



Agenda
Planning Commission Meeting
Wednesday, February 26, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Commission Members: Chair Richardson, Vice-Chair Townsend, and Members Hernandez, Lambert, Miller, Nicholson, and Samuel

Council Liaison: Councilmember VanDyke
Staff Liaison: Planning Manager Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

1. Meeting Minutes for October 23, 2024 Planning Commission Meeting, and December 11, 2024 Planning Commission Workshop

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.

Public Hearing : Please limit public comments to 2 minutes.

Unfinished Business - Public Hearing:

New Business - Public Hearing:

2. PLN-T2-2025-00009 The Redeemer Lutheran Church School on Small Sites Application - 520 Thayer Drive
- Mike Stevens, Planning Manager
3. 2025 Planning Commission Chair and Vice Chair Election
- Mike Stevens, Planning Manager

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: 2/26/2025

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

Meeting Minutes for October 23, 2024 Planning Commission Meeting, and December 11, 2024 Planning Commission Workshop

Request:

Strategic Priority I - High Performance Government

Recommended Motion:

Move to approve the Meeting Minutes for the October 23, 2024 Planning Commission Meeting, and December 11, 2024 Planning Commission Workshop.

Summary:

Meeting Minutes for the October 23, 2024 Planning Commission Meeting, and December 11, 2024 Planning Commission Workshop are attached for review and consideration.

Attachments:

1. 2024.10.23 Planning Commission Meeting Minutes DRAFT
2. 2024.12.11 Planning Commission Workshop Minutes DRAFT



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 23, 2024
Richland City Hall – Council Chambers
625 Swift Boulevard**

Planning Commission Regular Meeting – 6:00 p.m.

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

Attendance:

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

Also present were Councilmember VanDyke, Development Services Director Jensen, Planning Manager Stevens, Economic Development Manager Wallner, CDBG/HOME Administrator Lehman and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

Chair Richardson presented the meeting agenda for review and approval.

COMMISSIONER TOWNSEND MOVED AND COMMISSIONER SAMUEL SECONDED THE MOTION TO APPROVE AGENDA AS PUBLISHED. THE MOTION PASSED 5-0.

Approval of Minutes:

Chair Richardson presented the minutes for the September 25, 2024 Planning Commission Meeting, and the October 9, 2024 Planning Commission Workshop.

COMMISSIONER SAMUEL MOTIONED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 25, 2024 PLANNING COMMISSION MEETING, AND THE OCTOBER 9, 2024 PLANNING COMMISSION WORKSHOP. THE MOTION PASSED 5-0.

Public Comments:

Chair Richardson opened public comment at 6:05 pm. With no public comments, he closed the comment period at 6:05 pm.

New Business – Public Hearing:

2. 2025 Community Development Block Grant (CDBG) Application Presentation

CDBG/HOME Administrator Lehman provided the Commission with an overview of the 2025 CDBG applications and went over that there is approximately \$44,250.00 available for Public Services and \$197,750.00 available for Public Facilities/Rehabilitation.

The applications for Public Service total \$80,350.0 with 5 applicants. The following representatives gave a presentation outlining their public service project and amount of grant funding requested.

Elijah Family Homes – Christine Stacy (\$10,000)

Senior Life Resources – Steven Davis (\$20,000)

ARC of Tri-Cities – Donna and Wayne (\$10,450)

Support, Advocacy and Resource Center – Rosanna and Anna (\$20,000)

Domestic Violence Services of Benton and Franklin Counties – Shannon (\$19,900)

At the conclusion of each presentation, commissioners asked questions of applicants. At the conclusion of Public Services presentations, commissioners discussed priorities and provided rankings to CDBG and HOME Administrator Lehman. After providing priority rankings, Commissioners debated funding amounts and strategies due to the lower amount of funding.

VICE-CHAIR TOWNSEND MOVED AND COMMISSIONER SAMUEL SECONDED THE MOTION TO FORWARD THE AMOUNTS AS INDICATED IN THE SPREADSHEET TO CITY COUNCIL AS THE RECOMMENDED DISTRIBUTION OF THE AVAILABLE GRANT FUNDS WITH THE OVER OR UNDER FUNDING TO BE DISTRIBUTED EQUALLY AMONG THE APPLICANTS. MOTION CARRIED 5-0.

Councilmember VanDyke requested Mrs. Lehman to inform commissioners and applicants what the next steps are and the timeline of when they will see the funding. Chair Richardson requested that moving forward the Planning Commission packets include the applicants operating budgets, tax returns and page 8 of 990 form be included.

The Public Facilities/Rehabilitation applications total \$298,000.00 and \$191,750.00 in funding is available. The following representatives gave presentations outlining their Public Facility project and amount of grant funding requested.

Sheldon Williams – Public Works (\$198,000)

Toni Lehman – CDBG & HOME for Owner Occupied Rehab (\$100,000)

At the conclusion of Public Facilities/Rehabilitation presentations, commissioners asked

questions and discussed their appreciation of Owner-Occupied Rehabilitations and funding amounts. Commissioners debated funding amounts and strategies due to the lower amount of funding.

COMMISSIONER MILLER MOTIONED TO GIVE ONE HUNDRED PERCENT OF WHAT CITY OF RICHLAND DEVELOPMENT SERVICES IS REQUESTING AND FOR THE REMAINDER TO GO TO THE CITY OF RICHLAND PUBLIC WORKS WITH ANY OVERAGE GETTING ADDED TO THE OWNER-OCCUPIED REHABILITATION AND ANY UNDERFUNDING TAKEN FROM PUBLIC WORKS ADA PROJECTS VICE-CHAIR TOWNSEND SECONDED. MOTION CARRIED 5-0.

3. Proposed Code Amendment – Horn Rapids Employment Overlay

Planning Manager Stevens gave a brief overview of the proposed code amendment regarding mini-storage units within the Horn Rapids Industrial Park. This is a region that has been dedicated to being an employment center, and the Economic development staff would like to keep it as it was intended to be used.

Economic Development Manager Wallner gave a brief review of the application with the purpose being to preserve the intention of the Industrial Park as an employment center.

Vice-Chair Townsend discussed current amounts of mini storage in the area, and what happens with applicants, current. Further discussion amongst staff and planning commission occurred, and with no further discussion, Chair Richardson moved for a motion.

AT 7:50 P.M. CHAIR RICHARDSON OPENED THE PUBLIC HEARING. HAVING NO ONE PRESENT FOR THE PUBLIC HEARING HE CLOSED IT AT 7:50 P.M.

COMISSIONER NICHOLSON MOTIONED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF CA2024-102 TO CITY COUNCIL AND COMMISSIONER SAMUEL SECONDED. THE MOTION PASSED 5-0.

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

Planning Manager Stevens gave a brief overview of the proposed amendment to the RMC 23.22 to the waterfront zoning district that would first establish the Columbia Point North District and would also allow for an increase in building height within the district. At the conclusion of the presentation Mr. Stevens answered questions from the Commission.

AT 7:55 P.M. CHAIR RICHARDSON OPENED THE PUBLIC HEARING.

Economic Development Manager Wallner spoke as the applicant and gave her appreciation of the compromise with Planning Commission and the developer and appreciates the Planning Commissions time. Commissioner Samuel asked for next steps and timelines with this moving forward.

CHAIR RICHARDSON CLOSED THE PUBLIC HEARING AT 7:57 PM

COMMISSIONER NICHOLSON MOTIONED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF T4-2024-00002 TO THE CITY COUNCIL FOR ADOPTION COMMISSIONER SAMUEL SECONDED. THE MOTION PASSED 5-0.

Communications:

Vice-Chair Townsend thanked staff for their diligence and patience with the Planning Commission with comments and concerns and looks forward to a more comprehensive address of height restrictions in the future.

Councilmember VanDyke topics included:

- Code enforcement
- Waving permitting fees and getting staff feedback
- Cascadia update
- ADA ramps
- Planning Commission Involvement

Planning Manager Stevens and Economic Development Manager Wallner both expressed that they have positions that are open and need to be filled.

Adjournment:

Chair Richardson ended the meeting at 8:04 P.M.

PREPARED BY:

Carly Kirkpatrick, Administrative Assistant

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Jet Richardson, Chair



**MINUTES
PLANNING COMMISSION WORKSHOP
Wednesday December 11, 2024
Richland City Hall – Council Chambers
625 Swift Boulevard**

Planning Commission Workshop - 6 p.m.

