



**MINUTES
PLANNING COMMISSION WORKSHOP
WEDNESDAY, OCTOBER 09, 2024
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chair Richardson called the meeting to order at 6:00 p.m.

Attendance:

Present: Chair Richardson, Vice-Chair Townsend and Members Nicholson, Lambert and Samuel.

Also present were Councilmember VanDyke, Deputy City Manager Schiessl, Development Services Director Jensen, and Administrative Assistant II Kirkpatrick.

Agenda Item:

1. CA-2024-102 Horn Rapids Employment Center

Development Services Director Jensen presented the proposal to adopt an ordinance amending sections 23.22 and 23.26 of the Municipal Code to prohibit Mini-Warehouses within a section of Horn Rapids Industrial area. Commission members discussed the proposed code amendment asking for clarification on what is considered a mini storage vs storage, and a lay down yard. Another topic was if there are other examples within the city that we call out a specific type of business and should there be other zoning options.

Staff responded to all inquiries throughout the discussion.

2. Proposed Amendment to RMC Title 23.22 – Overlay District (Columbia Point North)

Development Services Director Jensen presented the ordinance amending section 23.22 of the Richland Municipal Code to establish a new overlay district (Columbia Point North) and to increase the building height limit from 55 feet to 100 feet within this area. Commission members deliberated on why we should limit it to 100 and not give the max height that is offered in the Central Business Districts. Deputy City Manager Schiessl provided input on the path moving forward, and the risk it could have if moved forward with too much maximum height. Discussion on other options by commissioners and staff.

Adjournment:

Chair Richardson adjourned the meeting at 6:39 P.M.

PREPARED BY: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: 
Jet Richardson, Chair

Certificate Of Completion

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Carly Kirkpatrick

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Administrative Assistant II

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Planning Manager

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jrichardson@habitat-tcp.org

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Executive Director

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Jet Richardson, Tri-County Partners Habitat for
Humanity

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