



MINUTES

ECONOMIC DEVELOPMENT COMMITTEE SPECIAL WORKSHOP

Monday, September 29, 2025

Richland City Hall ~ Council Chambers

625 Swift Boulevard

CALL TO ORDER

Vice-Chair Morasch called the meeting to order at 4:03 pm.

ATTENDANCE

Attendance:	Chair Bricker	Absent
	Vice-Chair Morasch	Present
	Committee member Potts	Absent
	Committee member Hall	Present
	Committee member Spencer	Present
	Committee member Griffin	Present
	Committee member French	Present
	Committee member Jackson	Present

Also present were Councilmember Jones, Development Services Director Rizzitiello, Economic Development Manager Wallner, Planner Arrasmith, Economic Development Specialist Williamson and Administrative Assistant II Kirkpatrick.

PRESENTATIONS

1. Proposed Parking Code Amendment – Kimley-Horn Consulting

Development Services Director Rizzitiello provided a brief overview on the history of the issue and an update on the current status.

Vice-Chair Morasch recognized Robert Ferrin with Kimley-Horn Consulting, who presented on SB 5184, a statewide mandate, and the work being completed by the consultant to date. Mr. Ferrin outlined three potential options:

- a. Modify parking code to comply with SB 5184.
- b. Abolish parking minimums citywide (per Council inquiry).
- c. Abolish parking minimums within the Central Business District (CBD).

The Planning Commission at its last meeting requested staff draft an ordinance with option 3 in mind.

Key Discussion Points:

- Whether research has been conducted on the cost-benefit or costs associated with the ordinance.
- Economic development benefits.
- The need for a comprehensive study involving all entities (e.g., Ben Franklin Transit, surrounding cities) to explore improved transportation options.
- Methodology used by the consulting firm to determine whether parking is abundant.
- Parking trends when requirements are abolished, including a market-based approach.
- How to mandate parking for those unwilling to include it.
- Number of community members participating in stakeholder meetings.
- Types of stakeholders targeted.
- ADA parking requirements if minimums are abolished.
- Benefits of paid parking and other parking management strategies.
- Definition and examples of shared parking facilities.
- Long-term examples (5+ years) to assess whether concerns raised by the Committee materialize.
- Public perception—strategies to educate and address concerns that there is “no parking.”

Committee members frequently emphasized that the community is not currently oriented toward biking and walking. Discussion also noted that alternative modes of transportation could gradually create momentum for change.

Mr. Ferrin was thanked for his presentation and for addressing the Commission’s questions at 5:00 p.m. at which time he left the meeting.

The Committee members discussed the process moving forward, reiterating the importance of aligning the overall city vision with the requirements of SB 5184. Staff noted that the mandate does not eliminate parking; businesses and residents retain the option to construct parking as desired.

Director Rizzitiello provided a local example from College Place, where business funding was dependent on parking agreements and verification of available parking.

ADJOURNMENT

Vice-Chair Morasch adjourned the meeting at 5:12 p.m.

Prepared by: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant II

Approved by: Brad Bricker
Brad Bricker, Chairman