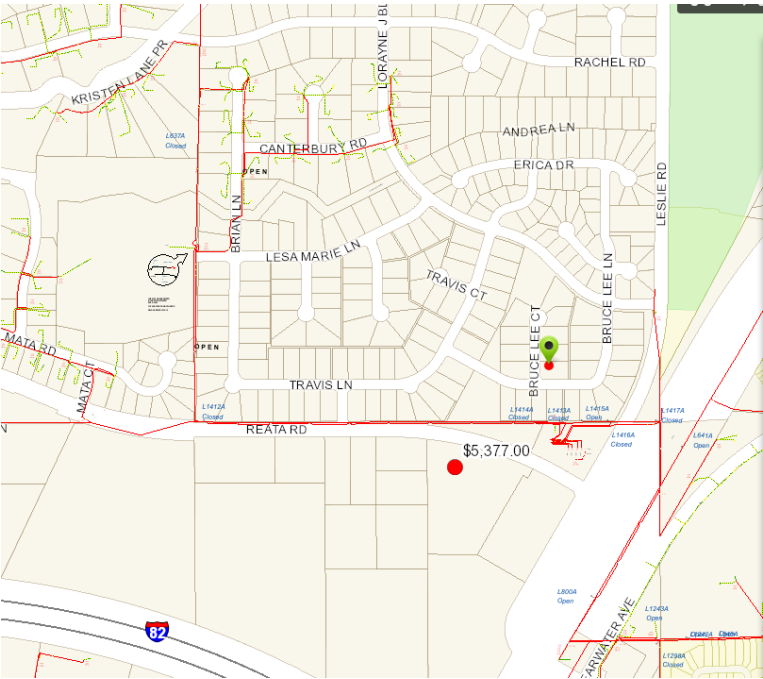
It is further understood that this information is the work product of Benton PUD, created solely for Benton PUD's use and for no other purpose.

Chad Brooks
Distribution Design Tech I
Benton PUD
Email: brooksc@bentonpud.org
Main # (509)582-2175
Direct # (509)582-1233



From: Jazlynn McCullough <mcculloj@bentonpud.org>
Sent: Monday, July 21, 2025 3:07 PM
To: Chad Brooks <brooksc@bentonpud.org>
Cc: Luz Quintero <quinterl@bentonpud.org>
Subject: FW: [E] Lorayne J Final Plat Alteration (COR File #PLN-T3-2025-00002)

This is one of those weird ones where we have power all around the parcel but I think Richland services it. Just sending this to incase you need to review it for any reason.



Thank you,

Jazlynn McCullough

From: Nelson, Ryan <rnelson@ci.richland.wa.us>
Sent: Monday, July 21, 2025 12:51 PM
To: accastle@bpa.gov <accastle@bpa.gov>; admin@basindisposal.com; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; BC Planning - Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Benton County - Segregations <Segregations@co.benton.wa.us>; Benton County Planning <Planning.Department@co.benton.wa.us>; Benton PUD, Broadband <osp@noanet.net>; engservice <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 <dxdrogers@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@ziplly.com; jan_gray@yakama.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcsane@kid.org>; Jessica Lally, Yakama Nation <jessica_lally@Yakama.com>; JIKinch@bpa.gov; Jodeer@bfhd.wa.gov; John Lyle <john.lyle@bentoncleanair.org>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <katherine.cichy@ziplly.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Ken Gosney <ken.gosney@rsd.edu>; 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 <mdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziplly.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 <Reathaford@CI.RICHLAND.WA.US>; Review Team <reviewteam@commerce.wa.gov>; rgoede@noanet.net; USPS Richland Postmaster <9352RichlandWA-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 <jittmwr@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: [E] Lorayne J Final Plat Alteration (COR File #PLN-T3-2025-00002)

Some people who received this message don't often get email from rnelson@ci.richland.wa.us. [Learn why this is important](#)

[EXTERNAL EMAIL]

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Ryan Nelson
Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

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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.