Chair Richardson called the meeting to order at 5:58 p.m.

Attendance:

Present: Chair Richardson, Vice Chair Townsend, Commissioner Hernandez, Nicholson, Lambert, Samuel. Planning Manager Stevens and Administrative Assistant II Kirkpatrick were also present.

Agenda Item:

1. Ben Franklin Transit – Long Range Transit Plan

Gabe Martin, the Transit Manager with Ben Franklin Transit, presented a slideshow to the Commission outlining the agency's work since June of this year. He highlighted public outreach efforts, collaborations with agency partners, and opportunities for reviewing the draft plan. The needs and gap assessment is in the process of being finalized. He also discussed various analyses, including route rate reviews, the impact of COVID-19, and plans for electric vehicles. Additionally, there was a discussion with the Commission regarding the Via (Connect) service.

2. Comprehensive Plan and Development Regulation Periodic Update

Mr. Stevens gave a detailed PowerPoint presentation that provided the Planning Commission with an overview of the upcoming 2026 Comprehensive Plan Periodic Update, set to begin in the spring of 2025. He went over areas that the Comprehensive Plan touch and areas that are going to be updated. The presentation highlighted key components of the update process, which are essential for the Commission members to understand, especially as many have not participated in a Periodic Update before.

CLOSING COMMENTS

Adjournment:

Chair Richardson adjourned the meeting at 7:56 p.m.

PREPARED BY:

Carly Kirkpatrick, Administrative Assistant II

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Jet Richardson, Chair

DRAFT



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 2/26/2025

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

PLN-T2-2025-00009 The Redeemer Lutheran Church School on Small Sites Application - 520 Thayer Drive

Request:

Strategic Priority 3 - Focused Development

Recommended Motion:

The Planning Commission finds and accepts the findings and conclusions presented in the staff report, and approve the request as conditioned.

Summary:

The Redeemer Lutheran Church has filed an application to allow the construction of an approximately 10,844 square foot (measured on the proposed site plan) school on a site that is smaller than the required size as stated in Richland Municipal Code Title 23.42.250. This code requires that a given school site shall be at least five acres in size, and an additional acre for each 100 students or portion of this number. Therefore, this school of approximately 98 students shall have a minimum of six acres of total area. The subject site area is approximately 3.98 acres, this results in approximately a 33% reduction in school site size.

The proposal shows that the existing house on the property would be demolished, and the proposed school would then be erected in its place. The application also states that there will be 98 students (grades K-5), nine staff, and six classrooms. The existing church building hosts the Lutheran Church's programs, and this application indicates that school activities will occur on the house parcel and church activities will occur on the church parcel, and school special events such as a school play, may utilize the church space to accommodate larger gatherings.

Attachments:

I. Full Staff Report 520 Thayer PLN-T2-2025-00009



**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE PLANNING COMMISSION**

GENERAL INFORMATION:

PROPOSAL NAME: 520 Thayer Drive Request for School on a Small Site

LOCATION: 520 Thayer Drive

APPLICANT: Redeemer Lutheran Church

PROPERTY
OWNER: Redeemer Lutheran Church

FILE NO.: PLN-T2-2025-00009

DESCRIPTION: Request a site size reduction to allow for the construction of a private school on a lot that is less than the required site area (six acres) as established in RMC 23.42.250.

PROJECT TYPE: Type II School on a Small Site

HEARING DATE: February 26, 2025

REPORT BY: Kyle Hendricks, Planner

RECOMMENDED
ACTION: Approval subject to completion of proposed conditions

**Vicinity
Map**

Item: 520 Thayer, Small School Site
Applicant: Karin Nickola
File #: PLN-T2-2025-00009

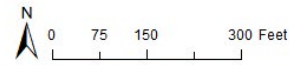


Figure 1 – Vicinity Map

PROJECT DATA

Approximate Site Area:	3.98 Total Acres (3.25 and 0.73 acre parcels)
Parcel width at street frontage:	527 Feet, approximate
Existing parking stalls:	59 spaces from 2024 aerial image.
Proposed additional parking:	19 spaces, 7 are a mixed parallel parking/drop off/pickup lane, 12 regular parking spaces.

DESCRIPTION OF PROPOSAL

The Redeemer Lutheran Church has filed an application to allow the construction of an approximately 10,844 square foot (measured on the proposed site plan) school on a site that is smaller than the required size as stated in Richland Municipal Code Title 23.42.250. This code requires that a given school site shall be at least five acres in size, and an additional acre for each 100 students or portion of this number. Therefore, this school of approximately 98 students shall have a minimum of six acres of total area. The subject site area is approximately 3.98 acres, this results in approximately a 33% reduction in school site size.

The proposal shows that the existing house on the property would be demolished, and the proposed school would then be erected in its place. The application also states that there will be

98 students (grades K-5), nine staff, and six classrooms. The existing building hosts the Lutheran Church's programs, and this application hopes to have the school services on the same parcel, but it is staffs understanding that the operations will be mostly separate besides certain activities, like a school play, may utilize the church space to accommodate seating.

REASON FOR REQUEST AND REVIEW AUTHORITY

Richland Municipal Code (RMC) Chapter 23.42.250 states the following:

A. The minimum acreage of a school site shall be five acres and one additional usable acre for each 100 students or portion thereof of projected maximum enrollment plus an additional five usable acres if the school contains any grade above grade six.

B. For school sites having less than 100 percent of the usable acreage as required in subsection (A) of this section, the planning commission, upon written request, may grant a site size reduction if it is demonstrated to the planning commission's satisfaction that the neighborhood in which the school facility is or will be situated will not be detrimentally impacted by the proposed site size reduction for reasons including, but not limited to, lack of parking for students, employees and the public or by the reduction of open space in general. Such written requests shall be reviewed by the planning commission following the public hearing and notice procedures set forth in Chapter 23.46 RMC for special use permits.

SITE DESCRIPTION

The subject site is located along Thayer Drive, adjacent to the Carmichael Middle School property, to the north of the subject site. The subject site is approximately 650 feet north from the Duportail Street and Thayer Drive traffic circle. The subject site consists of two lots that are owned by the church, the primary lot that the existing church and the proposed school are on is approximately 3.25 acres in size, while the narrower lot behind the primary lot is approximately 0.73 acres in size and would consist of a driveway, connecting the existing and proposed parking lots if the application is approved.

According to inspection records, it appears that the existing house, that would be demolished for this school, was permitted in 1956 and the church was built sometime before this time, but Staff could not readily find the record. There have been a number of additions to the church since its original construction.

The subject site is generally flat with a gradual slope near the rear of the property to the east from Thayer Drive, which is a challenge the proposed driveway may have to navigate.



Figure 2 – Aerial view
(Obtained from Google Earth)

CURRENT ZONING & ADJACENT USES

The subject site is zoned R-1-12, Single Family Residential use district. A school is a permitted use in this zone district, subject to the conditions of RMC 23.42.250. Surrounding parcels are zoned as follows:

- North:** PPF, Public Park and Facility district, Carmichael Middle School
- East:** PPF, Public Parks and Facilities, existing parking stalls, then trail for the James Lawless Park on the neighboring property.
- South:** R-1-12, Single Family Residential, Masonic Temple
- West:** R-2, Medium Density Residential, single-family homes.

