



Agenda
Planning Commission Meeting
Wednesday, January 25, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Commission Members: Chair Maier, Vice-Chair Mealer and Members Eadie, Nicholson, Richardson, Smith and Townsend

Liaisons: Council Liaison Alternate: Jones
Staff Liaison: Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

December 14, 2022 Planning Commission Meeting Minutes

Public Hearing : Please limit public hearing comments to 3 minutes. Comments must speak only to the item for which the hearing is convened. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with the Planning Commission, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, the Planning Commission will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Unfinished Business - Public Hearing:

2. CA2021-1018 Badger Mountain South LUDR Amendments (continued)
3. Adoption of the Finding of Fact Regarding CPA2022-105

New Business - Public Hearing:

4. Recommendation of Zoning for the North Horn Rapids Industrial Park Annexation
5. **Election of Officers**

Communications:

Adjournment

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/25/2023

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

December 14, 2022 Planning Commission Meeting Minutes

Request:

Recommended Motion:

Move to Approve the December 14, 2022 meeting minutes.

Summary:

December 14, 2022 minutes are attached for review and consideration.

Attachments:

1. 2022.12.14 Planning Commission Meeting Minutes



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 14, 2022
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chairperson Maier called the meeting to order at 6:00 p.m.

Attendance:

Present: Chairperson Maier, Vice Chair Mealer, Commissioners Townsend, Eadie, Nicholson, and Richardson.

Commissioner Smith was excused.

Also present: Development Services Director Jensen, Planning Manager Stevens, Planner Howie, Planner Hendricks, Planner Arrasmith, and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

Chair Maier presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER TOWNSEND MOVED AND COMMISSIONER RICHARDSON SECONDED THE MOTION TO APPROVE THE DECEMBER 14, 2022 MEETING AGENDA. THE MOTION CARRIED UNANIMOUSLY 6-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the October 26, 2022 Planning Commission meeting for approval.

COMMISSIONER RICHARDSON MOTIONED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE OCTOBER 26, 2022 PLANNING COMMISSION MEETING. THE MOTION PASSED 6-0.

Public Comments:

Chairperson Maier opened public comment at 6:03 pm, with community members

present Chairperson Maier confirmed that they were there to speak on an item of business. With no public comments, she closed the comment period at 6:04 pm.

Old Business – Public Hearing:

1. CA2021-108 Badger Mountain South LUDR Amendments (continued)

Chairperson Maier recognized Planning Manager Stevens regarding the continuation of this item. It was indicated that the applicant and the city agreed to continue the item until the January 25th, 2023, Planning Commission Meeting.

AT 6:04 P.M. COMMISSIONER NICHOLSON MOTIONED TO CONTINUE THE ITEM CA2021-108 BADGER MOUNTAIN SOUTH LUDR AMENDMENTS TO THE NEXT PLANNING COMMISSION MEETING. COMMISSIONER EADIE SECONDED. THE MOTION PASSED 6-0.

New Business – Public Hearing:

2. 990 Gillespie Street (600 Cullum Avenue) Proposed Surplus

Chairperson Maier recognized Planner Arrasmith who presented the surplus proposal for city owned property approximately 7,800 square feet. The property is located along the northern property line of Gillespie Parkway that is presently part of a paved parking lot that was utilized in the past as parking for the former Days Inn located at 615 Jadwin Avenue. It has been determined that there is no longer a municipal need for the property; therefore, this area of Gillespie Parkway is no longer needed for municipal purposes. Staff recommends approval of surplus.

AT 6:10 P.M. COMMISSIONER RICHARDSON MOVED AND COMMISSIONER MEALERE SECONDED. THE MOTION PASSED 6-0.

AT 6:11 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

3. 2022 Comprehensive Plan and Development Regulations Annual Amendments

AT 6:12 P.M. CHAIRPERSON MAIER OPENED THE PUBLIC HEARING.

Chairperson Maier recognized Planning Manager Stevens. He started with the Parks application to replace the capital facilities map with an updated map to include trail systems and remove school capital facilities. The second application came from Economic Development to rezone 10 acres of land on City View St. from High Density Residential (HDR) to Commercial (COM). The third application was from Hayden Homes to change zoning of 10.43-acre parcel in Clearwater Creek subdivision. Current zoning is (C1) they want to change it Medium Density Residential Small Lot (R-2S). This is the same items from 2021 that was previous recommend to City Council; however, council at the time did not approve at that time. The last application was for 12.9-acre open space in Tract C of the plat Reata Ridge to change zoning from Badger Mountain South Subarea Civic (BMS-Civic) to Single Family Residential (R-1-12). This is currently apart of LUDR

and they would like to request to have it removed so neighboring homes would have an opportunity to buy to enlarge their current properties.

Mike recommended letting each applicant speak in order of presentations. Parks was absent so Mike represented them, but there were no questions for the map update.

Darin Arrasmith answered questions regarding the Economic Development applications. Questions were regarding zoning and what is currently approved vs. what the request zone change would allow. Mike pulled up zoning so everyone could see what is and is not allowed. Discussion among committee members and staff on zone restrictions and allowable uses that could occur if change were approved.

Brian Thorson with Senior Land and Development for Hayden Homes spoke for the 3rd applicant. He highlighted that the land proposed has been for sale for 7 years with no interest. He also noted that traffic had been addressed in the application and would reduce trips by 2700 per day if switched to residential. Lastly, he said that Kennewick still has commercial property available in the area within walking distance. Housing crisis and housing prices were discussed as an opportunity if approved.

6:46 planning chair Maier opened it up to additional comments from members of the community. Ginger Wireman (2435 Michael Ave., Richland) spoke about City View application and was opposed to moving it strictly to commercial. She also spoke on the Hayden Home application and would like to increase the residential to include multi family.

6:48 Theresa Reents (2853 Sunshine Ridge Road, Richland) Spoke on the recommendation for the Tract C application. She wanted to emphasize that by rezoning is to add to other properties and not to be developed to include new homes, or new lots.

Commissioners discussed each application. Moving towards RECOMMENDING CPA2022-101 – PARKS UPDATE, CPA2022-103 & 102 107 (HAYDEN), CPA2022 – 103 & 108 (REATA) AND PULL OUT CPA2022 (City view). Deliberations continued.

Maier moved that the Planning Commission adopts the findings, conclusions, and recommendations in the staffing report for CPA 2022 101, 103 and 104 and recommend to City Council to approve the 2022 comprehensive plan, policy map, and code amendment docket for those 3 applications. Lack of second, and discussion continued.

Revised motion from Maier was that City Council does not approve CPA 2022-102 City View map update and associating rezones. Commissioner Nicholson seconded. 5 approved and 1 opposed with commission Eadie. Lengthy discussion occurred with multiple proposed amendments that failed to move forward. Planning Manager Stevens recommended one overall motion to include everything, and suggested for a motion to have staff bring back findings of fact that support the planning commissions crux at the next planning meeting.

Substitute motion – planning commission asks staff to prepare modified finding and conclusions for the approval of CPA 2022-101, CPA 2022-103 and CPA 2022-104 and

the associated rezones Z2022-102 & CPA 2022-103 and excluding the CPA 2022-102 and it's associated rezone Z2022-101.

AT 7:40 P.M. CHAIRPERSON MAIER MOTIONED AND COMMISSIONER RICHARDSON SECONDED. THE MOTION PASSED 5-1 WITH EADIE OPPOSING.

AT 7:40 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

COMMISSIONER TOWNSEND MADE A MOTION TO RECOMMEND TO COUNCIL THAT CITY STAFF BE REQUESTED TO MODIFY THE EXISTING ZONING FOR COMMERCIAL LIMITED BUSINESS TO INCLUDE MORE OPTIONS THAT SUPPORTS MIXED USE DEVELOPMENT SUCH AS RESTAURANTS AND APPROPRIATE RETAIL. RICHARDSON SECONDED THE MOTION. MOTION PASSED 5-1 WITH EADIE OPPOSING.

Communications:

Chairperson Maier asked if there were any communications. Maier recognized Mayor Alvarez who was elected to the Benton County Commission and would be stepping down. He stated that he has enjoyed coming to the meetings, and the great conversations that have come from them.

Adjournment:

Chairperson Maier adjourned the meeting at 7:45 p.m.

