MINUTES
RICHLAND CITY COUNCIL WORKSHOP MEETING
Tuesday, May 23, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

City Council Workshop - 6:00 p.m.

Mayor Christensen called the workshop meeting to order at 6:00 p.m.

Attendance: Mayor Christensen, Mayor Pro Tem Richardson, and Councilmembers Jones, Lukson and VanDyke were present. Councilmembers Kent and Whitten were absent.

Also present were Acting City Manager Florence, City Attorney Kintzley, Fire Chief Huntington, Energy Services Director Whitney, Development Services Director Jensen, Finance Director Allen, Parks & Public Facilities Director Hester, Police Commander Judge, Transportation & Development Manager D'Alessandro, Planning Manager Stevens and City Clerk Rogers.

Agenda Items

1. Historical and Financial Overview of The REACH Museum

City Attorney Kintzley and Finance Director Allen jointly presented on the historical and financial overview of The REACH Museum. With the aid of a PowerPoint presentation, City Attorney Kintzley discussed the the City's legislative authority to create and operate a public facilities district, establishment of the Richland Public Facilities District (RPFD) via Ordinance No. 18-02 in 2002, and the steps taken throughout the years to initially attempt to establish a special event center at Columbia Point South, and later at Columbia Park West.

After discussing the history of the Richland Public Facilities District and its REACH museum project, Finance Director Allen presented on the RPFD's financial activity, including discussion of the agency's debt service fund and remaining debt service, revenue and cash balance history, contingency fund, operating revenues and expenses, and facilities contingency fund.

Council engaged in a question-and-answer session with staff throughout the presentation. Council voiced concerns about the sustainability of the REACH's current business model and suggested that strategy and options be explored, including engaging with the RPFD Board of Directors.

2. 2024-2029 Transportation Improvement Program Presentation

Transportation & Development Manager D'Alessandro explained that the City is required to annually develop and adopt a six-year Transportation Improvement Program (TIP). The TIP is a short-range planning document that is updated annually and shows the funding sources and amounts for TIP projects over the next six (6) years.

Transportation & Development Manager D'Alessandro provided an overview of the Statewide Transportation Improvement Program (STIP), and the TIP award process. Each project listed in the proposed TIP contains a brief explanation for the needed improvements, funding sources, project cost, phasing, and schedule. Transportation & Development Manager D'Alessandro reviewed the projects included and those removed from the draft 2024-2029 TIP.

The draft TIP is presented to Council annually and must be adopted by July 1st, to support the eventual adoption of a STIP at the beginning of each year. The City's draft TIP has been disseminated on the City's website to allow for public input, was reviewed by the Parks & Recreation Commission for active transportation elements, and will be reviewed by the Planning Commission for Comprehensive Plan compliance. Recommendations from both Commissions will be forwarded to Council for review and consideration. Detailed information on the proposed 2024-2029 TIP and corresponding maps are included in the agenda packet.

Transportation & Development Manager D'Alessandro responded to Council inquiries throughout the presentation.

3. 2023 Comprehensive Plan and Development Regulation Update

Planning Manager Stevens provided a detailed overview of the six (6) proposed comprehensive plan amendment applications and associated development regulation amendments. The six (6) applications presented and discussed are as follows:

- Applicant Nichole Stickney, AHBL on behalf of Washington State University (owner) submitted a proposed change to the Comprehensive Plan Land Use designation for 3.37 acres of an existing 19.62-acre parcel along the west side of George Washington Way between University Drive and Hanford Street from Public Facility (PBF) to High-Density Residential (HDR), and a rezone of 3.37 acres from Parks & Public Facilities (PPF) to Multi-Family Residential (R-3).

- Applicant Washington State University submitted proposed text amendments to both the Comprehensive Plan and RMC Title 23, Zoning to create a new zoning district to be referred to as University District (UNIV) at 2710 Crimson Way. Zoning map amendments would also be required. The amendments would be city-wide but would apply only to properties associated with institutions of higher education as defined in RCW 28B.07.020(4) or 28B.10.016(4).

- Applicant Alex Rietmann and PBS on behalf of MD&D Investment, LLC (owner) submitted a proposed change to the Badger Mountain Subarea Plan Land Use designations to reclassify portions of Assessor's Parcel ID Nos. 134982010595001 and 134982000005004, located primarily on the west side of the Bermuda Road and Legacy Lane intersection, to a mix of medium-density residential and commercial for the Bermuda frontage site, commercial on the commercial site, and civic/schools on the school site.

- Applicant Washington State Department of Natural Resources (DNR) submitted proposed map amendments to the Comprehensive Plan and Official Zoning Map to increase the amount of Medium Density Residential due to a recent boundary line adjustment that reduced the size of the parcel to be transferred to the Richland School District and increased the size of the residential parcel directly to the north. An associated rezone of the land area to Medium Density Residential (R-2) is requested. Project site is Richland DNR 16 located west of Truman Avenue and north of Kennedy Road.

- Applicant AHBL on behalf of the City of Richland Economic Development Division submitted a proposed Commercial Land Use Designation of approximately 4.3 acres located at 24 Lawless Drive. An associated rezone to zone the site Retail Business (C-2) is requested.

- Applicant Richland Public Works Department submitted proposed text amendments to the Transportation Element of the City's Comprehensive Land Use Plan to reflect changes made over the past six (6) years to the following existing transportation system in Richland:
  - Street functional classifications
  - Additional short-term and long-term transportation improvements
  - Future impacts to the City's collector street system on properties
  - City's traffic impact fee program
  - Amending the level-of-service language to meet concurrency requirements

Planning Manager Stevens described next steps to finalize the 2023 Comprehensive Plan docket. Upon Council adoption of proposed amendments, Planning will submit the adopted changes to the Department of Commerce. Additional details are available in Mr. Stevens' PowerPoint Presentation. At the conclusion of the presentation, Council engaged in a question-and-answer session with staff.

Closing Comments

Acting City Manager Florence announced that City Manager Amundson will return to the office on Thursday.

Adjournment

Mayor Christensen adjourned the workshop at 7:48 p.m.

APPROVED:

Terry Christensen, Mayor

ATTEST:

Jennifer Rogers, City Clerk

DATE APPROVED: June 6, 2023

DATE PUBLISHED: June 7, 2023