**Zoning
Map**

Item: 520 Thayer, Small School Site
 Applicant: Karin Nickola
 File #: PLN-T2-2025-00009

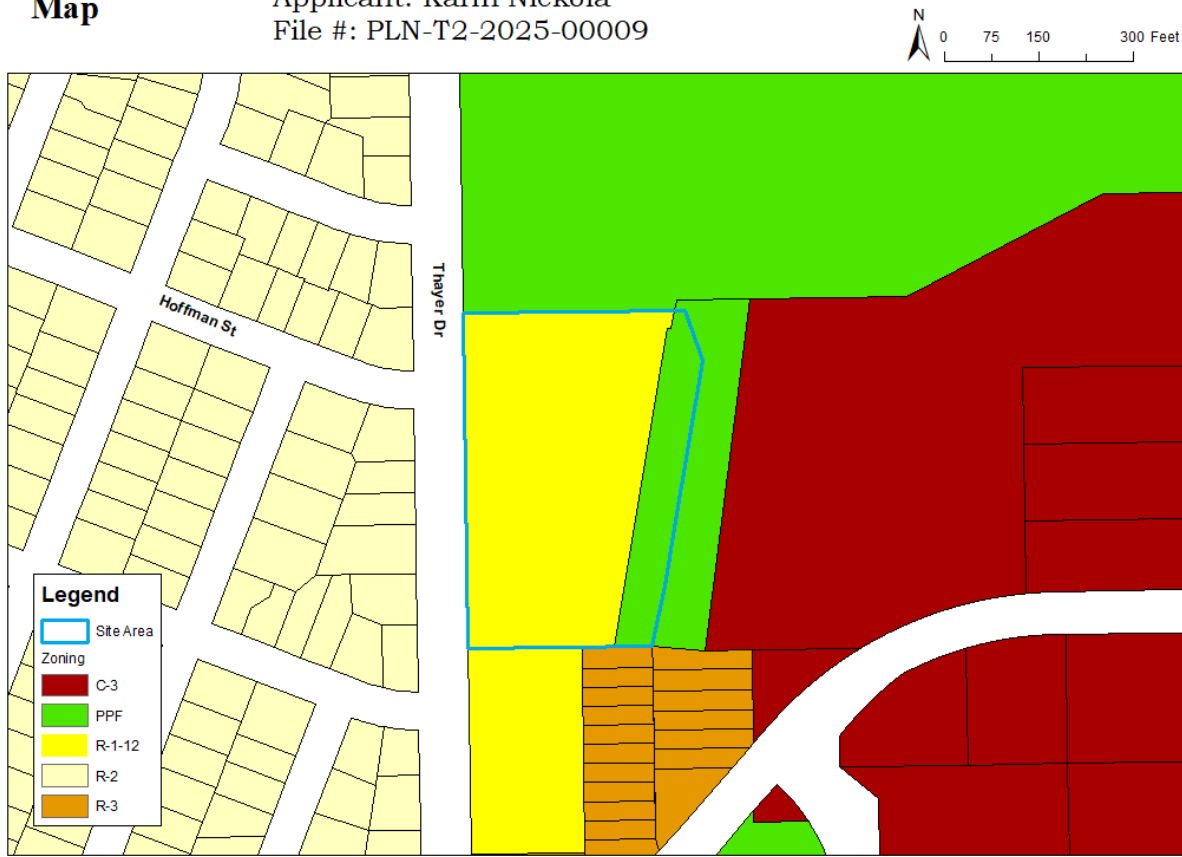


Figure 3 – Zoning Map

The single-family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

R-1-12 DIMENSIONAL STANDARDS

The following standards apply in the R-1-12 zone per RMC 23.18.040:

Minimum Lot Area Requirement	10,000 sq. ft.
Minimum Lot Width	90 feet
Minimum Front Yard Setback	20 feet (35 feet RMC 23.42.050 Churches)
Minimum Side Yard Setback	10 feet (35 feet RMC 23.42.050 Churches)
Minimum Rear Yard Setback	25 Feet (35 feet RMC 23.42.050 Churches)

Maximum Building Height	30 feet
Maximum Lot Coverage	40% (35% per RMC 23.42.050 Churches)

UTILITY AVAILABILITY

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

Sewer

There is an existing eight-inch gravity main within the Thayer Drive right of way.

Water

There is a 12 inch and a 20-inch distribution mains within the Thayer Drive right of way.

Power

The site has connections to existing overhead power lines.

Stormwater

The City has an existing stormwater gravity main in front of the existing church building, within the Thayer Drive right of way.

Irrigation

There are no irrigation connections or other irrigation infrastructure in place or available for future use in proximity to the subject site.

TRANSPORTATION & ACCESS

Access to the site will come from Thayer Drive. The proposal includes a new drop off/pickup lane with about seven parallel parking spots in front of the proposed school building. As shown in the application materials site plan, a new driveway will also be installed near the rear of the property to connect the existing parking lot to the proposed parking lot. This connecting driveway is approximately 24' wide.

Bus Route 20 of the Ben Franklin Transit (BFT) system runs along Thayer Drive, and there is a bus stop currently in front of the existing church. The applicant will need to coordinate with BFT if they wish to alter the location of this bus stop.

SEPA

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

Critical Areas

The subject site does appear to lie within a five-year aquifer recharge area. Critical Area requirements are not applicable with this proposal but may be applicable during building construction.

Shoreline Master Program

The subject site lies outside of the jurisdiction of the Shoreline Master Program. This project will have no effect on shorelines of statewide significance. Shoreline permitting requirements are not applicable with this proposal.

AGENCY COMMENTS

A variety of public agencies and City departments were given an opportunity to comment on the proposal. Comments received are included as an exhibit to this report and/or utilized as conditions of approval. No comments were received from these agencies in opposition of this project.

PUBLIC COMMENTS

Owners of all properties within 300-feet of the plat site were directly notified of the project by way of USPS mailing. As of the date of this report, city staff have received no public comments regarding this project.

PUBLIC NOTICE

Notice of Hearing Mailed:	January 24, 2025
Notice of Hearing Posted:	January 23, 2025
Notice of Hearing Published:	February 2, 2025
Public Hearing:	February 26, 2025

Public hearing notices were distributed through posting of the property, mailing of notice to property owners within 300 feet of the site and publication in the Tri-City Herald newspaper. Copies of the notices and affidavits are included in *Exhibit 6*.

ANALYSIS

Based upon the Code language in RMC 23.42.250, discussed previously, Staff will offer the following analysis.

The minimum acreage of a school site shall be five acres and one additional usable acre for each 100 students or portion thereof of projected maximum enrollment plus an additional five usable acres if the school contains any grade above grade six.

The applicant is proposing to place a school on a site that is only approximately 3.25 acres in size, as well as owning an adjacent property of about 0.73 acres. In this instance a minimum of six acres would be required for a school to be placed with no special approvals. When considering all of the property owned by the church, the applicant is requesting a 33% size reduction in school site size.

For school sites having less than 100 percent of the usable acreage as required in subsection (A) of this section, the planning commission, upon written request, may grant a site size reduction if it is demonstrated to the planning commission's satisfaction that the neighborhood in which the school facility is or will be situated will not be detrimentally impacted by the proposed site size reduction for reasons including, but not limited to, lack of parking for students, employees and the public or by the reduction of open space in general. Such written

requests shall be reviewed by the planning commission following the public hearing and notice procedures set forth in Chapter 23.46 RMC for special use permits.

Although this section of code states that the site size reduction must meet the Planning Commissions satisfaction, staff will offer its analysis of the mentioned review guidelines. The school is proposing six classrooms, with approximately 98 students and nine staff members, with 12 additional parking spaces. The minimum parking standard (RMC 23.54) for an elementary school (grades K-5) is two parking stalls per classroom, the proposal meets this requirement. When considering the existing church and the proposed school building, the lot coverage percentage is approximately 16.3%, well within the maximum of 35% in RMC 23.42. As shown on the site plan in the application materials, the playground area is approximately 6,750 square feet and is oriented on the opposite side of the school building from the neighborhood across Thayer Drive. This playground area is setback approximately 100' from the Thayer Drive sidewalk, this design choice appears to minimize potential noise impacts to the neighborhood from the children playing during recess. The proposed driveway that would connect the parking lots would pave over land zone PPF, however this sliver of property owned by the church has not previously been used as park space. This piece of land was sold by the City of Richland to the church some time ago. Open space generally would not be reduced, since the Lawless Park trail is located on the neighboring city property to the east of the subject site.

The only impact that Planning staff see with this application is in regard to students being picked up and/or dropped off. Currently, there is designed a one way drop off/pick up lane in front of the school accommodating approximately seven (7) vehicles. Worst case scenario would result in one car coming to or leaving the site for each of the 98 children attending the school. The applicants have proposed offset start and end times when compared to nearby schools in an attempt to mitigate possible traffic congestion in the area. Furthermore, there is a driveway that wraps around the school property that will accommodate numerous vehicles, and the applicants believe that this long driveway will assist in the picking up/dropping off of students.

Staff has provided a condition of approval requiring that should congestion occur as a result of this drop off/pick up arrangement; the applicants will need to work with the City's Public Works Department in order to figure out a way to mitigate the issue.

FINDINGS OF FACT

Staff has completed its review of the request for a Small School Site (PLN-T2-2025-00009) and recommends approval of the request subject to conformance to the conditions of approval identified below and based on the following findings:

1. The subject site is located within the Single-Family Residential use district (R-1-12), a school is approved use within this zone type.
2. RMC Chapter 23.42.250 designates the Planning Commission to conduct the review of a School on a Small Site application.
3. A School on a Small Site application is classified as a Type II application under RMC 19.20.010.
4. The proposal has sufficient parking available for an elementary school.
5. The playground area is oriented away from residences to minimize noise impacts.

6. Required findings for Type II applications are found under 19.60.095 and this application appears to be in the best interest of the public, providing additional schooling opportunities and mitigating potential impacts.
7. General criteria for review by the Planning Commission review are outlined in RMC 23.42.250.
8. Public notice of the application and hearing was provided via mail to surrounding landowners within 300 feet of the site; through the posting of a sign on-site and through a legal advertisement in the Tri-City Herald, all in accordance with the notice provisions contained in RMC 19.40.010.
9. There are existing power, water, sewer and stormwater facilities near the site, all of which have adequate capacity to serve the proposed development.
10. The proposed site is not impacted by the City's Critical Areas regulations or Shoreline Master Program.
11. City staff and other utility providers reviewed the project and have recommended specific conditions of approval as set forth in this report.
12. As conditioned, the project meets the criteria for the issuance of a School on a Small Site.
13. The proposed school on a small site conforms to the requirements of title 23 and 19 of the Richland Municipal Code.

CONCLUSIONS OF LAW

1. The Richland Planning Commission is granted the authority to decide permits for schools on small sites pursuant to RMC 23.42.250.
2. The proposal is consistent with the Comprehensive Plan, Richland Municipal Code, and is in the public interest as it will provide another educational opportunity for children within the City of Richland.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth above and approve the request to operate a school on the subject site.

RECOMMENDED CONDITIONS OF APPROVAL

1. The applicant shall obtain approval from the local health officer that the proposed development site presents no health problems. A comprehensive site assessment must be completed on the site and submitted to the Benton-Franklin Health District for review, along with the required applications. It must be demonstrated that the school is a size sufficient to provide for the health and safety of school enrollment.
2. The applicant shall conduct a noise assessment that measures noises from all sources during the hours that school is normally in session must be conducted, and results submitted to the Benton-Franklin Health District. Noise must not exceed an hourly average of 55 dBA (Leq 60 minutes) and shall not exceed an hourly maximum (Lmax) of 75 dBA during the time of day the school is in session; except sites exceeding these sound levels are acceptable if a plan for sound reduction is included in the new construction proposal and the plan for sound reduction is approved by the health officer.

3. The applicant shall apply for all necessary building permits and meet all relevant building code requirements.
4. The applicant shall direct users to the appropriate drop-off and pickup zones.
5. If drop off and pickup activities related to any school functions begin to affect traffic flow on Thayer Drive, then the applicant shall contact the City of Richland Public Works Department to determine possible mitigation measures.

Please note that although the Public Works Department did not include specific conditions of approval in regard to the approval of the land use, the applicant should review their comments provided in the attached agency comments.

EXHIBIT LIST

1. Application Materials
2. Site Plan
3. Public Notice and Affidavits
4. Agency Comments



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

Plan Snapshot Report

Plan Type: Type 2	Plan #: PLN-T2-2025-00009	App Date: 01/15/2025
Work Class: T2 - Schools on Small Sites	District: City of Richland	Exp Date: 05/15/2025
Status: In Review		Completed: NOT COMPLETED
Description: We would like to build a school on existing Redeemer Lutheran Church property.		Approval Expire Date:

Parcel: 115981020400009	Main	Address: 520 Thayer Dr Richland, WA 99352	Main	Zone:
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Applicant	Property Owner
Redeemer Evangelical Lutheran Church	Redeemer Lutheran Church
Karin Nickola	520 Thayer DR
1238 COUNTRY RIDGE DRIVE	Richland, WA 99352
Richland, WA 99352	Business: (509) 943-4967
Mobile: (509) 521-1462	Mobile: (509) 539-9475

Plan Custom Fields

PreAppQuestionBox	Yes	PreAppMeetingDate	Dec 17 2024 12:00AM	Proposed School Name Input	Redeemer Lutheran School
Proposed Number of Students Input	98	Proposed Number of Staff Input	9	School Site Size Input	6 acres according to RMC 23.42.250
Proposed School Site Size Input	4 acres	Proposed Number of Parking Spaces Input	12	Extra-Curricular Events/Activities Input	Yes, occasionally. The adjoining Redeemer Lutheran Church currently has 51 parking spaces east of the church and 6 parking spaces west of the church that can be used for over-flow parking. These include accessible parking spaces that meet Americans with Disabilities Act (ADA) standards.
Yes/No2	Yes	Yes/No	No	Special Conditions and/or Circumstances Input	The proposed Redeemer Lutheran School will have sufficient classroom, playground, parking, and pick-up/drop-off areas, as required – with minimal or no negative impacts to neighborhood noise, traffic flow, parking, or green spaces. Redeemer Lutheran Church sits (and the proposed Redeemer Lutheran School will sit) at the highest point of Redeemer's property – surrounded by open space. To the north is a large Carmichael Middle School parking lot. To the south is a large grassy

PLAN SNAPSHOT REPORT (PLN-T2-2025-00009)

field and a Masonic parking lot. To the east is a diminishing grade, culminating in a ¾ acre strip of land zoned Parks & Public Facilities – with open fields below that. As we understand it, the Parks & Public Facilities land can be landscaped and/or asphalted for roadways, but no structures can be built on it. To the west is Thayer Drive. Half of the one-story school low-rise will sit on the footprint of an existing building that will be removed. The construction project includes fresh landscaping. The total new building footprint won't appear intrusive, because Redeemer's overall property will retain an abundance of open space, with minimal-to-no "green space" reduction.	Traffic Input	School parking, drop-off, and pick-up will not be allowed on Thayer Drive. If there is any school drop off and/or pick-up congestion, it will occur on Redeemer property – not Thayer Drive. All cars will turn right when entering from or exiting to Thayer Drive – and Redeemer Lutheran School start and end times will be chosen to avoid conflict with Carmichael Middle School start and end times. We have witnessed the traffic back-ups on Van Giesen Street from Gateway School located near the Buckskin Golf Course. We are determined to eliminate any such negative impact to Thayer Drive from the proposed Redeemer Lutheran School.	Noise Input	We believe there are about 10 homes within a 300-foot radius of the proposed school – all on the west side of Redeemer property. Since the school's fenced playground will be located largely on the east side of the school building, possibly at an elevation lower than the homes, the 10 homeowners shouldn't be negatively impacted by the playground. Local residents shouldn't be negatively impacted by noise from cars dropping off or picking up children, due to restricted Thayer Drive parking, the flow of cars on the east side of Redeemer property, and the right-turn-only entries from and exits to Thayer Drive.
Other Information Input		Lutheran's K-5 Christian School. We are anxious to move forward.		



EXISTING SITE INFORMATION

PARCEL ID: 115981020400009
CURRENT ZONING: R-1-12 (SINGLE FAMILY RESIDENTIAL)
SITE AREA: 3.25 ACRES (141,570 SQ. FT.)
PROPERTY DESCRIPTION: PLAT OF RICHLAND BLOCK 400 LOT 9 PORTION OF PARCELS 115981020400009 AND 115981020400012, THENCE NORTH 88 DEGREES 09'24\"/>

EXISTING CHURCH BUILDING AREA: 8,245 SQ. FT. GROUND FLOOR
1,206 SQ. FT. FINISHED BASEMENT
EXISTING PARSONAGE BUILDING AREA: 1,648 SQ. FT. MAIN LEVEL
1,648 SQ. FT. ATTACHED GARAGE
420 SQ. FT. ATTACHED GARAGE
ALLOWABLE LOT COVERAGE: R-1-12 ZONING - 40% MAXIMUM
YARD SETBACK REQUIREMENTS: PER RMC 23.42.050.35 MINIMUM YARD SETBACK: 35' SIDE YARD, ALL SIDES 5' LOT

PARCEL ID: 115981020400012
CURRENT ZONING: PPF - (PARKS & PUBLIC FACILITIES)
SITE AREA: 0.73 ACRES (31,798 SQ. FT.)
PROPERTY DESCRIPTION: PLAT OF RICHLAND BLOCK 400 LOT 11 PORTION OF PARCELS 115981020400009 AND 115981020400012, THENCE NORTH 88 DEGREES 09'24\"/>

EXISTING PARKING COUNT: BOTH PARCELS (INCL. 4 ADA)

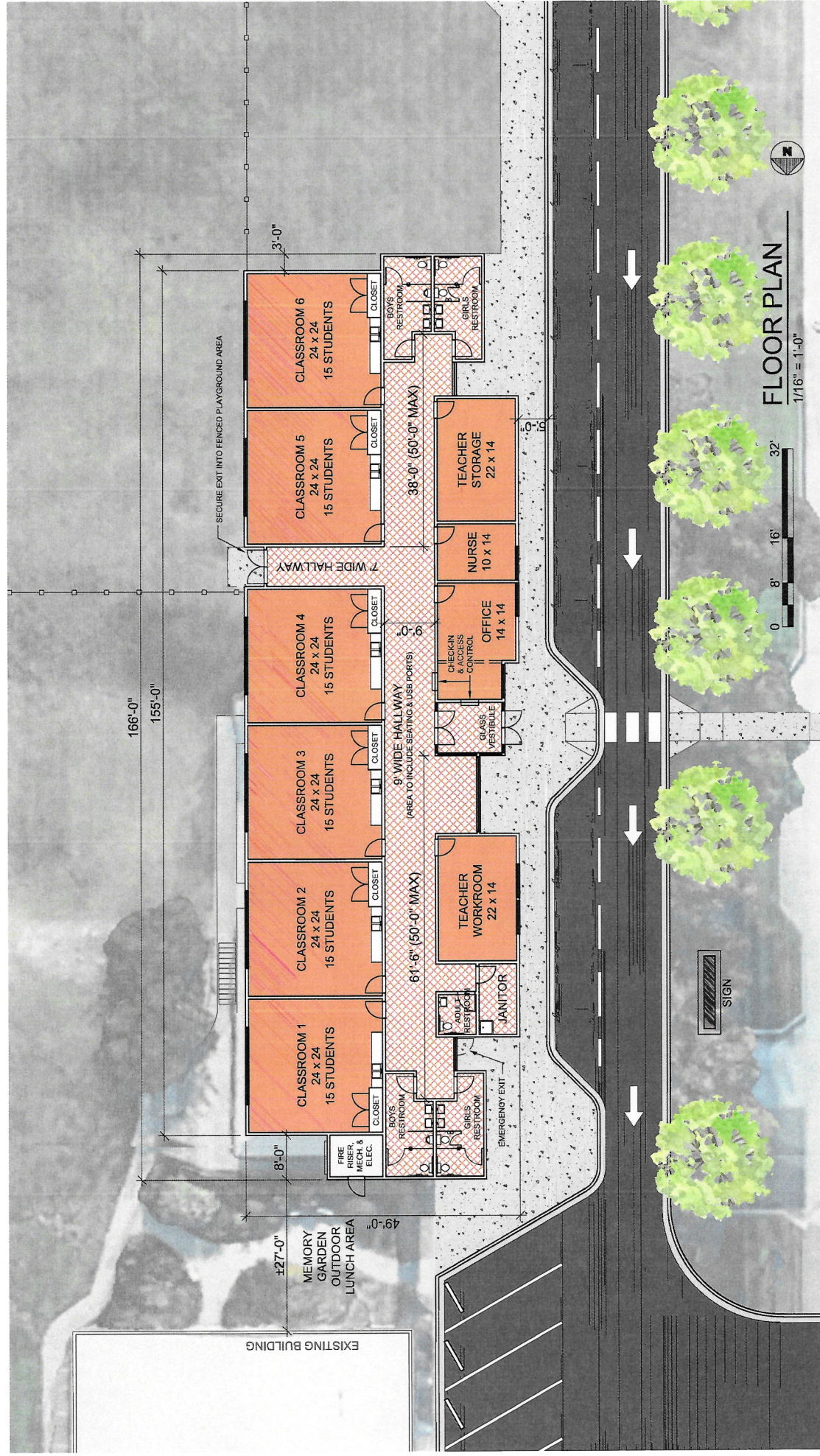
REDEEMER LUTHERAN CHURCH - FEASIBILITY PLANNING - EXISTING SITE PLAN

520 THAYER DRIVE | RICHLAND, WA

ARCHIBALD & C²
ARCHITECTS, P.S.



0024 May 04, 2024





REDEEMER LUTHERAN CHURCH - FEASIBILITY PLANNING

520 THAYER DRIVE | RICHLAND, WA

Redeemer Lutheran School Narrative

Overview

The proposed K-5 Redeemer Lutheran School will have six classrooms – for Kindergarten, First Grade, Second Grade, Third Grade, Fourth Grade, and Fifth Grade students. The school will employ a staff of nine – six teachers, a Headmaster/Marketer, a Secretary/Receptionist, and a Janitor/Security Guard.

The school will have a nurturing core curriculum of reading, writing, spelling, math, science, health, and history via individualized and group learning. Students will also enjoy art, music, and sports activities taught by qualified teachers, volunteers, and/or televised programs. The Word of God will be incorporated into all subjects.

The proposed Redeemer Lutheran School will have sufficient classroom, playground, parking, and pick-up/drop-off areas, as required – with minimal or no negative impacts to local traffic flow, parking, neighborhood noise, or green spaces.

We know there is need for another Christian school in the Tri-Cities. We surveyed other Christian schools in the area. We learned they often have wait lists, use prioritized acceptance criteria, or turn children away for lack of space. We know a line of parents continues to ring Kennewick's Calvary Christian school on registration day – with some parents sleeping on site overnight, so they can be first to turn in applications for their children. We learned from Stanford Economist Thomas Dee's published research that 26% more children enrolled in Washington State private schools in 2023 than in 2020 – an increase greater than the national average. We learned from Washington State published data that 80,000 children attended K-12 private schools in 2023.

We are anxious to move forward with our school. We appreciate City of Richland Department Heads taking time out of their busy day to attend a Pre-Application Meeting with us. It was very helpful.

Traffic Flow and Parking

School parking, drop-off, and pick-up will not be allowed on Thayer Drive. If there is any drop-off or pick-up congestion on the school's one-way asphalt road, the congestion will occur on Redeemer property – not Thayer Drive. We have witnessed the traffic back-ups on Van Giesen Street from Gateway School located near the Buckskin Golf Course. We are determined to eliminate any such impact to Thayer Drive from our proposed school.

All cars will turn right when entering from or exiting to Thayer Drive – and Redeemer Lutheran School start and end times will be chosen to avoid conflict with Carmichael Middle School start and end times. Currently, Carmichael begins its day at 8:00 a.m. and ends its day at 2:30 p.m. (Monday - Thursday). On Friday, Carmichael begins its day at 8:00 a.m. and ends its day at 1:30 p.m. Besides Carmichael Middle School, we will coordinate with Redeemer Lutheran Church to avoid traffic congestion. There shouldn't be many school/church conflicts, since worship services are Sunday morning and Wednesday evening.

We learned at the City of Richland Pre-Application Meeting that a traffic study may need to be completed for the corner of Lee Boulevard and Thayer Drive; we can work with the City to expand Carmichael's 20 mph traffic zone; we can work with Ben Franklin Transit to move the bus stop, if necessary; we will need to be careful when grading the east side of our property for a roadway, due to

water and sewer mains located there; we may need to have a geotech grading report completed to evaluate the site's suitability for construction; we may need to include an EV charging station; and we may need a 3rd party review of our energy compliance.

Neighborhood Noise

We believe there are about 10 homes within a 300-foot radius of the proposed school – all on the west side of Redeemer property. Since the school's fenced playground will be located largely on the east side of the school, possibly at an elevation lower than the Thayer Drive homes, homeowners shouldn't be negatively impacted by playground noise. Local residents shouldn't be negatively impacted by noise from cars dropping off or picking up children, due to restricted Thayer Drive parking, the flow of cars on the east side of Redeemer property, and the right-turn-only entries from and exits to Thayer Drive.

We learned at the City of Richland Pre-Application Meeting it would be wise to speak with residents within a 300-foot radius of the proposed school, to let them know of our plans and listen to their concerns and suggestions. We have already spoken with New Heights Church, south of Redeemer Lutheran Church and just outside the 300-foot radius.

Green Space

Redeemer Lutheran Church sits (and the proposed Redeemer Lutheran School will sit) at the highest point of Redeemer's property – surrounded by open space. To the north is a large Carmichael Middle School parking lot. To the south is a large grassy field and a parking lot for the Masonic Temple. To the east is a diminishing grade, culminating in a ¾ acre strip of land zoned Parks & Public Facilities – with open fields below that. As we understand it, the Parks & Public Facilities land can be landscaped and/or asphalted for roadways, but no structures can be built on it. To the west is Thayer Drive.

Half of the one-story school low-rise will sit on the footprint of an existing building that will be removed. We will work with the City of Richland to remove several overgrown trees along Thayer Drive; but the overall project will include fresh new landscaping, as shown on the Site Plan.

The total new building footprint won't appear intrusive, because Redeemer's overall property will retain an abundance of open space, with minimal-to-no "green space" reduction.

Fire Protection

Our Site Plan shows the school's Riser Room. We learned at the City of Richland Pre-Application Meeting that our final architectural drawings will need to show fire alarm and sprinkler locations, a clear emergency exit path for our northern-most classroom, and adequate emergency vehicle turn radiuses on the school drop-off/pick-up road – and we will need a fire hydrant within 100 feet of the school.

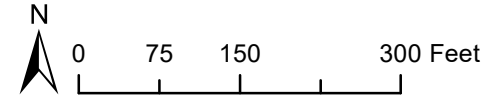
Security Features

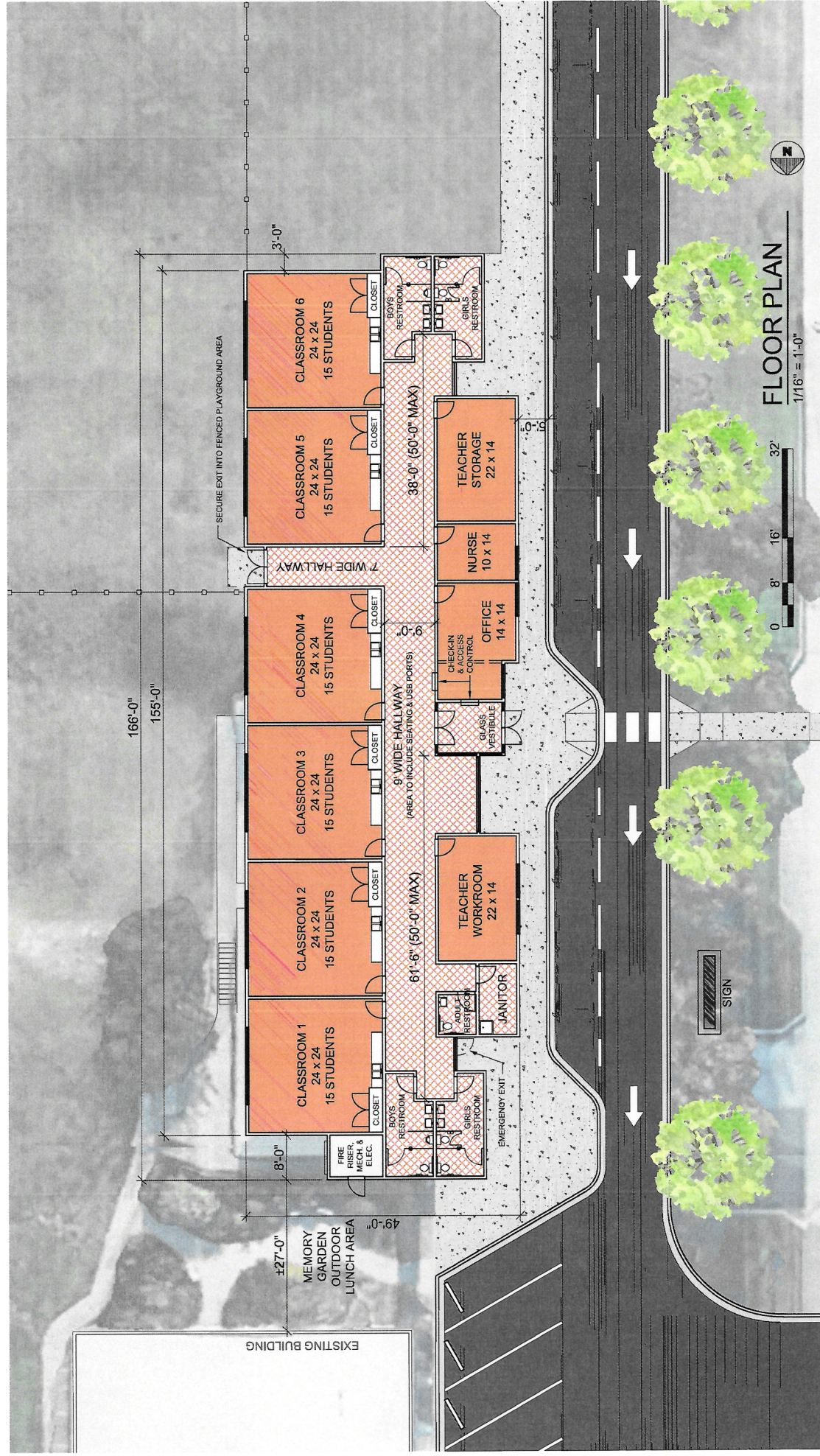
Redeemer Lutheran School will have a monitored locking single front door entry, a monitored fenced playground, Moon exterior and interior video surveillance cameras, and a security guard. Children will be trained for fire, intruder, and other emergencies.

Vicinity Map

Item: 520 Thayer, Small School Site
Applicant: Karin Nickola
File #: PLN-T2-2025-00009

Exhibit 2







REDEEMER LUTHERAN CHURCH - FEASIBILITY PLANNING

520 THAYER DRIVE | RICHLAND, WA

CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00009)

Notice is hereby given that The Redeemer Lutheran Church, has filed a Schools on Small Sites application to allow a private school (98 children, nine staff members) on a site that is approximately four acres in size. In accordance with the Richland Municipal Code the minimum lot size for a school of this size is six acres. Additional information can be found on this webpage <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

Project Site: The project site is located at 520 Thayer Drive, Richland, WA. (APNs 1-15981020400009, 1-15981020400012).

Public Hearing: The Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, February 26th, 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 according to WAC 197-11-904

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to planning@ci.richland.wa.us. . The public comment period begins on January 24,2025. Written comments must be received no later than 5:00 p.m. on Tuesday, February 11, 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, Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 520 Thayer, Small School Site
Applicant: Karin Nickola
File #: PLN-T2-2025-00009



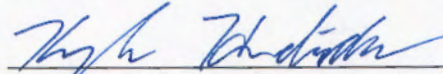
AFFIDAVIT OF POSTING

STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Kyle Hendricks**, who, being first duly sworn upon oath deposes and says:

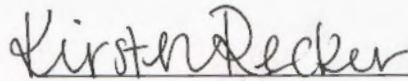
1. I am an employee in the Planning Division of the Development Services Department for the City of Richland.
2. On the 23rd day of January, 2025, I posted the attached NOTICE OF PUBLIC HEARING, File Number PLN-T2-2025-00009 (520 Thayer Dr School on a Small Site) in the following locations:

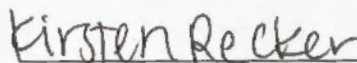
Near the entrance to the Church located at 520 Thayer Drive.


Signed: Kyle Hendricks

SIGNED AND SWORN to before me this 24th day of January 2025, by Kyle Hendricks.




Signature of Notary


Printed Name

Notary Public in and for the State of Washington,

Residing in 625 Swift Blvd. Richland, WA

My appointment expires: 09/06/2028

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 24th day of January, 2025 I mailed a copy of the attached CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00009) 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 24th day of January 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.

RICHLAND SCHOOL DISTRICT #400
6972 KEENE RD
WEST RICHLAND, WA 99353

DAVIS MARK
1406 FRIES ST
RICHLAND, WA 99352-3907

TAYLOR MARK H & AMY N
1408 IRY ST
RICHLAND, WA 99352-3828

COLLINS PHILLIP E & LOIS J
35215 S WEISMAN RD
CHENEY, WA 99004

EHLERT ALEXANDER Z
3330 NE 178TH ST
LAKE FOREST PARK, WA 98155

HILDRETH GAIL L
510 ROSSELL AVE
RICHLAND, WA 99352-3874

WTTS DAWN & WATTS MIKAYLAH
1501 COTTONWOOD DR
RICHLAND , WA 99354

SUEBSANH NITH & SOUNY
413 ROBERT AVE
RICHLAND, WA 99352-3911

ARNETT CADENCE
1401 FRIES ST
RICHLAND , WA 99352

VARGAS BENJAMIN T
1410 HOFFMAN ST
RICHLAND, WA 99352

PRITCHETT STEVEN R
603 THAYER DR
RICHLAND, WA 99352

MCADIE STEPHEN M & WENDY L
1409 IRY ST
RICHLAND, WA 99352-3827

REDEEMER LUTHERAN CHURCH
520 THAYER DR
RICHLAND, WA 99352-4126

TURNER THOMAS M
1101 S YOUNG ST
KENNEWICK, WA 99338-1320

ALLEN-FLOYD JULIE C
1405 HOFFMAN ST
RICHLAND, WA 99352-3825

SCHREIBER WAYNE E
513 THAYER DR
RICHLAND, WA 99352

MASONIC TEMPLE CORPORATION OF RICHLAND
412 THAYER DR
RICHLAND, WA 99352

HEXUM CAROL R
PO BOX 4545
WEST RICHLAND, WA 99353

RHOTEN RYAN & HOLLY
4000 MT ADAMS VIEW DR
WEST RICHLAND, WA 99353

PRICE MICHELLE
1408 HOFFMAN ST
RICHLAND, WA 99352-1985

SCHULTZ ISAAC MICHAEL
409 WAR ROOM CT
RICHLAND, WA 99352

KIDDER TRAMPAS
414 ROBERT AVE
RICHLAND, WA 99352

LARA ANNA I
409 THAYER DRIVE
RICHLAND, WA 99352

KEITH LAURA
519 THAYER DR
RICHLAND, WA 99352

CONNOLLY LAURIE B
504 ROSSELL AVE
RICHLAND, WA 99352

MUNROE NICK R
512 ROSSELL AVE
RICHLAND, WA 99352-3874

SUTTON TRUSTEES III HAL HOPSON & TWILA KAY
144 MOUNTAIN VIEW LN
RICHLAND, WA 99352

HURTADO LEONARDO
1406 HOFFMAN ST
RICHLAND, WA 99352

MIGHTY EIGHTH LLC
3825 W COURT ST
PASCO , WA 99301

SENADOR LOUIE & DARCY
15985 KILBERRY LN
PARKER , CO 80134

POFF HEATHER K
525 THAYER DR
RICHLAND, WA 99352

CITY OF RICHLAND
625 SWIFT BLVD. MS-09
RICHLAND , WA 99352

GOEHRING TAYLOR H & GOEHRING TRINA C
517 THAYER DRIVE
RICHLAND , WA 99352

FICENEC ANTHONY J & AMBER M
1815 SW 44TH ST
PENDLETON, OR 97801

STEELMAN CLIFTON R & JAYNE L
4400 S 47TH AVE STE 201
WEST RICHLAND, WA 99353

LJG PROPERTIES LLC
7907 SATURNA DR
PASCO, WA 99301

MCCULLOUGH JEFF J
917 JUNIPER PL
ALEXANDRIA, VA 22304

BURDEN WILLIAM & DERBY BERT
608 BASSWOOD
RICHLAND , WA 99352

KONEN SUSAN MARIE
473 WAR ROOM CT
RICHLAND, WA 99352

NARTU MOHAN SAI KIRAN KUMAR YADAV
474 WAR ROOM CT
RICHLAND , WA 99352



CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (PLN-T2-2025-00009)

Notice is hereby given that The Redeemer Lutheran Church, has filed a Schools on Small Sites application to allow a private school (98 children, nine staff members) on a site that is approximately four acres in size. In accordance with the Richland Municipal Code the minimum lot size for a school of this size is six acres. Additional information can be found on this webpage <https://www.ci.richland.wa.us/departments/development-services/planning/land-use>.

Project Site: The project site is located at 520 Thayer Drive, Richland, WA. (APNs 1-15981020400009, 1-15981020400012).

Public Hearing: The Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, February 26th, 2025 at City Hall, 625 Swift Boulevard. All interested parties are invited to participate in the public hearing.

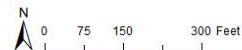
Environmental Review: The proposal is not subject to environmental review according to WAC 197-11-904

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may emailed to planning@ci.richland.wa.us. . The public comment period begins on January 24,2025. Written comments must be received no later than 5:00 p.m. on Tuesday, February 11, 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, Title 19 Development Regulations Administration. Appeal procedures of decisions related to the above referenced applications are set forth in RMC Chapter 19.70. Contact the Richland Planning Division at the above referenced address with questions related to the available appeal process.

Vicinity Map

Item: 520 Thayer, Small School Site
Applicant: Karin Nickola
File #: PLN-T2-2025-00009



JA TORRES CONSTRUCTION & DEVELOPMENT LLC
6526 EAGLE CREST DR
PASCO, WA 99301

RENZ LAURA
434 WAR ROOM COURT
RICHLAND, WA 99352

FUGATE JOSHUA MATTHEW
458 WAR ROOM CT
RICHLAND, WA 99352

DP CAPITAL LLC
1969 NEWHAVEN LOOP
RICHLAND , WA 99352



The Beaufort Gazette
The Belleville News-Democrat
Bellingham Herald
Centre Daily Times
Sun Herald
Idaho Statesman
Bradenton Herald
The Charlotte Observer
The State
Ledger-Enquirer

Durham | The Herald-Sun
Fort Worth Star-Telegram
The Fresno Bee
The Island Packet
The Kansas City Star
Lexington Herald-Leader
The Telegraph - Macon
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Miami Herald
El Nuevo Herald

The Modesto Bee
The Sun News - Myrtle Beach
Raleigh News & Observer
Rock Hill | The Herald
The Sacramento Bee
San Luis Obispo Tribune
Tacoma | The News Tribune
Tri-City Herald
The Wichita Eagle
The Olympian

AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Amount	Cols	Depth
36823	631491	Print Legal Ad-IPL02145070 - IPL0214507	pc phn pln-t2-2025-0000	\$179.51	1	53 L

Attention: Jennifer Anderson

CITY OF RICHLAND/LEGALS
625 SWIFT BLVD. MS-05
RICHLAND, WA 99352

janderson@ci.richland.wa.us

**CITY OF RICHLAND
NOTICE OF APPLICATION,
PUBLIC HEARING
(PLN-T2-2025-00009)**

Notice: The Redeemer Lutheran Church has filed a Schools on Small Sites application to allow a private school (98 children, nine staff members) on a site that is approximately four acres in size. In accordance with the Richland Municipal Code, the minimum lot size for a school of this size is six acres. Additional information can be found on the City's website at www.ci.richland.wa.us/departments/development-services/planning/land-use.

Project Site: The project site is located at 520 Thayer Drive, Richland, WA. (APNs 1-15981020400009, 1-15981020400012).

Public Hearing: The Richland Planning Commission will conduct a public hearing and review of the application on **Wednesday, February 26, 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 proposal is not subject to environmental review according to WAC 197-11-904.

Public Comment: Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Kyle Hendricks, Planner, 625 Swift Boulevard, MS-35, Richland, WA 99352. Comments may be emailed to planning@ci.richland.wa.us. The public comment period begins on January 24, 2025. Written comments must be received no later than 5:00 p.m. on Tuesday, February 11, 2025, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

Date Published: Sunday, February 2, 2025

IPL0214507
Feb 2 2025

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

Mary Castro, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time (s) commencing on 02/02/2025, and ending on 02/02/2025 and that said newspaper was regularly distributed to its subscribers during all of this period.

1 insertion(s) published on:

02/02/25

Mary Castro

(Signature of Legals Clerk)

Sworn to and subscribed before me this 3rd day of February in the year of 2025

Amy Robbins

Notary Public in and for the state of South Carolina,
residing in Beaufort County



AMY L. ROBBINS
NOTARY PUBLIC
SOUTH CAROLINA
MY COMMISSION EXPIRES 11-03-32

Extra charge for lost or duplicate affidavits.
Legal document please do not destroy!



Kyle Hendricks
Richland Development Services Department
625 Swift Boulevard, MS #35, Richland, WA 99352.
RE: Agency Response to PLN-T2-2025-00009

Mr. Hendricks:

This response is in regards to the project referenced above, “520 Thayer School on a Small Site” (PLN-T2-2025-00009). Please note that prior to constructing a school on this site, steps must be taken by the school to obtain site approval from the local health officer (BFHD School Environmental Health & Safety Program). As directed in WAC 246-366, before a new school facility is constructed, the school must:

1. Obtain approval from the local health officer that the proposed development site presents no health problems. A comprehensive site assessment must be completed on the site and submitted to the Benton-Franklin Health District for review, along with the required applications.
2. The school must be of a size sufficient to provide for the health and safety of school enrollment.
3. A noise assessment that measures noises from all sources during the hours that school is normally in session must be conducted, and results submitted to the Benton-Franklin Health District. Noise must not exceed an hourly average of 55 dBA (Leq 60 minutes) and shall not exceed an hourly maximum (Lmax) of 75 dBA during the time of day the school is in session; except sites exceeding these sound levels are acceptable if a plan for sound reduction is included in the new construction proposal and the plan for sound reduction is approved by the health officer.

As many of these items could delay or negate the school’s ability to develop a school on this site, it is advisable the school complete them as soon as possible in the planning process.

Environmental Health & Community Health Centers

Kennewick Office:
7102 W. Okanogan Place
Kennewick, WA 99336
Phone: 509-460-4200

Pasco Office:
412 W. Clark St
Pasco, WA 99301
Phone: 509-547-9737

In addition, following site approval and prior to construction, a complete set of construction plans must be submitted to BFHD for review.

The above requirements apply for new construction, remodel, or converting an existing structure for primary use as a school.

Thank you for your time and attention to this matter. For more information about the approval process for new school development, please visit [BFHD's School EH&S Construction Webpage, linked here](#), or reach out to the BFHD School EH&S Program at:

ContactUsSchoolSafety@bfhd.wa.gov
(509) 460-4205



Erin Hockaday
Senior Manager, Environmental Health
Benton-Franklin Health District
Erin.Hockaday@bfhd.wa.gov
(509) 460-4205





MEMORANDUM***PUBLIC WORKS
CIVIL AND UTILITY ENGINEERING***

TO: CITY OF RICHLAND PLANNING DEPARTMENT

FROM: JOHN WHITTIER – CIVIL ENGINEER
JOHN DESKINS – CITY TRAFFIC ENGINEER
JASON REATHAFORD – ENGINEERING TECH 4

DATE: FEBRUARY 10th, 2025

SUBJECT: VARIANCE APPLICATION PLN-T2-2025-00009 – 520 THAYER DR

To whom it may concern,

Public Works has reviewed the submitted short plat application received on January 23rd, 2025, and have the comments noted below.

1. Note that the City of Richland will not be restricting parking along Thayer Dr. It will be up to the applicant to direct users to the appropriate drop-off zone.
2. If pedestrian crossing movements across Thayer Dr. are a concern for the applicant, then the applicant shall be responsible for financing and installing an RRFB at the existing crossing. Note that an RRFB installation shall be pursuant to City of Richland Standards and will require a Right-of-Way construction permit.
3. If the applicant desires to develop their own school zone, then the applicant shall bear the cost and burden of installing the school zone equipment and shall be subject to City of Richland design and permitting requirements. The primary purpose of a school zone is to protect a crosswalk and therefore it would only be permitted if the crosswalk were installed per Item #2.

If you have any questions, please let us know.

Thank you,
John T. Whittier & Jason L. Reathaford

From: [Kramer, Steve](#)
To: [Planning](#)
Subject: 520 Thayer School on a Small Site PLN-T2-2025-00009
Date: Thursday, January 23, 2025 3:34:33 PM
Attachments: [image001.png](#)

Building Dept comments- If land use approval is granted, then a Tennent Improvement Permit, issued by the Building Department, will be required for the project.



Steve Kramer
Plans Examiner
625 Swift Blvd., MS-## | Richland, WA 99352
509.942.7762
skramer@ci.richland.wa.us

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From: [Rodgers,Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Planning](#)
Cc: [Cummings,Nicole M \(BPA\) - TERR-TRI CITIES RMHQ](#)
Subject: RE: 520 Thayer School on a Small Site PLN-T2-2025-00009
Date: Friday, January 24, 2025 4:02:11 PM
Attachments: [image002.png](#)
[image003.png](#)

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

Kyle,

Bonneville Power Administration (BPA) has had the opportunity to review 520 Thayer School on a Small Site PLN-T2-2025-00009.

In researching our records, we have found that this proposal will not directly impact BPA facilities. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Nicole Cummings at (509) 542-5499 or by email at NMCummings@bpa.gov.

Thank you for the opportunity to review this application.



Deborah Rodgers

2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration - TERR/Tri-Cities-RMHQ
Real Property Field Services - P 509-544-4749 - C 360.624.0566

From: Planning <planning@ci.richland.wa.us>
Sent: Thursday, January 23, 2025 2:23 PM
To: ian_gray@yakama.com <ian_gray@yakama.com>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; Acevedo, Mizaël <macevedo@CI.RICHLAND.WA.US>; Badger Mountain Irrigation District <bmldmanager@badgermountainirrigation.com>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Craig Hamilton <c.hamilton@bces.wa.gov>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; gis@co.benton.wa.us; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <jmcshane@kid.org>; Kinch,James L (BPA) - TERR-BELL-1 <JLKinch@bpa.gov>; Junior Campos <junior.campos@charter.com>; Katherine Cichy <Katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Kramer, Steve

<skramer@ci.richland.wa.us>; M. Deklyne <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>;
Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>;
Cummings, Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; Orr, Bruce
<borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>;
Planning.Department@co.benton.wa.us; PublicWorks@co.benton.wa.us; Reathaford, Jason
<JReathaford@CI.RICHLAND.WA.US>; rgoede@noanet.net; Richard Krasner
<richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>;
Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Seth DeFoe <SDefoe@kid.org>; South Central Region
Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>;
Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>
Subject: 520 Thayer School on a Small Site PLN-T2-2025-00009

Hello Everybody,

Redeemer Evangelical Lutheran Church has submitted an application to the City of Richland to allow for the construction of a school on a site that is smaller than the required acreage for a school. The project site is located at 520 Thayer Drive, Richland, WA. The zoning for the site is R-1-10, Low density Residential. Please review the attached materials relative to your agency's regulations and submit any comments no later than 5:00 PM Monday February 10, 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,



Kyle Hendricks

Planner

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

(509) 942-7683

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From: [Chris Sittman](#)
To: [Planning](#)
Cc: [Mardi Perry](#); [Wendy Durado](#)
Subject: RE: 520 Thayer School on a Small Site PLN-T2-2025-00009
Date: Tuesday, January 28, 2025 2:54:27 PM
Attachments: [image001.png](#)

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

KID has no comments, this is outside of our district boundaries!

Chris D. Sittman
Engineering Dept./CAD Specialist
Kennewick Irrigation District
2015 S. Ely St.
Kennewick, WA 99337
Desk: 509-460-5435
Cell: 509-873-1123

From: Planning <planning@ci.richland.wa.us>
Sent: Thursday, January 23, 2025 2:23 PM
To: ian_gray@yakama.com <ian_gray@yakama.com>; accastle@bpa.gov <accastle@bpa.gov>; Acevedo, Mizaël <macevedo@CI.RICHLAND.WA.US>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Craig Hamilton <c.hamilton@bces.wa.gov>; D. Rodgers <dxrodgers@bpa.gov>; DAlessandro, Carlo <cdalessandro@CI.RICHLAND.WA.US>; Davis, Deanna <d.davis@bces.wa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Erin Hockaday <erin.hockaday@bfhd.wa.gov>; gis@co.benton.wa.us; Hill, Kelly <khill@CI.RICHLAND.WA.US>; Homero.Gonzalez@ziply.com; Jack Howard <jack.howard@bfhd.wa.gov>; Jason McShane <JMcShane@kid.org>; JLKinch@bpa.gov; Junior Campos <junior.campos@charter.com>; Katherine Cichy <Katherine.cichy@ziply.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Matthew Berglund <MBerglund@kid.org>; Kramer, Steve <skramer@ci.richland.wa.us>; M. Deklyne <mjddeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Michael Tovey <michael.tovey@ziply.com>; NMCummings@bpa.gov; Orr, Bruce <borr@CI.RICHLAND.WA.US>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Planning.Department@co.benton.wa.us; PublicWorks@co.benton.wa.us; Reathaford, Jason <JReathaford@CI.RICHLAND.WA.US>; rgoede@noanet.net; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; Whittier, John <jwhittier@CI.RICHLAND.WA.US>
Subject: 520 Thayer School on a Small Site PLN-T2-2025-00009

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Thank you,



Kyle Hendricks

Planner

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PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 2/26/2025

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

2025 Planning Commission Chair and Vice Chair Election

Request:

Recommended Motion:

Summary:

Attachments: