



**MINUTES
PLANNING COMMISSION WORKSHOP
WEDNESDAY, SEPTEMBER 10, 2025
Richland City Hall – Council Chambers
625 Swift Boulevard**

Planning Commission Regular Workshop - 6:00 p.m.

Vice-Chair Nicholson called the meeting to order at 6:00 p.m.

Welcome and Roll Call:

Attendance: Chair Richardson	Absent
Vice-Chair Nicholson	Present
Member Anderson	Present
Member Hernandez	Present
Member Lambert	Absent
Member Leonard	Present
Member Samuel	Present

Also present were Planning Manager Stevens, Development Services Director Rizzitiello and Administrative Assistant II Kirkpatrick.

Agenda Item:

1. RMC 23:65 Off-Street Parking and Landscaping Discussion

Planning Manager Stevens provided an update on the ongoing discussion regarding Off-Street Parking regulations, which were previously reviewed at the June Planning Workshop. He also summarized the outcome of the August Richland City Council Workshop, noting that a majority of Councilmembers expressed support for removing parking requirements citywide.

Mr. Stevens reviewed the proposed edits to the code, particularly those related to motorcycle parking, bicycle stalls, and landscaping then responded to questions from Commission members.

Commission questions and discussion included:

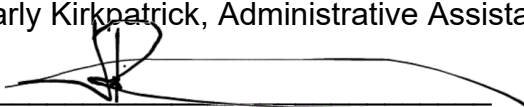
- Clarification regarding handicapped parking requirements.
- Whether housing affordability is a factor behind the proposed changes.
- Instances of complaints related to parking, with Mr. Stevens noting that most occur when there is a change of use in an existing building and the available parking no longer meets demand.
- Whether the consultant reviewed landscaping requirements during the public

- engagement process.
- Whether the consultant evaluated federal prohibitions.
- Consideration of private versus public parking availability, including on-street parking.
- Questions about parking requirements in surrounding cities.

Adjournment:

Vice-Chair Nicholson adjourned the meeting at 7:18 P.M.

PREPARED BY: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant

APPROVED BY: 
Jet Richardson, Chair