PREPARED BY: _____
Carly Kirkpatrick Administrative Assistant II

REVIEWED BY: _____
Mike Stevens, Planning Manager

APPROVED BY: _____
Francesca Maier, Chairperson



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/25/2023

Agenda Category: Unfinished Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

CA2021-1018 Badger Mountain South LUDR Amendments (continued)

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Summary:

Attachments:



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/25/2023

Agenda Category: Unfinished Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

Adoption of the Finding of Fact Regarding CPA2022-105

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Staff recommends that the Planning Commission adopt the necessary Findings of Fact and Conclusions of Law in support of their recommendation to the City Council of the 2022 Comprehensive Plan Update and Development Regulations docket.

Summary:

At the conclusion of the December 14, 2022 Planning Commission meeting, the Planning Commission directed staff to prepare Findings of Fact and Conclusions of Law supporting the Planning Commission's decision to recommend approval of three (3) of the four (4) applications to City Council. Specifically, the Planning Commission directed staff to create the necessary findings to exclude File No. CPA2022-102 (City View – COR Economic Development Department) from being recommended for approval by the Planning Commission.

Attachments:

1. Planning Commission FOF



MEMORANDUM

TO: Planning Commission

FROM: Mike Stevens, Planning Manager

DATE: January 25, 2023

SUBJECT: CPA2022-105

At the conclusion of the December 14, 2022 Planning Commission meeting, the Planning Commission directed staff to prepare Findings of Fact and Conclusions of Law supporting the Planning Commission's decision to recommend approval of three (3) of the four (4) applications to City Council. Specifically, the Planning Commission directed staff to create the necessary findings to exclude File No. CPA2022-102 (City View – COR Economic Development Department) from being recommended for approval by the Planning Commission.

Below, you will find Suggested Conclusions of Law and Suggested Findings of Fact prepared by staff for Planning Commission consideration and adoption.

SUGGESTED CONCLUSIONS OF LAW

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the associated rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan (as amended in 2018-2019, 2020 and again in 2021) and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth

Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.

7. The 2022 Comprehensive Plan amendment (docket), as recommended for approval by the Planning Commission, will produce no probable significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

SUGGESTED FINDINGS OF FACT

1. RMC 19.90 indicates that the City Council shall consider each Comprehensive Plan amendment and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2022 Comprehensive Plan Docket Policy and Map, and Code Amendments docket was March 1, 2022.
3. Four (4) applications were received and deemed complete.
4. The City Council conducted a Workshop on April 26, 2022 to review the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
5. The City Council conducted a Public Hearing on May 17, 2022 establishing the 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. Public Notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes on November 22, 2022.
7. The City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on November 4, 2022 for the proposed 2022 Comprehensive Plan Policy and Map, and Code Amendment Docket (EA2022-133).
8. On November 4, 2022 the City of Richland provided the required sixty (60) day notification under RCW 36.70a.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment docket and intent to adopt.
9. On November 22, 2022 the City of Richland provided Notice of Public Hearing to be held on December 14, 2022 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
10. Public Hearing Notice signs were posted on, or near, the three (3) properties which had submitted applications for consideration by November 23, 2022.

11. All public notification requirements for the public workshops and public hearings were met.
12. CPA2022-101 consists City of Richland Parks and Public Facilities application to replace the existing CF-1 map within the text of the Comprehensive Plan with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19.
13. CPA2022-102 consists of the City of Richland Economic Development Department request to amend the existing the Comprehensive Plan map for a City-owned parcel from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2). (Portion of parcel number 116984000003001).
14. CPA2022-103 consists of an application by Hayden Homes, LLC to change the land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR). They also request an associated rezone in which the property from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
15. CPA2022-104 consists of an application by Teresa Reents and Ken Hofstad requesting to amend the Badger Mountain Subarea Plan map from Civic (Civic) to Low-Density Residential (LDR) with an associated rezone of the site from BMS LUDR Civic (Civic) to Low-Density Residential Small Lot (R-1-12). (Parcel Number 104884030009000 and portions of Parcel Numbers: 104884030004011, 104884030004010, 104884030004007, 104884030004005, 104884030004001, 104884030005011 & 104884030005007).
16. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the city's ability to provide sewer and water, and, will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
17. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
18. The proposed amendments are consistent with the goals, policies and objectives of the Comprehensive Plan.
19. The proposed Comprehensive Plan amendments will not result in probable significant adverse impacts to the transportation network, capital facilities, utilities, parks, and environmental features.
20. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
21. The proposed amendments are consistent with the Washington State Growth Management

Act, the Benton County planning policies and other applicable local and state policies, agreements, and laws.

22. The proposed amendments will not have a cumulative adverse effect on the planning area.
23. The State of Washington's Growth Management Act (RCW 36.70A) requires that Comprehensive Plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
24. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the Comprehensive Plan.
25. The city is requesting that the Planning Commission authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the two (2) applications in which the Planning Commission is recommending Land Use and Zoning map approvals.
26. The Planning Commission has determined that File No. CPA2022-102 (City View) requesting to change the Comprehensive Plan Land Use Designation from High Density Residential (HDR) to Commercial (COM) with an associated rezone of the site from Commercial Limited Business (C-LB) to Retail Business Use District (C-2) is not in the best interest of the City due to the current housing shortage and lack of affordable housing.
27. Retaining the current High Density Residential (HDR) Land Use Designation on the City View property (CPA2022-102) will help provide land needed for high density residential development (multi-family housing) and will provide additional residents in the Queensgate commercial area, thus assisting the existing and future commercial developments in the area.
28. Adequate commercially zoned land is available within the Queensgate commercial area to provide for additional restaurants, hotels and other desirable businesses, thus negating the need to change the Comprehensive Plan Land Use Designation and Zoning of the City View site (CPA2022-102).



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/25/2023

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

Recommendation of Zoning for the North Horn Rapids Industrial Park Annexation

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Staff recommends that the Planning Commission conduct a public hearing and then vote to recommend to the City Council that the areas subject to the annexation request be zoned Heavy Manufacturing (M-2).

Summary:

The City is currently considering the annexation of approximately 1,643 acres of land previously owned by the US Dept. of Energy and provided to the City of Richland, Port of Benton and Energy Northwest. City Council authorized the annexation process to begin through the adoption of Resolution No. 2022-111, which directed the Planning Commission to consider what zoning would be appropriate for this site. Staff recommends to the Planning Commission that the land subject to the annexation request be zoned Heavy Manufacturing (M-2) as it will effectuate the Comprehensive Land Use Designation of the site as well as fulfill the intent of the land being transferred to the City, Port and Energy Northwest from the U.S. Department of Energy for large-scale manufacturing/industrial purposes.

Attachments:

1. Full Staff Report ANX2022-101 N. Horn Rapids Industrial Park

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: ANX2022-101

PREPARED BY: MIKE STEVENS
MEETING DATE: JANUARY 25, 2023

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND ECONOMIC DEVELOPMENT DEPARTMENT ON BEHALF OF THE CITY OF RICHLAND, PORT OF BENTON AND ENERGY NORTHWEST (ANX2022-101).

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION.

LOCATION: THE PROPERTIES ARE DESCRIBED AS ASSESSOR'S TAX PARCEL NOS. 110081000001003, 110081000001004, 103084000001000, 134183000001000, 103081000001000 AND 134183000002000 IN SECTIONS 3, 4, 9, 10, 15 & 16, TOWNSHIP 10 NORTH, RANGE 28 EAST W.M., BENTON COUNTY, WASHINGTON AND SECTIONS 33 AND 34, TOWNSHIP 11 NORTH, RANGE 28 EAST. W.M., BENTON COUNTY, WASHINGTON.

REASON FOR REQUEST:

The City is currently considering the annexation of approximately 1,643 acres of land previously owned by the US Dept. of Energy and provided to the City of Richland, Port of Benton and Energy Northwest. City Council authorized the annexation process to begin through the adoption of Resolution No. 2022-111, which directed the Planning Commission to consider what zoning would be appropriate for this site.

SITE DATA

Size: Approximately 1,643 acres.

Ownership: The proposed annexation site is approximately 1,643 acres in size and is currently owned by the City of Richland, Port of Benton and Energy Northwest.

Current Use: The proposed annexation site is currently undeveloped.

Comprehensive Plan: The site is within the City of Richland's adopted Urban Growth Area (UGA) boundary and is designated as Industrial (I) based on the Richland Comprehensive Plan.

Utilities: City water, city sewer and city electrical services are available in the vicinity to serve the proposed annexation area.

Existing County Zoning: Light Industrial.

SURROUNDING LAND USES

Properties located south of the proposed annexation area that are within the City of Richland are zoned Heavy Manufacturing (M-2) and Medium Industrial (I-M). Properties located to the west and to the north, which are located within unincorporated Benton County are currently zoned Light Industrial and Unclassified (Hanford Nuclear Reservation). Properties located east of the site within the City of Richland are owned by the U.S. Department of Energy and are zoned Business Research Park (BR-P).

PROPOSED ZONING

There are only two zoning districts that can be applied to the property that would implement the Industrial land use designation of the proposed annexation area: Medium Industrial (I-M) and Heavy Manufacturing (M-2). When this land was given to the City, Port of Benton and Energy Northwest, it was done so under the condition that the area be zoned for heavy industrial use. As a result, staff recommends that the site be zoned Heavy Manufacturing (M-2).

ANALYSIS

As indicated above, the Planning Commission has no choice but to recommend one of the two industrial zoning districts for the site. Staff strongly recommends that the Planning Commission recommend that the site be zoned Heavy Manufacturing (M-2) to the City Council as that will effectuate the intent of the Comprehensive Plan Land Use Map designation as well as result in a zoning designation that has been intended for the site.

SUMMARY

Application of the Heavy Manufacturing (M-2) zoning represents the most appropriate zoning designation for the proposed annexation area as it would be consistent with the City's Comprehensive Plan and existing development pattern within the proposed annexation area and consistent with the intent of the properties being given to the various entities.

FINDINGS OF FACT

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998 and subsequent periodic updates;
2. The City's comprehensive plan designates the proposed annexation area as suitable for industrial uses, especially those which fall under the Heavy Manufacturing (M-2) classification;

3. There are only two zoning districts that can be applied to the property that would implement the Industrial land use classification of the area;
4. The Heavy Manufacturing (M-2) zoning classification allows industrial uses and/or activities that are best located away from residentially owned areas, which this site represents.
5. The Medium Industrial (I-M) zoning classification allows industrial uses and/or activities that are less intense in regards to impacts to residential areas.
6. The approximately 1,643 acres of land subject to the proposed annexation request are currently undeveloped;
7. Properties located south of the proposed annexation area that are within the City of Richland are zoned Medium Industrial (I-M) and Heavy Manufacturing (M-2);
8. Properties located to the west and to the north, which are located within unincorporated Benton County are currently zoned Light Industrial and Unclassified (Hanford Nuclear Reservation).

CONCLUSIONS OF LAW:

1. Based on the above findings of fact, assignment of Heavy Manufacturing (M-2) zoning would be in the best interest of the City of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (ANX2022-101) and recommend to the City Council assignment of Heavy Manufacturing (M-2) zoning.

EXHIBITS

1. Annexation Application/Request Letter
2. Resolution No. 2022-111
3. Chapter 23.26 of the Richland Municipal Code – Industrial Zoning
4. Maps

Exhibit 1



City of Richland
Development Services

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
📠 (509) 942-7764

Application for Annexation

Note: A Pre-Application meeting is required prior to submittal of an application.

PROPERTY OWNER INFORMATION

☐ Contact Person

Owner: City of Richland, Port of Benton, Energy Northwest

Address: North Horn Rapids Industrial Park

Phone: 509.942.7591

Email: darrasmith@ci.richland.wa.us

APPLICANT INFORMATION (if different)

☐ Contact Person

Company: City of Richland - Office of Business & Economic Development

UBI#

Contact: Darin Arrasmith, Planner

Address: 625 Swift Blvd., MS-19

Phone: 509.942.7591

Email: darrasmith@ci.richland.wa.us

DESCRIPTION OF REQUEST

The City of Richland's Office of Business & Economic Development is seeking to annex approximately 1,643 acres of land comprising the North Horn Rapids Industrial Park. The land is located north of Horn Rapids Road and is within the City of Richland's Urban Growth Area, and involves six properties owned, respectively, by the City of Richland, Port of Benton and Energy Northwest.

PROPERTY INFORMATION

Parcel #: [See attached Notice of Intent]

Legal Description: [See attached Record Survey No. 5069]

Current Comp. Plan: Industrial

Requested Zoning: Heavy Manuf. M-2

Size of Property: 1,643 acres

Domestic Water Supply: ☐ City ☐ Private Well

Sewage Disposal: ☐ City ☐ Septic

Irrigation Source: ☐ City ☐ Private Well ☐ Columbia Irrig. District ☐ Kennewick Irrig. District ☐ BMID

APPLICATION MUST INCLUDE

1. Completed application and filing fee
2. A "Notice of Intent" form requesting annexation to the City of Richland
3. Full legal description of the proposed annexation area
4. A map showing all of the following: general vicinity of proposed annexation in relation to the City of Richland, the proposed boundaries of the annexation, and all public roads near the annexation area
5. Other information as determined by the Administrator

ANSWER QUESTIONS BELOW AS COMPLETELY AS POSSIBLE – USE ADDITIONAL SHEET(S) IF NECESSARY

Why are you requesting annexation into the City of Richland?

The Intent of annexing the North Horn Rapids Industrial Park is to locate the entire site under City jurisdiction as planned development of the industrial park will be dependent on City services such as water, sewer and electrical power.

What use, building or structure is intended for the property?

The North Horn Rapids Industrial Park is a planned industrial area envisioned as an employment center with industrial, manufacturing and research & development related land uses. It is intended that the industrial park will provide the necessary land base for industrial sites ranging in 150-500 acres in size.

What changes have occurred in the area that justify the requested annexation?

Both the City of Richland and Port of Benton are receiving greater interest for large industrial development projects that the City's Horn Rapids Industrial Park cannot accommodate. By annexing the North Horn Rapids Industrial Park, the City and Port of Benton will be able to improve and market the site for mega-industrial projects.

Are there any other properties in your neighborhood that could be part of your annexation request? If so, have you spoken to the owners about joining your annexation request?

The majority of the neighboring property surrounding the North Horn Rapids Industrial Park is owned by the U.S. Dept. of Energy, is vacant, and there are no current or immediate plans for development of these areas. A portion of the property along the east side of the North Horn Rapids Industrial Park has already been annexed into the City of Richland.

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

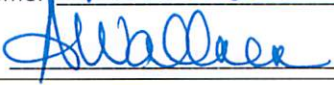
I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the submittals.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Amanda Wallner

Applicant Signature:  Date 4/19/22



Thursday, April 14, 2022

Mr. Mike Stevens, Planning Manager
City of Richland Development Services Dept.
625 Swift Boulevard, MS-35
Richland, Washington 99352

RE: CITY OF RICHLAND OFFICE OF BUSINESS AND ECONOMIC DEVELOPMENT – SUBMITTAL OF
APPLICATION FOR ANNEXATION OF NORTH HORN RAPIDS INDUSTRIAL PARK

Dear Mr. Stevens:

Please accept this Notice of Intent from the City's Office of Business and Economic Development as a formal request to annex 1,643 acres of land owned (respectively) by the City of Richland, the Port of Benton and Energy Northwest within the North Horn Rapids Industrial Park. The property is located north of Horn Rapids Road and is within the City of Richland's Urban Growth Area, and consists of six parcels identified as follows:

- 1) 1-1008-100-0001-003 – 581.20 acres (City of Richland)
- 2) 1-1008-100-0001-004 – 257.70 acres (Port of Benton)
- 3) 1-0308-400-0001-000 – 219.36 acres (Port of Benton)
- 4) 1-3418-300-0001-000 – 285.20 acres (Port of Benton)
- 5) 1-0308-100-0001-000 – 155.84 acres (Energy Northwest)
- 6) 1-3418-300-0002-000 – 144.16 acres (Energy Northwest)

The Record Survey of the North Horn Rapids Industrial Park properties is attached.

If you have any questions or comments, you may contact the Office of Economic Development at (509) 942-7583.

Sincerely,

Amanda Wallner
Economic Development Manager
Office of Economic Development

Cc: file

HANFORD PATROL TRAINING ACADEMY

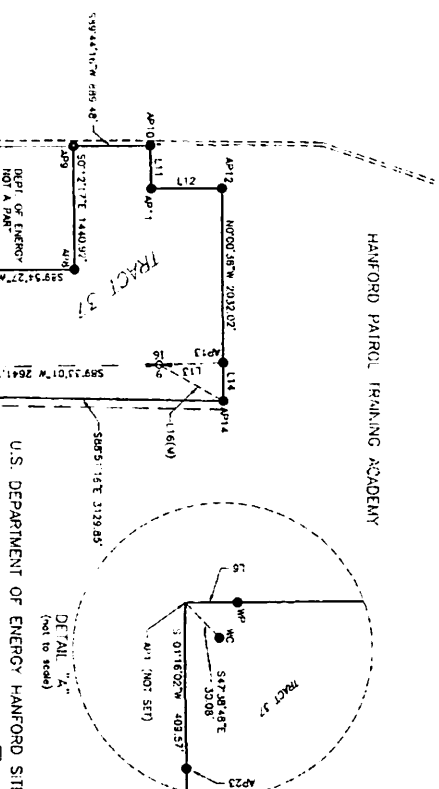


TABLE 1			
LINE	DESCRIPTION	LENGTH	TIME
1	02:15:00 W	177.97	
2	5:56:31.0 E	380.32	
3	5:56:46.0 E	423.61	
4	5:57:09.1 E	579.08	
5	6:01:02.6 E	603.97	
6	06:06:46.5 E	774.08	
7	5:58:39.5 W	780.43	
8	6:01:31.6 W	560.32	
9	06:02:40.7 E	1646.87	
10	6:07:01.7 E	1248.06	
11	6:03:43.3 W	503.20	
12	06:09:33.3 W	823.01	
13	06:09:52.0 E	742.91	
14	6:00:40.8 E	346.46	
15	5:54:31.5 E	591.72	
16	06:02:53.5 E	599.72	
17	5:58:17.0 W	380.76	

ORIGINAL

RECORD SURVEY

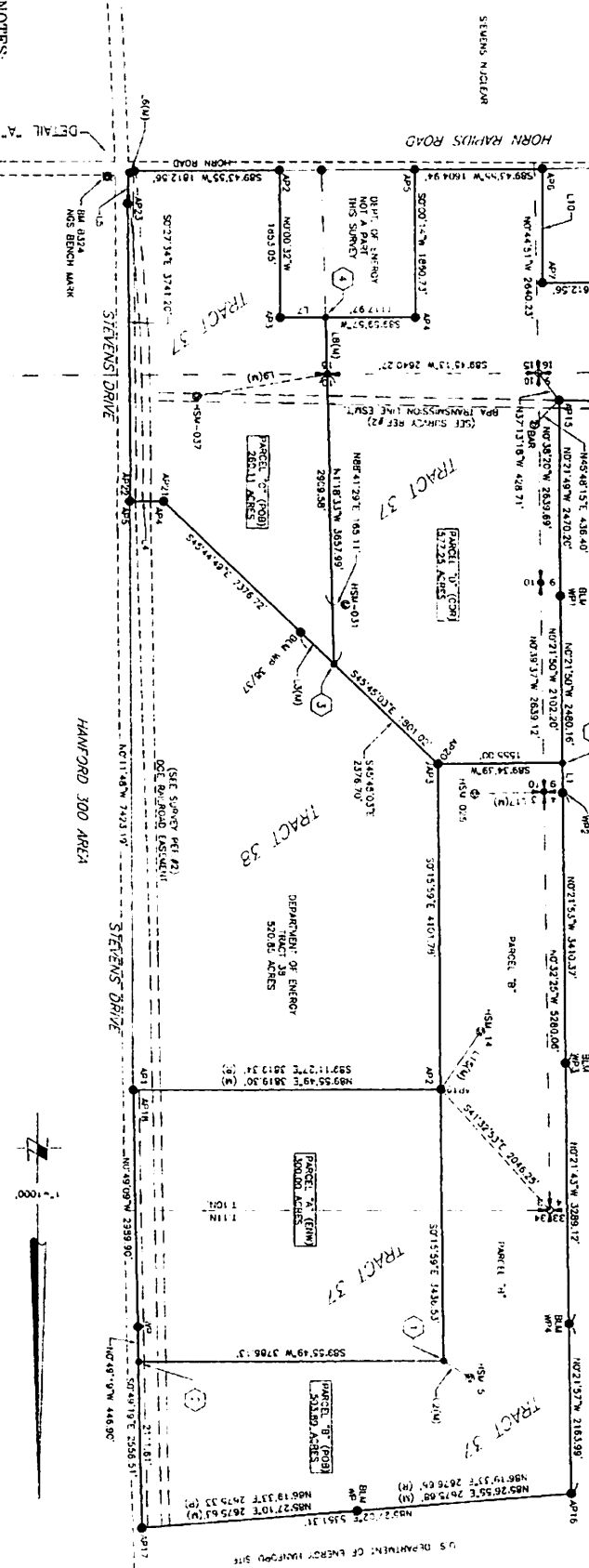
PORTIONS OF SECTIONS 3, 4, 9, 10, 15 & 16
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
AND PORTIONS OF SECTIONS 33 & 34
TOWNSHIP 11 NORTH RANGE 28 EAST, W. M.
BENTON COUNTY, WASHINGTON

(SEE SHEET 2 OF 2 FOR LEGAL DESCRIPTIONS & SURVEYORS NARRATIVE)

SURVEY REFERENCES

1. BLM DEPENDENT RESURVEY OF TOWNSHIPS 10 AND 11 NORTH, RANGE 24 EAST, 11W ACCORDING TO THE OFFICIAL PLAT SHEET APPROVED FEB. 6, 1907, AND THE BLM OFFICE OF COLUMBIA RIVER FOREST AND WILDLIFE OFFICE.
2. FIRST AMENDMENT OF CANTLAW DEED, RECORDED IN AUDITOR'S FILE NO. 2018-022889, RETURNED TO BENTON COUNTY, ASTORIA.

U.S. DEPARTMENT OF ENERGY HANFORD SITE



NOTES:

- [illegible]

MONUMENT LEGEND

- DENOTES SET J 3/72 BRASS CAP IN 4" DIA. X 24" CONCRETE PIG CINDER STAMPED AS SHOWN ON SHEET 2
- DENOTES FOUND BULB ALUM. MONUMENT AS DESCRIBED IN OFFICAL BULB FIELD NOTES PER REFERENCE NO. 1
- DENOTES USGS GEODETIC CONTROL MONUMENT AS DESCRIBED IN OFFICAL BULB FIELD NOTES.
- ✚ DENOTES BULB BRASS CAP SECTION CORNER P.O.L. NO. PER SQUARE REFERENCE NO. 1
- ✚ DENOTES BULB BRASS CAP 1/4 SECTION CORNER P.O.L. NO. PER SQUARE REFERENCE NO. 1



SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF THE PORT OF BEVINGTON AND CITY OF BEVINGTON IN AUGUST 2018.

9/26/18
DATE

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS 1ST DAY OF October 2018 A.D. AT 21
 UNITS PAST 9 A.M. AND RECORDED IN VOLUME 1 OF SUMMERS.
 5N09

2018-029107	REC: 9/14/18 BWC
FEE NUMBER	
5069	
RECORD SUPPLY NUMBER	
BRENDA CHILTON	
BENTON COUNTY AUDITOR	
CLERK	

PORT OF BENTON

TRIDEC PARCELS

LAND TRANSFER SURVEY

DRN. BY CBN	SCALE: 1" = 1000'	F. B. NO. TSC-6	SHEET 1
APPROVED BY	CITY	ACID VER -2017	

人部

RS/
ROGERS
SURETY INC., P.S.
1466 COLUMBIA PIKE TAIL
RICHMOND, VA 23232
PHONE (800) 783-4141
FAX: (800) 783-8984
www.rs-surety.com

RECORD SURVEY

PORTIONS OF SECTIONS 3, 4, 9, 10, 15 & 16
TOWNSHIP 10 NORTH, RANGE 28 EAST, W.M.
AND PORTIONS OF SECTIONS 33 & 34
TOWNSHIP 11 NORTH RANGE 28 EAST, W.M.
BENTON COUNTY, WASHINGTON

SURVEYOR'S NARRATIVE

THE PURPOSE OF THIS SURVEY IS TO MECHANICALLY TEST THE LOCAL DESIGNS AND MONUMENTS ESTABLISHED BY THE BLM IN 1981 AND THE 2018 BLM PERSONNEL INVENTORY OF PLANTS AND ANIMALS. THE SURVEY WILL BE CONDUCTED BY THE BLM PERSONNEL IN THE BLM OFFICE OF COASTAL SURVEY, PORTLAND, OREGON.

EXISTING SURVEY MONUMENTS ESTABLISHED BY THE BLM SURVEY REFERENCED ABOVE ARE 3-1/2" DIAMETER ALUMINUM CAPS ENGRAVED ON A 2-7/8" DIAMETER ALUMINUM OR REBAR/SPACER. NEW SURVEY MONUMENTS ESTABLISHED BY THE SURVEY ARE 3-1/2" DIAMETER CAPS ON 1/2" DIAMETER REBAR ENGRAVED BY A BLM STILL LEVELING POS.

NEW SURVEY MOVEMENTS ESTABLISHED BY THIS SURVEY ARE:
5/8" DIAMETER REBAR MINESSED BY A 6' STEEL FENCE POST

[illegible]

FINAL

Exhibit 2

RESOLUTION NO. 2022-111

A RESOLUTION OF THE CITY OF RICHLAND, WASHINGTON, ACCEPTING A REQUEST FOR ANNEXATION OF 1,643 ACRES, TO BE KNOWN AS THE NORTH HORN RAPIDS INDUSTRIAL PARK, LOCATED WITHIN PORTIONS OF SECTIONS 3, 4, 9, 10, 15 & 16, TOWNSHIP 10 NORTH, RANGE 28 EAST AND PORTIONS OF SECTIONS 33 & 34, TOWNSHIP 11 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON.

WHEREAS, the City received a written request for the annexation of 1,643 acres located in what will be known as the North Horn Rapids Industrial Park from the City of Richland Development Services Department; and

WHEREAS, on August 16, 2022, Richland City Council was presented with the request for annexation and passed Resolution No. 2022-104, establishing September 6, 2022 as the date for Council to meet with the proponent of the annexation; and

WHEREAS, as required by RCW 35.13.125, Richland City Council met with the annexation proponent on September 6, 2022 and reviewed the proposed annexation.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1. The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.
4. That adequate health/safety infrastructure and/or improvements required by the Richland Municipal Code are installed at owner expense to serve any existing structures.

Section 2. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

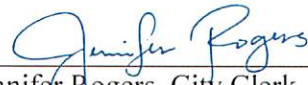
BE IT FURTHER RESOLVED that this Resolution shall take effect immediately.

This space intentionally left blank.

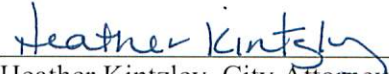
ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 6th day of September, 2022.


Michael Alvarez, Mayor

Attest:


Jennifer Rogers, City Clerk

Approved as to Form:


Heather Kintzley, City Attorney

Chapter 23.26 INDUSTRIAL ZONING DISTRICTS

Sections:

[23.26.010 Purpose of industrial use districts.](#)

[23.26.020 Industrial performance standards and special requirements.](#)

[23.26.025 Enforcement of performance standards.](#)

[23.26.030 Industrial use districts permitted land uses.](#)

[23.26.040 Site requirements for industrial use districts.](#)

[23.26.050 Parking standards for industrial use districts.](#)

[23.26.060 Landscaping standards for industrial districts.](#)

23.26.010 Purpose of industrial use districts.

A. The medium industrial use district (I-M) is a zone providing for limited manufacturing, assembly, warehousing and distribution operations and retail and wholesale sales of products manufactured on the premises or products allied thereto; and administrative and research and development facilities for science-related activities and commercial uses that are supportive and compatible with other uses allowed in the district. Regulations are intended to prevent frictions between uses within the district, and also to protect nearby residential districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan.

B. The heavy manufacturing district (M-2) is intended primarily for heavy manufacturing and closely related uses. To avoid burdensome regulations on heavy manufacturing, regulations for this district are intended to provide protection principally against effects harmful to other districts. This zoning classification is intended to be applied to some portions of the city that are designated industrial under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.26.020 Industrial performance standards and special requirements.

A. I-M – Medium Industrial and M-2 – Heavy Manufacturing. The maximum permissible limits of the detrimental effects specified in this chapter shall be as defined in this section:

1. Smoke. The emission of smoke or particulate matter of a density greater than No. 2 on the Ringlemann Chart as published by the U.S. Bureau of Mines is prohibited, except that Ringlemann No. 3 will be permitted for three minutes during any eight-hour period for the purpose of building fires or soot blowing.

2. Dust and Other Particulate Matter. The total net rate of emission from all sources within the boundaries of a lot in the I-M or M-2 district shall not exceed one pound per acre of lot area during any one hour. The emission from all sources within any lot area of particulate matter containing more than 10 percent by weight of particles having a diameter larger than 44 microns is prohibited. Dust and other types of air pollution carried by a wind from such sources as storage yards, piled materials, yards, roads, etc., shall be included in particulate matter measurements and limitations, and shall be kept to a minimum by appropriate screening, design, landscaping, paving, oiling, sprinkling, or other acceptable means. Measurements shall be taken at the source of the emission.

3. Method of Measuring Emission of Particulate Matter from All Sources. Determination of the total net rate of emission of all particulate matter within the boundaries of any lot shall be made as follows:

- a. Determine maximum emission in pounds per hour from each source of emission and divide this figure by acres of lot area, obtaining the gross hourly rate of emission in pounds per acre.
- b. For each gross hourly rate of emission, deduct the height of emission correction factor from the following table, interpolating as necessary for heights not given:

ALLOWANCE FOR HEIGHT OF EMISSION	
Height of Emission Above Grade (feet)	Correction Pounds per Hour per Acre
50	0.01
100	0.06
150	0.10
200	0.16
300	0.30
400	0.50

The result is the net hourly rate of emission in pounds per acre from each source of emission.

Adding together individual net rates of emission gives the total net rate of emission from all sources of emission within the boundaries of the lot.

4. Noise. In the I-M and M-2 districts, the sound pressure level resulting from any activity shall not exceed the maximum decibel level set forth in Chapter 173-60 WAC, Maximum Environmental Noise Levels for Class C Industrial Zones.

5. Vibration. Every use shall be so operated that the ground vibration inherently and recurrently generated from equipment other than vehicles is not perceptible without instruments at any point on or beyond any lot line of the property on which the use is located.

6. Odor. All measurements of odor for purposes of this standard shall be made according to the "dilution method" as prescribed in ASTM D1391-57. The following odor restrictions apply to this medium industrial use district:

- a. At the district boundary, the odor from any source within the district must not exceed one odor unit per cubic foot, as measured by the procedures in ASTM D1391-57.
- b. Within the district, the odor from any source within a given property or lot must not exceed 10 odor units per cubic foot at the boundary of the property, again measured by the procedures in ASTM D1391-57, except that uses existing prior to the effective date of the ordinance codified in this chapter shall be required to comply with only this subsection (A)(6)(b).

For the purposes of estimating the dilution of odors by the atmosphere between their point of origin and either the property boundary or the district boundary, the method of Pasquill ("The Estimation of the Dispersion of Windborne Material," Meteorol. Mag., 90, 1063, 33-49, 1961) as modified by Gifford ("Uses of Routine Meteorological Observations for Estimating Atmospheric Dispersion," Nuclear Safety, 2, 47-51, 1961) shall be used.

The atmospheric conditions to be assumed for this calculation are:

- i. Stability Category F, moderately stable air;
- ii. Surface wind speed of one meter/second (about two mph).

A procedure and necessary graphs for making this estimate are given in D. Bruce Turner's "Workbook of Atmospheric Dispersion Estimates," Dept. HEW, Environmental Health Series, Public Health Service Publication No. 999-AP-26, Revised 1969.

7. Toxic and Noxious Gases. No emission which would be demonstrably injurious to human health, animals or plant life common to the region, on the ground at or beyond any lot line on which the use is located will be permitted. Where such emission could be produced as a result of accident or equipment malfunction, adequate safeguards standard for safe operation in the industry involved shall be taken. This shall not be construed to prohibit spraying of pesticides on public or private property.

8. Heat, Glare and Humidity (Steam). In the I-M or M-2 districts any activity producing humidity in the form of steam or moist air, or producing heat or glare shall be carried on in such a manner that the heat, glare or humidity is not perceptible at any lot line on which the use is located. Building materials with high light

reflective qualities shall not be used in the construction of buildings in such a manner that reflected sunlight will throw intense glare on areas surrounding the I-M or M-2 district. Artificial lighting shall be hooded or shaded so that direct light of high intensity lamps will not result in glare when viewed from areas surrounding the I-M or M-2 district.

9. Industrial Wastes. The disposal of industrial wastes shall be subject to the regulations of the state Health Department and shall comply with the requirements of the Washington Pollution Control Commission.

10. Fire and Explosive Hazards. The storage, manufacture, use, or processing of flammable liquids or materials which produce flammable or explosive vapors or gases shall be permitted in accordance with the regulations of the fire prevention code and the building code of the city of Richland. [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 32-11 § 7].

23.26.025 Enforcement of performance standards.

It is the intent of this section that:

A. If in the opinion of the administrative official a violation of the performance standards in RMC [23.26.020](#) has occurred, the administrative official shall send a written notice of the violation to the owners of the property and the manager of the operation involved by certified mail. The manager or responsible person shall have 30 days to correct the violation, unless in the opinion of the administrative official there is imminent peril to the life and property of persons adjacent to the alleged violation, in which case the violation shall be corrected immediately.

B. Where determinations of violation can be made by the administrative official using equipment normally available to the city or obtainable without extraordinary expense, such determination shall be so made before notice of violation is issued.

C. Where technical complexity or extraordinary expense make it unreasonable for the city to maintain the personnel or equipment necessary to make the determination of violation, then the city shall call in properly qualified experts to make the determination. If expert findings indicate a violation of the performance standards, the costs of the determination shall be assessed against the properties or persons responsible for the violation in addition to the other penalties prescribed by this title. If no violation is found, cost of the determination shall be paid entirely by the city. [Ord. 28-05 § 1.02].

23.26.030 Industrial use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	I-M	M-2
Automotive, Marine and Heavy Equipment Uses		
Automotive Repair – Major	P	P
Automotive Repair – Minor	P	
Automotive Repair – Specialty Shop	P	
Automobile Service Station	P	
Automobile Wrecking		S ¹
Boat Building	P	P
Bottling Plants	P	P
Car Wash – Automatic or Self-Service	P ²	A
Equipment Rentals	P	
Farm Equipment and Supplies Sales	P	S
Gas/Fuel Station	P	S
Heavy Equipment Sales and Repair	P	P
Marine Repair	P	P
Towing, Vehicle Impound Lots	P ³	
Truck Rentals	P	
Truck Stop – Diesel Fuel Sales	P	P
Truck Terminal	P	P
Vehicle Sales	P	
Warehousing, Wholesale Use	P	P

Business and Personal Services		
Animal Shelter	S ⁴	
Contractors' Offices and Shops	P	
General Service Businesses	P	P
Health/Fitness Facility	P	A
Health/Fitness Center	P	
Laundry/Dry Cleaning, Commercial	P	
Laundry/Dry Cleaning, Retail	P	
Mini-Warehouse	P ⁵	
Mailing Service	P	
Personal Loan Business	P	
Personal Services Businesses	P	
Photo Processing, Copying and Printing Services	P	
Telemarketing Services	P	
Food Service		
Cafeterias	A	A
Delicatessen	A	A
Drinking Establishments	P	P
Restaurants/Sit Down	P	
Restaurants/Drive-Through	P ⁶	A ⁶
Restaurants/Lounge	P	
Restaurants/Take Out	P	
Restaurants with Entertainment/Dancing Facilities	P	
Wineries	P	
Industrial/Manufacturing Uses		
Airport, Industrial	P	
Excavating, Processing, Removal of Topsoil, Sand, Gravel, Rock or Similar Natural Deposits	S ⁷	S ⁷
Junkyard		S

Laundry and Cleaning Plants	P	P
General Manufacturing Uses	P	P
Heavy Manufacturing Uses		P
Light Manufacturing Uses	P	P
Research, Development and Testing Facilities	P	P
Warehousing, Storage and Distribution	P	P
Wholesale Facilities and Operations	P	P
Office Uses		
Financial Institutions	P	
Medical, Dental and Other Clinics	P	
Office – Consulting Services	P	
Office – Corporate	P	
Office – General	P	
Office – Research and Development	P	P
Public/Quasi-Public Uses		
General Park Operations and Maintenance Activities	P	P
Passive Open Space Use	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ⁸	P ⁸
Public Agency Buildings	P ⁸	P ⁸
Public Agency Facilities	P ⁸	P ⁸
Public Parks	P	
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁹	
Residential Uses		

Accessory Dwelling Unit	A	
Day Care Center	S ¹⁰	
Dwelling Units for a Resident Watchman or Custodian	A	A
Emergency Housing	S	S
Emergency Shelters	S	S
Hotels or Motels	S	S
Permanent Supportive Housing	S	S
Temporary Residence	p ¹¹	p ¹¹
Transitional Housing	S	S
Retail Uses		
Adult Use Establishments	p ¹²	
Airport, Commercial	P	
Parking Lot or Structure	P	P
Miscellaneous Uses		
Bus Station	P	
Bus Terminal	P	
Bus Transfer Station	P	P
Community Festivals and Street Fairs	P	P
Farming of Land	P	P
Macro-Antennas	P	P
Monopole	p ¹³	p ¹³
On-Site Hazardous Waste Treatment and Storage	P	P
Outdoor Storage	p ¹⁴	p ¹⁴
Storage in an Enclosed Building	P	P

1. RMC 23.42.290
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.040

5. RMC 23.42.170
6. RMC 23.42.047
7. RMC 23.42.070
8. RMC 23.42.200
9. RMC 23.42.175
10. RMC 23.42.080
11. RMC 23.42.110
12. RMC 23.42.030
13. Chapter 23.62 RMC
14. RMC 23.42.180

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 13-11 § 1.01; Ord. 32-11 § 8; Ord. 07-19 § 7; Ord. 60-19 § 1; Ord. 2022-19 § 5].

23.26.040 Site requirements for industrial use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. The number appearing in the box at the intersection of the column and row represents the dimensional standard that applies to that zoning district.

Standard	I-M	M-2
Minimum Lot Area	None	None
Minimum Front Yard Setback	0 feet ¹	0 feet ¹
Minimum Side Yard Setback	None	None
Minimum Rear Yard Setback	None	None
Maximum Building Height – Main Building	55 feet ²	None

-
1. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
 2. Except as otherwise provided in this section, the maximum building height in the I-M district shall be 55 feet:
 - a. Any building or structure located within 300 feet of any residential use district shall be limited to 24 feet in height.
 - b. Any building further than 300 feet but less than 600 feet from districts described in note (2)(a) of this section shall not exceed 55 feet in height.
 - c. Except as provided in notes (2)(a) and (b) of this section, buildings may exceed the maximum height in accordance with the provisions of RMC 23.38.090.

[Ord. 28-05 § 1.02; Ord. 04-09; amended during 2011 recodification; Ord. 32-11 § 9].

23.26.050 Parking standards for industrial use districts.

Off-street parking space shall be provided in all industrial zones in compliance with the requirements of Chapter 23.54 RMC. [Ord. 28-05 § 1.02].

23.26.060 Landscaping standards for industrial districts.

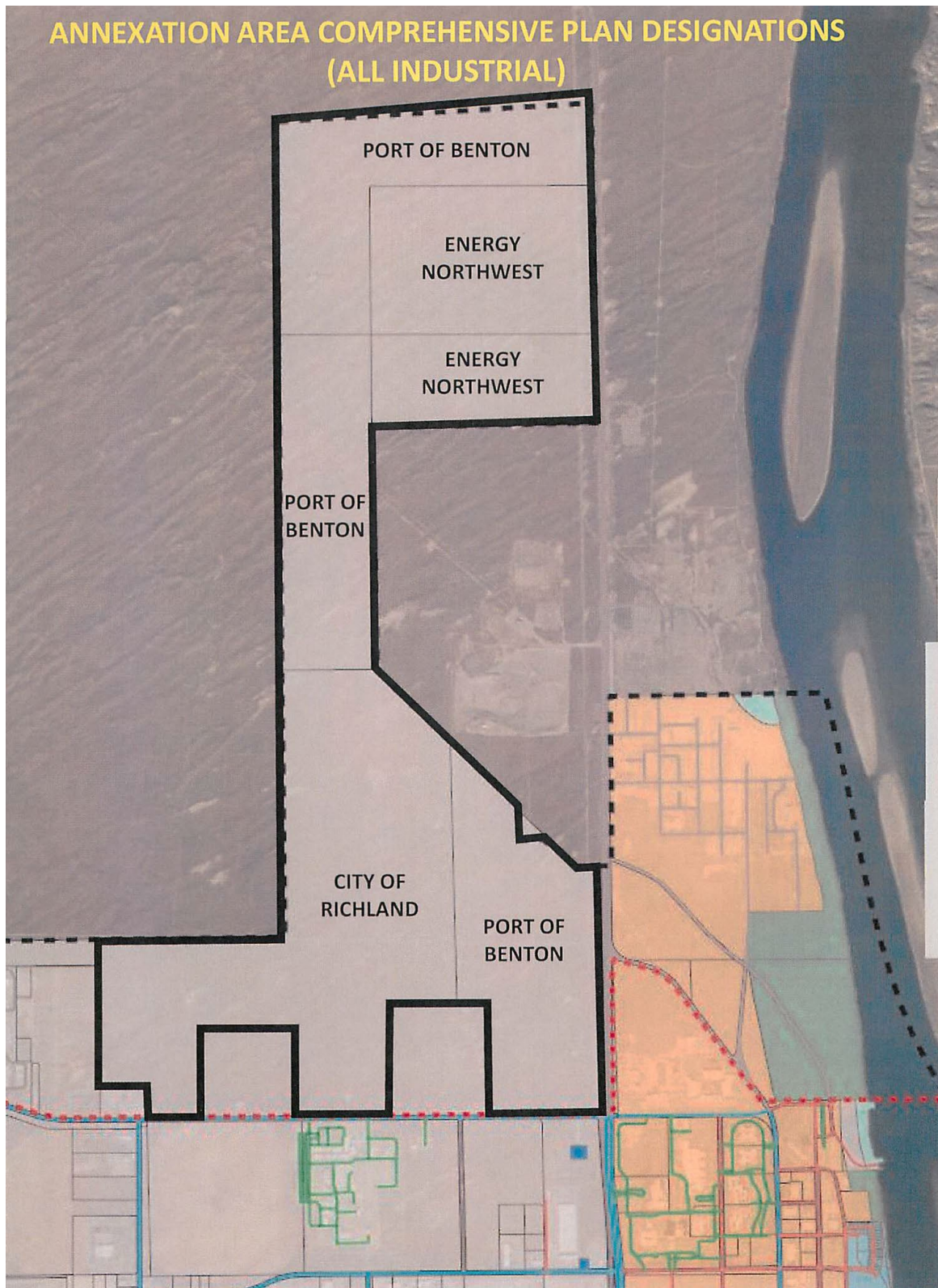
A. In the I-M and M-2 zoning districts, perimeter landscaping shall be required of all new industrial facilities and developments proposed in accordance with RMC 23.54.160.

B. In the I-M or M-2 zoning districts, any use adjacent to a residential or PPF – parks and public facilities use district shall provide sight screening as follows:

1. In the case of buildings, structures, or parking lots, a six-foot-high sight-obscuring fence or evergreen planting shall be provided along the entire length of the use.
2. Required sight-screening fences shall be of masonry, wood, or slatted chain link construction and shall be maintained in a good condition. Required sight-screening plantings shall be installed so that such plantings can reasonably be expected to provide the desired screening within three years of planting, and shall be constantly maintained in a healthy, growing condition. [Ord. 28-05 § 1.02].

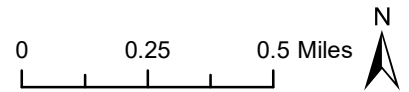
Exhibit 4

VICINITY MAP ANX2022-101



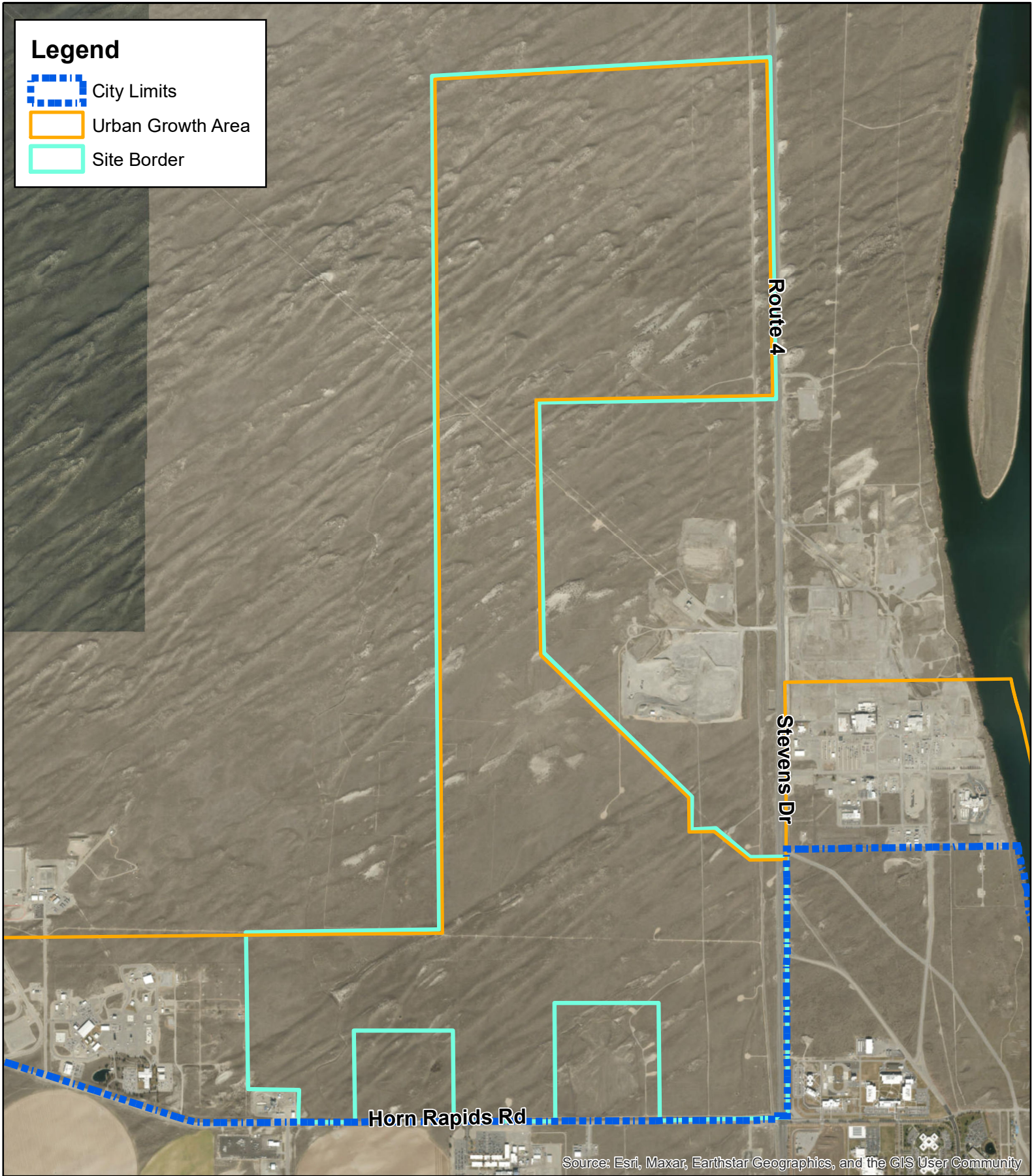
Vicinity Map

Item: North Horn Rapids Industrial Park Annexation
Applicant: City of Richland Economic Development Division
File #: ANX2022-101

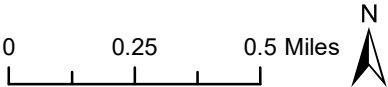


Legend

-  City Limits
-  Urban Growth Area
-  Site Border



Land Use Map



Legend

City Limits

Urban Growth Area

Site Border

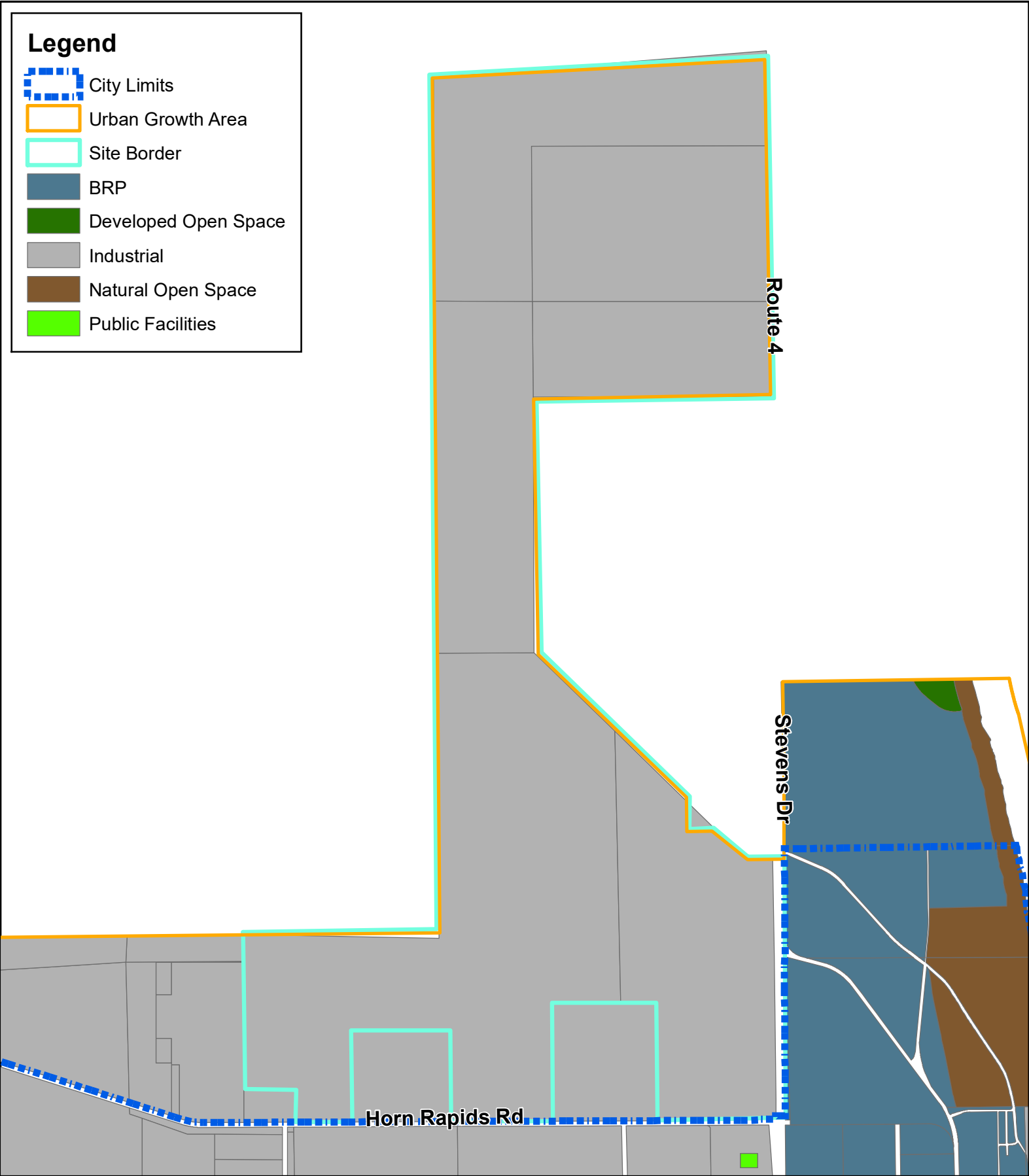
BRP

Developed Open Space

Industrial

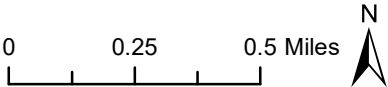
Natural Open Space

Public Facilities



Zoning Map

Item: North Horn Rapids Industrial Park Annexation
Applicant: City of Richland Economic
Development Division
File #: ANX2022-101



Legend

 City Limits

 Urban Growth Area

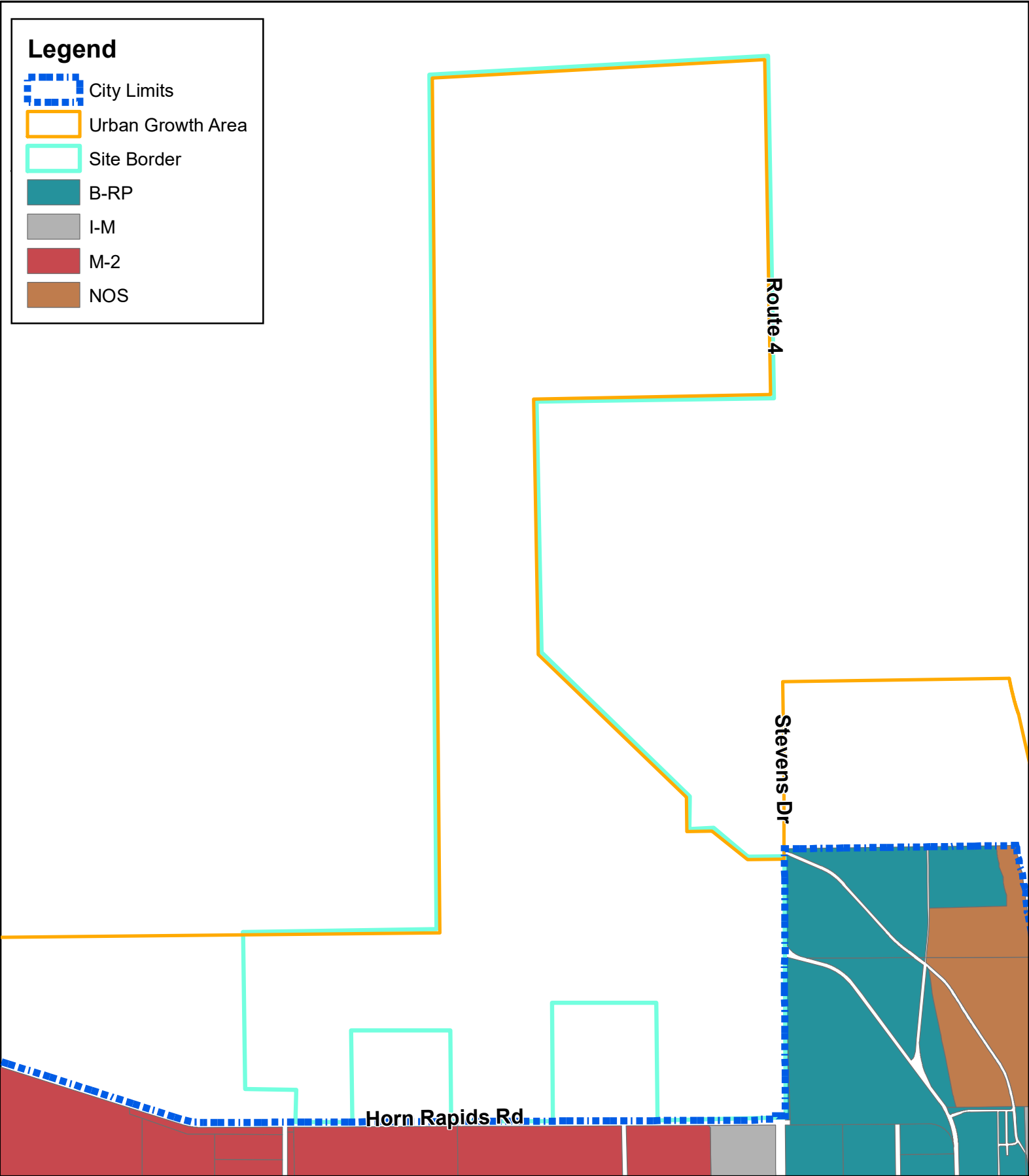
 Site Border

 B-RP

 I-M

 M-2

 NOS





PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/25/2023

Agenda Category: New Business - Public Hearing

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

Election of Officers

Request:

Recommended Motion:

I nominate INSERT NAME for the role of Planning Commission Chair.

I nominate INSERT NAME for the role of Planning Commission Vice Chair.

Summary:

Per RMC 2.040.110(C)(I) each board and commission elects a chair and vice chair.

Attachments: