



Agenda  
Planning Commission Meeting  
Wednesday, January 28, 2026  
Richland City Hall ~ Council Chambers  
625 Swift Boulevard

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## **Regular Meeting - 6:00 p.m.**

### **Welcome and Roll Call**

### **Approval of Agenda**

(Approved by Motion)

### **Election of Officers**

1. Selection of Chair for 2026 - 2027
2. Selection of Vice-Chair for 2026 - 2027

### **Approval of Minutes**

(Approved by Motion)

3. Meeting Minutes for December 10, 2025 Planning Commission Special Meeting and January 14, 2026 Planning Commission Workshop

### **Public Comments**

Please limit public comments to 2 minutes.

### **New Business - Public Hearing**

4. PLN-T2-2025-00018 888 Swift Blvd. Central Business District Alternate Design Review for Kadlec Hospital  
- Jennifer Ballard, Senior Planner

### **New Business - Other**

5. Comprehensive Plan Update - Capital Facilities Element and Utilities Element Discussion  
- Nicole Stickney

### **Communications**

### **Adjournment**

This meeting will be broadcast live on [CityView Channel 192 on the City's website](#).

Richland City Hall is ADA accessible. 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: 1/28/2026

Agenda Category:  
Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

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### Subject

Meeting Minutes for December 10, 2025 Planning Commission Special Meeting and January 14, 2026 Planning Commission Workshop

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### Strategic Priority

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### Recommended Motion

Move to approve the December 10, 2025 Planning Commission Special Meeting and January 14, 2026 Planning Commission Workshop as presented.

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### Summary

Meeting minutes for December 10, 2025 Planning Commission Special Meeting and January 14, 2026 Planning Commission Workshop are attached for review and consideration.

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### Attachments

1. 2025.12.10 Planning Commission Meeting Minutes - DRAFT
2. 2026.01.14 Planning Commission Workshop Minutes - DRAFT



**MINUTES  
 PLANNING COMMISSION SPECIAL MEETING  
 WEDNESDAY, DECEMBER 10, 2025  
 Richland City Hall – Council Chambers  
 625 Swift Boulevard**

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**Planning Commission Special Meeting - 6:00 p.m.**

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

**Welcome and Roll Call:**

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

Planning Manager Stevens, Planner Nelson, Planner Ballard and Administrative Assistant II Kirkpatrick.

**Approval of Agenda:**

**COMMISSION MEMBER SAMUEL MOVED AND COMMISSION MEMBER HERNANDEZ SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 7-0.**

**Approval of Minutes:**

1. Approval of Meeting Minutes for September 24, 2025 Planning Commission Meeting, October 8, 2025 Planning Commission Workshop and November 12, 2025 Planning Commission Workshop.

**VICE-CHAIR NICHOLSON MOVED, AND COMMISSION MEMBER SAMUEL SECONDED, TO APPROVE THE SEPTEMBER 24, 2025 PLANNING COMMISSION MEETING, OCTOBER 8, 2025 PLANNING COMMISSION WORKSHOP AND NOVEMBER 12, 2025 PLANNING COMMISSION WORKSHOP MINUTES AS PRESENTED. THE MOTION PASSED 7-0.**

**Public Comments:**

None.

Administrative Assistant II Kirkpatrick read the Public Hearing Procedures.

**Unfinished Business – Public Hearing:**

2. RMC 23:54 Off-Street Parking and Landscaping

Chair Richardson opened the public hearing at 6:05 p.m.

Planning Manager Stevens presented the commission with a map that outlines the affected areas and went over the amendment that reflects the Planning Commission's direction from the September 24, 2025 public hearing to remove minimum parking requirements only within the Central Business District (CBD) and Columbia Point North Waterfront District, and to apply state-mandated parking requirements throughout the remainder of the city. Detailed information can be found in the Amended Ordinance included in the agenda packet

The commission opened with discussion of the Richland School District's request to reduce bike rack requirements due to the increased use of scooters, which cannot utilize standard racks. The district proposed the use of locker-style storage systems as an alternative. Additional questions were raised regarding bonding for landscape requirements, and staff clarified that bonding creates tracking challenges for the city; therefore, it is preferred that landscaping be completed prior to issuing the Certificate of Occupancy.

Commissioner Samuel asked the Planning Manager about the recommendation that the Economic Development Committee gave at their last meeting and asked his professional opinion on what would be in the best interest of the community with the ordinance update and whether the changes could create situations similar to past parking-related challenges, such as the Dupus Boomer's example. Members also inquired about whether the state-mandated updates would benefit areas outside the CBD.

Further discussion addressed page 88 of the packet concerning the use of native plants and shrub-steppe landscaping, including comparisons of asphalt versus vegetated shading options, and noted the relevance of climate-change policies being added to the ongoing Comprehensive Plan update.

Questions were raised about the role of Code Enforcement in disputes between business owners related to parking, the use of permeable surfaces and their consistency with stormwater and climate-element recommendations, parking requirements during off-season consideration, the possibility of adjusting affordability allowances—including a potential 20% increase—and clarification on ADU parking requirements.

Public Hearing Comments:

Laila Krowiak, a Richland resident, expressed appreciation for the positive changes in the proposal, particularly improvements to the biking code. She also noted concerns regarding

church and neighborhood parking needs under the City's parking regulations.

Francine Pierre Saget, a Richland resident, referenced the prior Council workshop where Kimley-Horn presented on parking reform with their tiered strategy and encouraged the Commission to watch the presentation if they had not already.

Theodore Maier, a Richland resident and member of a local swimming club, commented on parking requirements for recreational facilities. He noted that his current pool has 13 parking spaces, which are never full, but if required to meet today's code, the facility would need 51 spaces—an amount that would consume the entire lot and leave no room for the pool itself.

Collin Berry, a Richland resident, spoke in favor of eliminating parking requirements citywide, as well as removing other related restrictions, including food pod parking requirements and parking utilization standards.

John Maier, a Richland resident, stated that while the proposed updates represent progress, they do not address past challenges where developers have appealed parking requirements for places of assembly and recreational facilities.

Chase Feifer, a Richland resident, urged the Commission to follow Council direction and abolish parking minimums citywide, noting that parking does not generate tax revenue and can be burdensome for small businesses.

Jamey Braden, a Richland resident, voiced strong support for eliminating parking minimums. She expressed concern about excessive asphalt as a "worst case scenario," and stated that limited parking can be a sign of a vibrant area with alternative transportation options.

Chris Lindhartan, Richland resident, agreed with prior comments and shared observations of ample on-street parking as an avid runner. He stated that a lack of affordable housing leads to multiple residents living in a single home, which impacts parking. He suggested that addressing the housing shortage could be another way to approach parking issues, and that removing parking regulations would give developers greater flexibility to build.

7:20 P.M. Closed the public comment period.

Vice-Chair Nicholson asked Mr. Lindhartsen to elaborate on his comments regarding the housing shortage and its relationship with parking. Mr. Lindhartsen stated that eliminating parking requirements could allow more housing units to be built within the same area, increasing housing supply, and distributing parking more effectively.

Following the presentation and public comment period Commission members discussed and offered comments on the proposed ordinance.

**COMMISSION MEMBER LEONARD MOVED AND COMMISSION MEMBER SAMUEL**

**SECONDED THE MOTION TO RECOMMEND APPROVAL OF THE AMENDMENT PROPOSED TO RMC CHAPTERS 23.06, 23.22, AND 23.54 AS IDENTIFIED IN THE DRAFT ORDINANCE WITH UPDATES DISCUSSED WITH COMMISSION MEMBERS AT THE DECEMBER 10, 2025 MEETING. THIS RECOMMENDATION IS BASED UPON THE LISTED FINDINGS OF FACT AND CONCLUSIONS OF LAW. THOSE IN FAVOR: CHAIR RICHARDSON, VICE-CHAIR NICHOLSON, MEMBERS ANDERSON, HERNANDEZ, LAMBERT, LEONARD, AND SAMUEL. THOSE OPPOSED: NONE.**

**VICE-CHAIR NICHOLSON MOVED, AND COMMISSION MEMBER HERNANDEZ SECONDED TO RECOMMEND THAT THE CITY COUNCIL CONTINUE TO STUDY AND ADDRESS PARKING CONCERNS THROUGHOUT THE CITY AND TO DIRECT STAFF AND/OR PROVIDE ADDITIONAL RESOURCES, IF NECESSARY, TO FURTHER DEVELOP PARKING MINIMUMS CITYWIDE. THOSE IN FAVOR: CHAIR RICHARDSON, VICE-CHAIR NICHOLSON, MEMBERS ANDERSON, HERNANDEZ, LAMBERT, AND LEONARD. THOSE OPPOSED: SAMUEL.**

**The Commission took a brief break and reconvened at 8:03 PM.**

**3. AHBL – Comprehensive Plan Update Survey Results**

Nicole Stickney, Associate Principle with AHBL, gave a presentation to review survey results for the recent comprehensive plan update. In the near future there will be a survey launched about transportation but first they wanted to conduct and get the results of this survey.

Detailed information can be found in the PowerPoint presentation included in the agenda packet.

**Communication:**

Planning manager Stevens announced that Administrative Assistant II Kirkpatrick will be transferring positions as she has accepted an offer in the City of Richland's Energy Services Department.

Adjournment:

Chair Richardson adjourned the meeting at 8:46 P.M.

PREPARED BY: \_\_\_\_\_  
Carly Kirkpatrick, Administrative Assistant

APPROVED BY: \_\_\_\_\_  
Jet Richardson, Chair



**MINUTES**  
PLANNING COMMISSION WORKSHOP  
WEDNESDAY, JANUARY 14, 2026  
Richland City Hall – Council Chambers  
625 Swift Boulevard

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

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

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

Also present were Planning Manager Stevens, Senior Planner Ballard, and Senior Planner Nelson.

**Agenda Item:**

1. Comprehensive Plan Update - AHBL

Planning Manager Stevens introduced Nicole Stickney.

Requested that the Planning Commission members bring comments for the Draft Utilities Element and the Draft Capital Facilities Element which they have received, to the January 28<sup>th</sup>, 2026 Planning Commission regular meeting.

Nicole Stickney, Associate Principle with AHBL, Inc. gave a presentation to introduce the following topics to Planning Commission, as the information will be useful as the Commission reviews future proposed materials relating to the Land Use Element and economic development:

- Benton County County-Wide Planning Policy (CWPP) updates
- CWPP will be an appendix to the Comprehensive Plan
- Population Growth Target Allocations provided by Benton County via Berk Consulting
- Urban Growth Area (UGA) Amendment Application currently under review

- All proposed UGA boundary changes are located adjacent to ‘South Richland’
- Net acreage gain if approved by the Benton County Commissioners
- 2024 Port of Benton Land Exchange

Planning Manager Stevens mentioned that in the land in the northern most area in the City, where the land the City received from the Port of Benton is located, the land may be rezoned as part of this process to allow for more urban/city development, not just business/industrial park so people can live in that area of town.

Questions:

Chair Richardson asked if Planning Commission will receive an update about the potential passage of the parking Ordinance.

**Adjournment:**

Chair Richardson adjourned the meeting at 6:44 P.M.

PREPARED BY: \_\_\_\_\_  
Jennifer Ballard, Senior Planner

APPROVED BY: \_\_\_\_\_  
Jet Richardson, Chair



## PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/28/2026

Agenda Category:  
New Business - Public Hearing

Prepared By: Jennifer Ballard, Senior Planner

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### Subject

PLN-T2-2025-00018 888 Swift Blvd. Central Business District Alternate Design Review for Kadlec Hospital

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### Strategic Priority

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### Recommended Motion

Staff recommends approval of PLN-T2-2025-00018 authorizing deviation from the Central Business District design standards in order for the Kadlec Regional Medical Center to construct a 9,113 square foot addition.

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### Summary

Owen Railey has submitted an application (PLN-T2-2025-00018) to deviate from the design standards for properties zoned Central Business District (CBD) per Richland Municipal Code Section 23.22.020.E to construct a 9,113 square foot addition to the Kadlec Regional Medical Center.

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### Attachments

- I. Staff Report and Exhibits

**CITY OF RICHLAND**  
**DEVELOPMENT SERVICES**

625 Swift Boulevard, MS-18  
Richland, WA 99352  
(509) 942-7390



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

GENERAL INFORMATION:

FILE NO.: PLN-T2-2025-00018

PROPOSAL NAME: 888 Swift Boulevard Alternative Design Review

LOCATION: 888 Swift Boulevard, Richland

APPLICANT: Owen Railey, Davis Partnership Architects

PROPERTY OWNER: Kadlec Medical Center

DESCRIPTION: This project is a 9,113 square foot exterior addition to the existing Kadlec Regional Medical Center surgical suite.

PROJECT TYPE: Type II Alternative Design Review for Central Business District

HEARING DATE: January 28, 2026

REPORT BY: Mike Stevens, Planning Manager

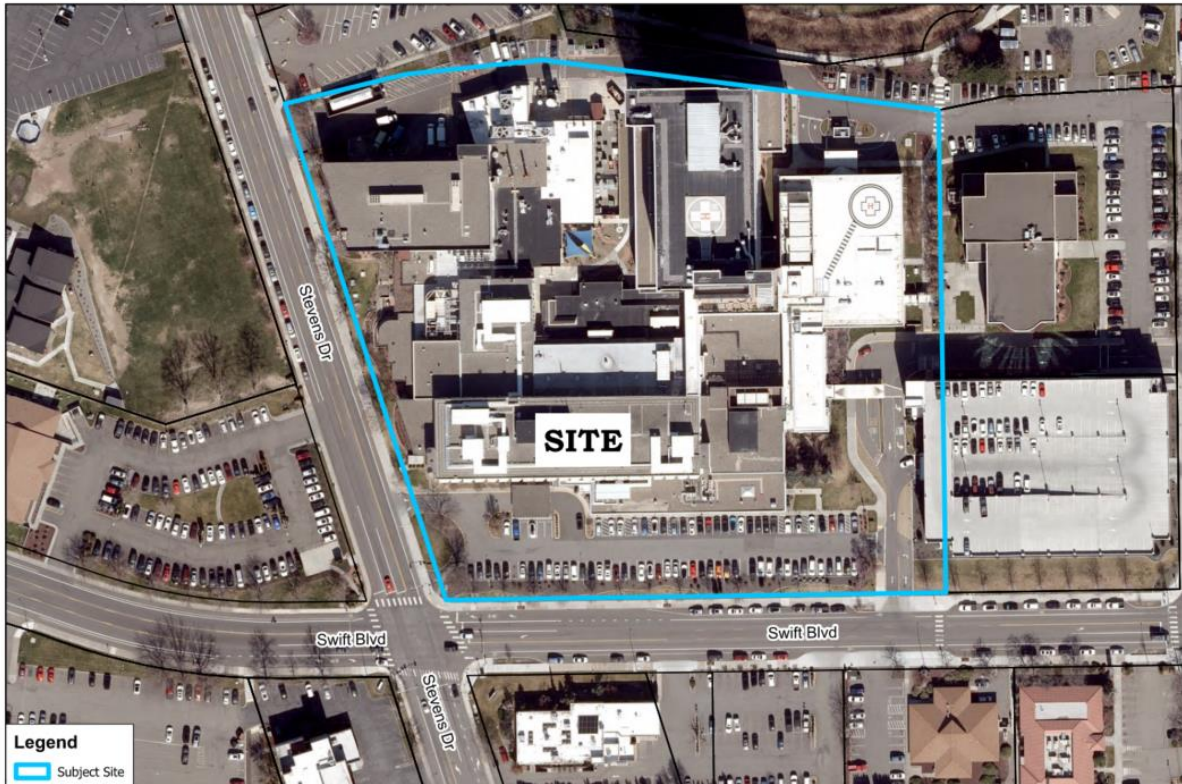
RECOMMENDED ACTION: Approval subject to condition(s)

## Vicinity Map

Item: 888 Swift Boulevard - Alternative Design  
Applicant: Owen Railey  
File #: PLN-T2-2025-00018



0 40 80 160 Feet



**Figure 1 – Vicinity Map**

### **PROJECT DATA**

Approximate Site Area:	7.61 Acres
Parcel width at Swift Boulevard street frontage:	526 Feet, approximate
Existing parking stalls:	78 surface spaces, 18 of which are posted as ADA accessible from 2022 aerial image. Spaces in structured parking that is partially on this parcel are not counted toward this surface parking space total.
Proposed additional parking:	A proposed reduction in parking of 40 spaces.

### **DESCRIPTION OF PROPOSAL**

The proposed project is a 9,113 square foot exterior addition to the existing Kadlec Regional Medical Center surgical suite. The addition is located along Swift Boulevard and has three exterior facades facing west, south and east. This addition will house two operating rooms, a procedure room, staff locker rooms, support spaces and an exterior mechanical yard.

This application (*Exhibit 1*) is only for the alternative design review. A building permit application has not yet been submitted for review.

**REASON FOR REQUEST AND REVIEW AUTHORITY**

Richland Municipal Code (RMC) Chapter 23.22.020 states the following:

E. Central Business District. New buildings shall conform to the following design standards:

2. Building facades facing streets shall include:

a. Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.

b. At least two of the following architectural elements:

- i. Awnings;
- ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;
- iii. Pilasters or columns;
- iv. Bays;
- v. Balconies or building overhangs; or
- vi. Upper story windows (comprising a minimum of 50 percent of the facade).

3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.

4. Variation of exterior building material between the ground and upper floors of multi-story buildings.

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.

6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.

7. Public street and sidewalk improvements are required per Richland Municipal Code to implement approved street cross-sections. Curb cuts are encouraged to be located adjacent to property lines and shared with adjacent properties, via joint access agreement.

8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.

9. Alternative Design. In the event that a proposed building and/or site does not meet the literal standards identified in this section, or the maximum setback standards set forth in RMC 23.22.040 or the maximum parking standards set forth in RMC 23.22.050, a project representative may apply to the Richland planning commission for a deviation from these site design standards. The Richland planning commission shall consider said deviation and may approve any deviation based on its review and a determination that the application meets the following findings:

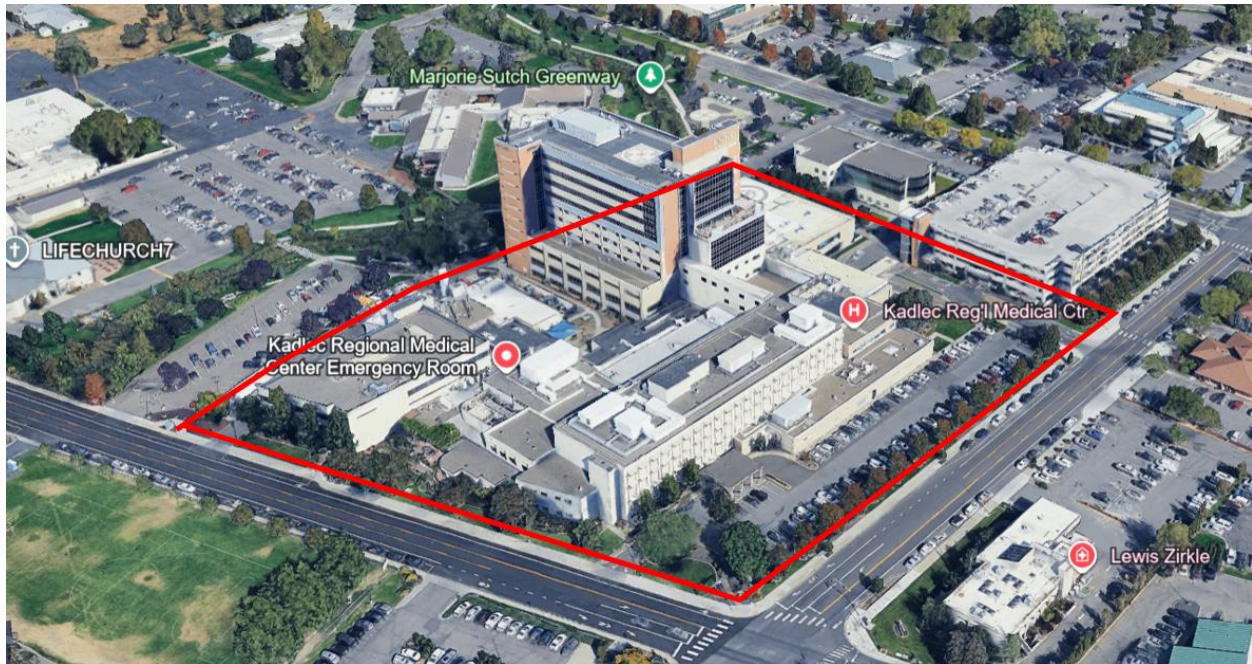
- a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and
- b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and
- c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.

### **SITE DESCRIPTION**

The subject property (site), tax parcel 111982011868005, is comprised of Tracts 1 and 2 of Short Plat 1868 recorded under Auditor's File Number 92-28798. The site is located at the northeast corner of the intersection of Stevens Drive and Swift Boulevard, occupying 7.61 total acres with 527 feet of frontage along Swift Boulevard and 548 feet along Stevens Drive. The site is part of the Kadlec Regional Medical Center campus and occupied by the main hospital building of said medical center and a small portion of the free-standing parking garage. The proposed addition extends from the south face of the Kadlec Regional Hospital facing Swift Blvd.

The original hospital building was constructed in 1945, according to tax assessor records, and expanded periodically. The height of the building ranges from one to ten stories. The parking garage is five levels.

The site is generally flat with a gradual slope away from the buildings for drainage.



**Figure 2 – Aerial view**  
(Obtained from Google Earth, 2024 Imagery)

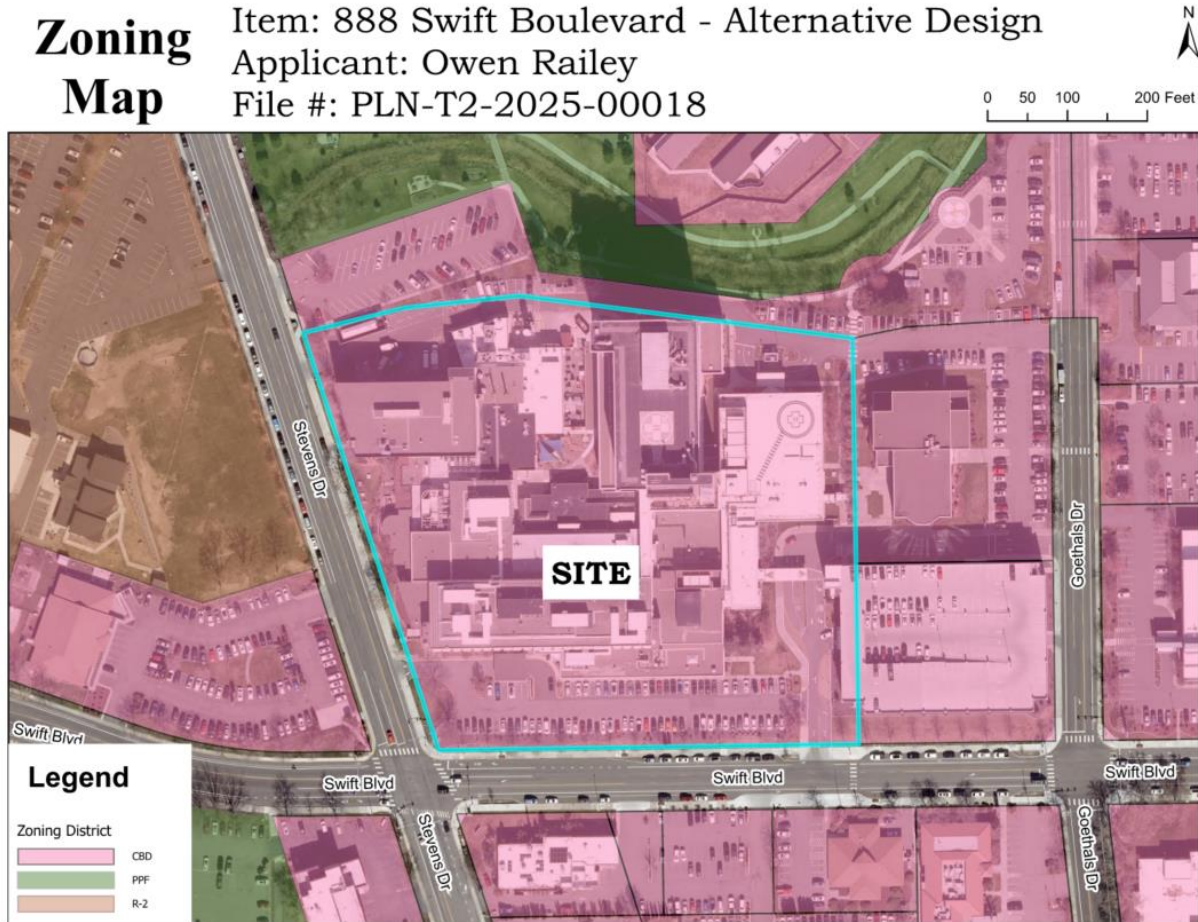
### **CURRENT ZONING & ADJACENT USES**

The subject site is zoned CBD, Central Business District, and is within the Medical district overlay. A hospital is a permitted use in the CBD. Surrounding parcels are zoned and utilized as follows:

- North:** CBD and Parks and Public Facilities, Medical district overlay, Greenway trail/open space and parking and drive isles for Kadlec Regional Medical Center
- East:** CBD and Medical district overlay, Kadlec Parking Garage and Corrado Medical Building
- South:** CBD and Medical district overlay, Kadlec Infectious Disease Clinic and Outpatient Imaging buildings
- West:** CBD and Medical district overlay and Medium Density Residential (R-2), Kadlec Child Care Center and Christ the King Pre-school

# Zoning Map

Item: 888 Swift Boulevard - Alternative Design  
Applicant: Owen Railey  
File #: PLN-T2-2025-00018



**Figure 3 – Zoning Map**

The central business district (CBD) is a special mixed use zoning classification envisioned to become a center for housing, employment, shopping, recreation, professional service and culture. The uses and development pattern will be integrated and complementary to create a lively and self-supporting district. Medium rise buildings will be anchored by pedestrian-oriented storefronts on the ground floor with other uses including housing on upper floors. Projects will be well designed and include quality building materials. Appropriate private development will be encouraged via public investments in the streetscape and through reduction in off-street parking standards. Uses shall generally be conducted completely within an enclosed building, except that outdoor seating for cafes, restaurants, and similar uses and outdoor product display is encouraged. Buildings shall be oriented to the fronting street or accessway, to promote a sense of enclosure and continuity along the street or accessway. This zoning classification is intended for those portions of the city that are designated as central business district, as well as some properties designated as commercial and waterfront, under the Richland comprehensive plan. The central business district zone contains overlay districts titled medical, parkway, and uptown. The overlay districts implement varying site development requirements.

**CBD MEDICAL OVERLAY DIMENSIONAL STANDARDS**

The following standards apply per RMC 23.22.040:

Minimum Lot Area	None
Minimum Front Yard Setback	0 feet
Minimum Side Yard Setback	0 feet *
Minimum Rear Yard Setback	0 feet *
Maximum Building Height	140 feet

\*No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

**UTILITY AVAILABILITY**

The City has domestic water, sewer and electrical service lines serving the site and has adequate capacity to supply the proposed project.

**TRANSPORTATION & ACCESS**

Access to the site currently exists from Swift Blvd., two locations on Stevens Dr., and across the adjacent property to the east which is accessible via Goethals Dr. The egress from the site onto Stevens Dr. closest to the intersection with Swift Blvd. will remain exit only. The removal of parking between the proposed addition and Swift Blvd will necessitate the drive isle to become one way, with the direction of travel from east to west.

Bus Routes 25 and 123 of the Ben Franklin Transit system run along Stevens Drive.

**SEPA**

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

**CRITICAL AREAS**

The site is located within a 10-year time to travel five-year aquifer recharge zone. Critical Area requirements are not applicable with this proposal but may be applicable during building construction permitting.

**SHORELINE MASTER PROGRAM**

The site lies outside of the jurisdiction of the Shoreline Master Program.

**AGENCY COMMENTS**

A variety of public agencies and City departments were given an opportunity to comment on the proposal. No comments were received from these agencies in opposition of this project or which would affect the exterior building façade per RMC 23.22.020.E. (*Exhibit 3*)

## **PUBLIC NOTICE**

Owners of all properties within 300-feet of the site were notified of the proposal through a Notice of Application (NOA) and Notice of Public Hearing (NOPH), the hearing to occur on January 28, 2026, by United States Postal Service mailing: January 2, 2026  
Notice of Pending Land Use Action Posted On-site: January 2, 2026  
NOA/NOPH Posted on City Website: January 2, 2026  
NOA/NOPH Published in the Tri-City Herald newspaper: January 7, 2026

Copies of the notices and affidavits are included in *Exhibit 2*.

## **PUBLIC COMMENTS**

As of the date of this report, City staff have received no public comments regarding this project.

## **ANALYSIS**

The criteria for alternative design analysis are reprinted here, with a brief summary of how the application complies with the various criteria:

*a. That the proposal would result in a development that offers equivalent or superior site design than conformance with the literal standards contained in this section; and*

The Applicant understands the importance of matching existing character and meeting design standards. Due to the functionality of the building interior, such as operating rooms and equipment rooms, some standards cannot be met in their literal form without a detrimental effect on program functionality and staff and patient privacy. In areas where glass windows would not be appropriate, such as staff locker rooms and surgical suites, metal paneling is used in lieu of windows. Where program functions do allow windows, frosted glass and spandrel panels maximize exterior glazing while still maintaining patient and staff privacy requirements.

In order to match existing campus architecture, some of which does not conform with current zoning requirements, the Applicant proposed deviating from some design standards. RMC 23.22.020.E.2.b is not met by the proposed design, but inset metal panel and vertical brick features create articulation along the Swift Boulevard facade in lieu of wall plane modulation. RMC 23.22.020.E.5 requires parapet modulation every 50 feet, however the Applicant proposes parapet modulation every 150 feet in order to seamlessly integrate the addition into adjacent campus context. RMC 23.22.020.E.6 requires a strong cornice detail. The Applicant instead proposes a strong continuous horizontal datum line maintained throughout the façade in lieu of a projecting cornice detail. This is intended to match existing geometry and character of the Regional Medical Center campus.

The Applicant submits that their exterior design fulfills interior functionality requirements, matches existing campus characteristics, and meets the original intent of the zoning code. The façade of the existing surgical suite will be replaced with an addition whose façade that is an improvement in the building's conformance with

design requirements when compared to the current conditions. (See *Exhibit 4 for photos of current façade*)

*b. The proposal addresses all applicable design standards of this section in a manner which fulfills their basic purpose and intent; and*

The purpose and intent of the CBD design standards is to create a walkable, more human-scale downtown where one's housing, commercial, and institutional needs can locally be met.

The proposed addition will bring the building closer to the street and remove the parking lot that currently lays between the building and the street increasing the sense of 'enclosure' promoted in the CBD. The proposed façade is more visually appealing than the façade the addition will replace, which is at present a nearly completely unmodulated brick wall up to a pedestrian's height. Pedestrian access will not be negatively affected by this design. The proposal does not include removing any pedestrian, non-service entrances with this proposed addition. Post-Covid hospital regulations that supersede local design standards require facility access control that has limited non-staff building access to the hospital to the main entrance on the building's east side which is not affected by this proposal. There is a patient/public exit on the south side of the existing building to the west of the proposed addition that will be unaffected by the proposal.

*c. The proposal is compatible with and responds to the existing or intended character, appearance, quality of development and physical characteristics of the subject property and immediate vicinity.*

Most property in the immediate vicinity is part of the Kadlec Regional Medical Center and predates the current CBD performance standards. Proposed rhythmic vertical brick features along the south façade are intended to respond to the existing architecture of the original Kadlec Hospital. The inset metal panel shares materiality and geometry with existing metal panel ribbons on Kadlec's campus. Strong horizontal datums and brick corners maintain other Kadlec characteristics. The material palette of the addition uses materials found on Kadlec's campus. The proposed design ensures the addition is compatible with the subject site and those in the immediate vicinity.

## **FINDINGS OF FACT**

Staff has completed its review of the request for 888 Swift Boulevard Alternative Design Review (PLN-T2-2025-00018) and recommends approval of the request based on the following findings:

1. The subject site is located within the Central Business District (CBD) zone and Medical zoning overlay.
2. A hospital is an approved use within this zoning district.
3. All uses within the CBD zone are subject to the performance standards contained in RMC 23.22.020.E.

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4. The Applicant has filed an Alternative Design Review request/application to deviate from the performance standards and special requirements of the Central Business District per RMC 23.22.020.E.
5. RMC 23.22.020.E.9 confers upon the Planning Commission authority to conduct the review and make a decision when an applicant requests deviation from design requirements of RMC 23.22.020.
6. Criteria for review by the Planning Commission are outlined in RMC 23.22.020.E.9.a-c.
7. An Alternative Design Review deviation is classified as a Type II application under RMC 19.20.030.
8. Public notice of the application and public hearing was provided via mail to surrounding landowners within 300 feet of the site; through the posting of a sign on-site, publication to the City's website, and through a legal advertisement in the Tri-City Herald newspaper, all in accordance with the notice provisions contained in RMC 19.40.010.
9. Required findings for Type II applications are found under 19.60.095.
10. The proposal does not negatively impact site ingress, egress, traffic circulation or transportation level of service.
11. There are existing power, water, sewer and stormwater facilities near the site, all of which have adequate capacity to serve the proposal.
12. The proposal is not impacted by the City's Critical Areas regulations or Shoreline Master Program.
13. The proposal is consistent with the adopted comprehensive plan and meets the requirements and intent of the Richland Municipal Code.
14. The proposal is beneficial to the public health, safety and welfare and is in the public interest.
15. The proposal will result in the reduction or relocation of ADA accessible parking spaces.

### **CONCLUSIONS OF LAW**

1. The Richland Planning Commission is granted the authority to review applications for deviation from the design standards of RMC 23.22.020.E and may approve any deviation based on its review and determination the application meets the findings of RMC 23.22.020.E.9.a-c.
2. The proposal is consistent with the Comprehensive Plan, Richland Municipal Code, and is in the public interest as it will provide additional medical service capacity within the City of Richland.

### **RECOMMENDATION**

Staff recommends approval of PLN-T2-2025-00018 authorizing deviation from the Central Business District design standards in order for the Kadlec Regional Medical Center to construct a 9,113 square foot addition.

### **RECOMMENDED CONDITIONS OF APPROVAL**

1. The applicant shall apply for all necessary building permits and meet all relevant building code requirements.

**EXHIBIT LIST**

1. Application Materials
2. Public Notice and Affidavits
3. Agency Comments
4. Photos of existing façade, December 8, 2025



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

# Plan Snapshot Report

<b>Plan Type:</b> Type 2	<b>Plan #:</b> PLN-T2-2025-00018	<b>App Date:</b> 10/31/2025
<b>Work Class:</b> T2 - Alternative Design Rev for Central Bus. Distr	<b>District:</b> City of Richland	<b>Exp Date:</b> 02/28/2026
<b>Status:</b> In Review		<b>Completed:</b> NOT COMPLETED

**Description:** This project is a 9,113 SF exterior addition to the existing Kadlec Regional Medical Center surgical suite. The addition is located along Swift Boulevard and has three exterior facades facing west, south and east. This project will house two operating rooms, a procedure room, staff locker rooms, support spaces and an exterior mechanical yard. In certain areas such as the operating rooms, support rooms and equipment rooms, glazing would be detrimental to program functionality. Inset metal panel and vertical brick features create articulation along the Swift Boulevard facade in lieu of glazing. Where program functions do allow fenestration, frosted glass and spandrel panels maximize exterior glazing while still maintaining patient and staff privacy requirements. The addition aims to seamlessly integrate into existing campus geometry and materiality, while still meeting the intention of the Central Business District zoning requirements.

**Approval  
 Expire Date:**

<b>Parcel:</b> 111982011868005	Main	<b>Address:</b> 888 Swift Blvd Richland, WA 99352	Main	<b>Zone:</b>
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<b>Property Owner</b> Kyle Gray Home: (509) 528-4988 Business: (509) 528-4988 Mobile: (509) 528-4988	<b>Applicant</b> Owen Railey 2901 Blake Street Suite 100 Suite 100 Denver, CO 80205 Home: (303) 861-8555 Business: (303) 861-8555 Mobile: (908) 603-7136	<b>Contractor</b> Brandon Potts Home: (509) 943-7677 Business: (509) 943-7677 Mobile: (509) 943-7677
--	---	--

**Plan Custom Fields**

<b>PreAppQuestionBox</b> Yes	<b>PreAppMeetingDate</b> Sep 30 2025 12:00AM	<b>Site Design Input</b>
Design Standards Input The design team expects be able to meet the design standards laid out in	section 23.22.E, except for three requirements: 23.22.E.2.a, 23.22.E.5,	The design team understands the importance of matching existing character and meeting design standards. Due to the functionality of the interior program, such as operating rooms and equipment rooms, some standards cannot be met in their literal form. In order to match existing campus language, some of which does not conform with current zoning requirements, the design team is proposing deviating from some design standards. The design team is proposing an exterior design that fulfills interior functionality requirements, matches existing campus characteristics, and meets the original intent of the zoning code. and 23.22.E.6. In areas where glazing is detrimental to program,

metal panel is used in lieu of glazing. Zoning code section 23.22.E.2.a allows for the use of decorative grill and similar treatments in place of glazing. The design team is proposing that metal panel will meet this intent. Section 23.22.E.5 requires parapet modulation every 50', however the design team is proposing parapet modulation every 150' to in order to seamlessly integrate the addition into adjacent campus context. Section 23.22.E.6 requires a strong cornice detail. The design team is instead proposing to have a strong continuous horizontal datum line maintained throughout the façade in lieu of a projecting cornice detail. This is intended to match existing geometry and character of the campus.

Compatible Character  
Input

Rhythmic vertical brick features along the south façade are intended to respond to the existing language of the original 1950's Kadlec hospital. The inset metal panel shares materiality and geometry with existing metal panel ribbons on Kadlec's campus. Strong horizontal datums and brick corners maintain other Kadlec characteristics. The material palette of the addition uses materials found on Kadlec's campus.



# KADLEC REGIONAL MEDICAL CENTER HYBRID OPERATING ROOM ADDITION

ALTERNATIVE DESIGN FOR CENTRAL BUSINESS DISTRICT PROPOSAL

October 31, 2025



## PROJECT LOCATION

Kadlec Regional Medical Center

888 Swift Boulevard  
Richland, WA 99352

## OWNER

**Providence Health**  
888 Swift Boulevard  
Richland, WA 99352

**Kyle Gray**  
kyle.gray@kadlec.org

## ARCHITECT

**Davis Partnership Architects**  
2901 Blake Street  
Suite 100  
Denver, CO 80205

**Ann Adams**  
ann.adams@davispartnership.com

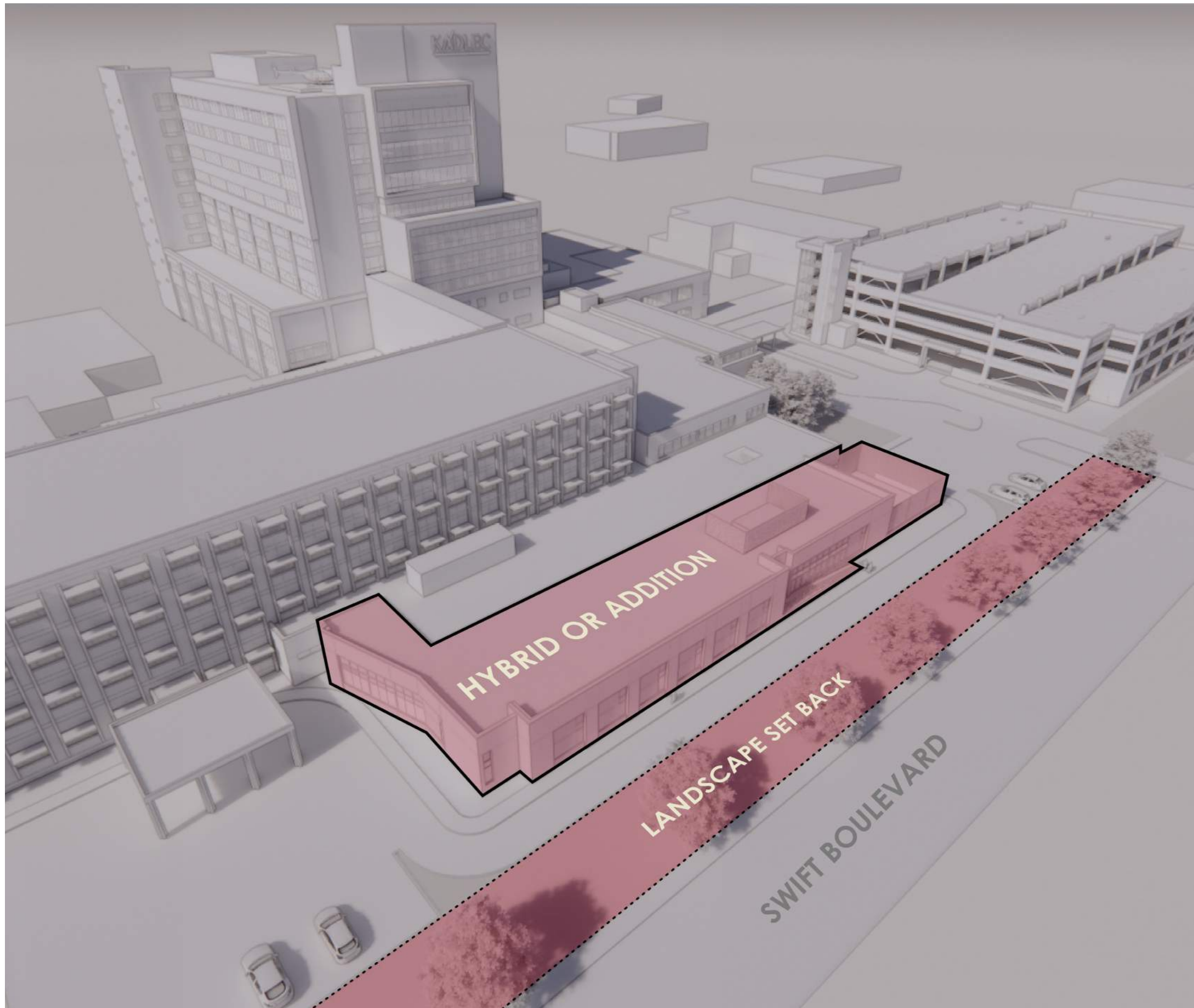
## PROJECT DISCRIPTION

This project is a 9,113 SF exterior addition to the existing Kadlec Regional Medical Center surgical suite. The addition is located along Swift Boulevard and has three exterior facades facing west, south and east. This project will house two operating rooms, a procedure room, staff locker rooms, support spaces and an exterior mechanical yard.

## EXTERIOR DESIGN NARRATIVE

Kadlec Regional Medical Center features both historic and contemporary architecture. The Hybrid Operating Room addition aims to create a seamless extension to the campus that relates to both immediate and local architecture, while supporting program functionality. Glazing has been maximized along Swift Boulevard and rhythmic vertical and horizontal features provide implied transparency where interior program does not support fenestration. Campus materials are used throughout this project to relate to existing materiality and geometry.

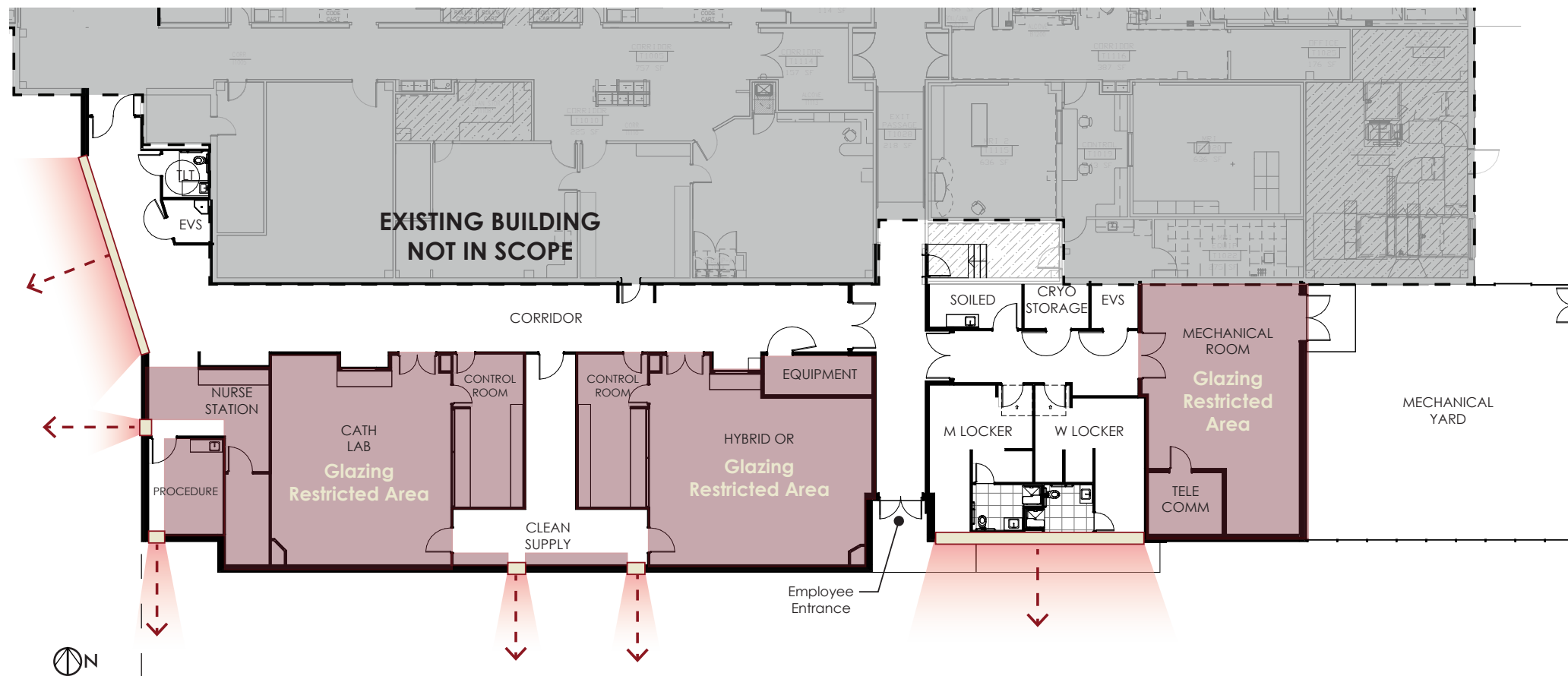




1. The maximum setback area shall only be improved with pedestrian amenities including but not limited to: landscaping, street furniture, sidewalks, plazas, bicycle racks, and public art.

**SETBACK AREA**

The setback area is not impacted by the addition and will remain as is.



2. Building facades facing streets shall include:

a. Glass fenestration on 50 percent to 80 percent of the ground floor of the building facade. A window display cabinet, work of art, decorative grille or similar treatment may be used to cover an opening for concealment and to meet this standard on those portions of the ground floor facade where the applicant can demonstrate that the intrusion of natural light is detrimental to the ground floor use. Examples of such uses include, but are not limited to, movie theaters, museums, laboratories, and classrooms.

b. At least two of the following architectural elements:

- i. Awnings;
- ii. Wall plane modulation at a minimum of three feet for every wall more than 50 feet in length;
- iii. Pilasters or columns;
- iv. Bays;
- v. Balconies or building overhangs; or
- vi. Upper story windows (comprising a minimum of 50 percent of the facade).

3. At least one pedestrian, nonservice entrance into the building will be provided on each street frontage or provided at the building corner.

5. All buildings with a flat roof shall use a modulated height parapet wall for wall lengths greater than 50 feet. The modulation of parapet heights is encouraged to identify building entrances.

6. All new buildings that utilize parapet walls shall include a projecting cornice detail to create a prominent edge.

8. Service bays, loading areas, refuse dumpsters, kitchen waste receptacles, outdoor storage locations, and rooftop mechanical equipment shall be located away from public rights-of-way via site planning and screened from view with landscaping, solid screening or combination.

**KADLEC CAMPUS CONTEXT**

Materials were selected based on existing materials used on the Kadlec Regional Medical Center campus.

**GLAZING RESTRICTIONS**

Due to privacy requirements dictated by program, the main corridor, procedure room, clean supply and locker rooms will have frosted glazing. In other rooms such as the operating rooms, equipment, and the mechanical room, any light or glazing would be detrimental to programmatic function.

**DESIGN APPROACH**

- 1. Metal panel infills provide implied transparency where glazing would be detrimental to program function.
- 2. Vertical brick features are proud of the facade to create wall plane modulation and shadows.
- 3. Spandrel panels provide additional glazing material articulation on the street-front facade.
- 4. Exterior mechanical equipment is screened with ventilated metal fins.
- 5. Parapet heights are broken at the street-front entrance.
- 6. A strong horizontal datum line across the entire facade provides an implied prominent cornice while matching existing campus geometry.



FROSTED GLASS



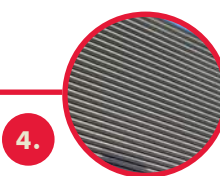
METAL PANEL



BRICK



SPANDREL GLASS

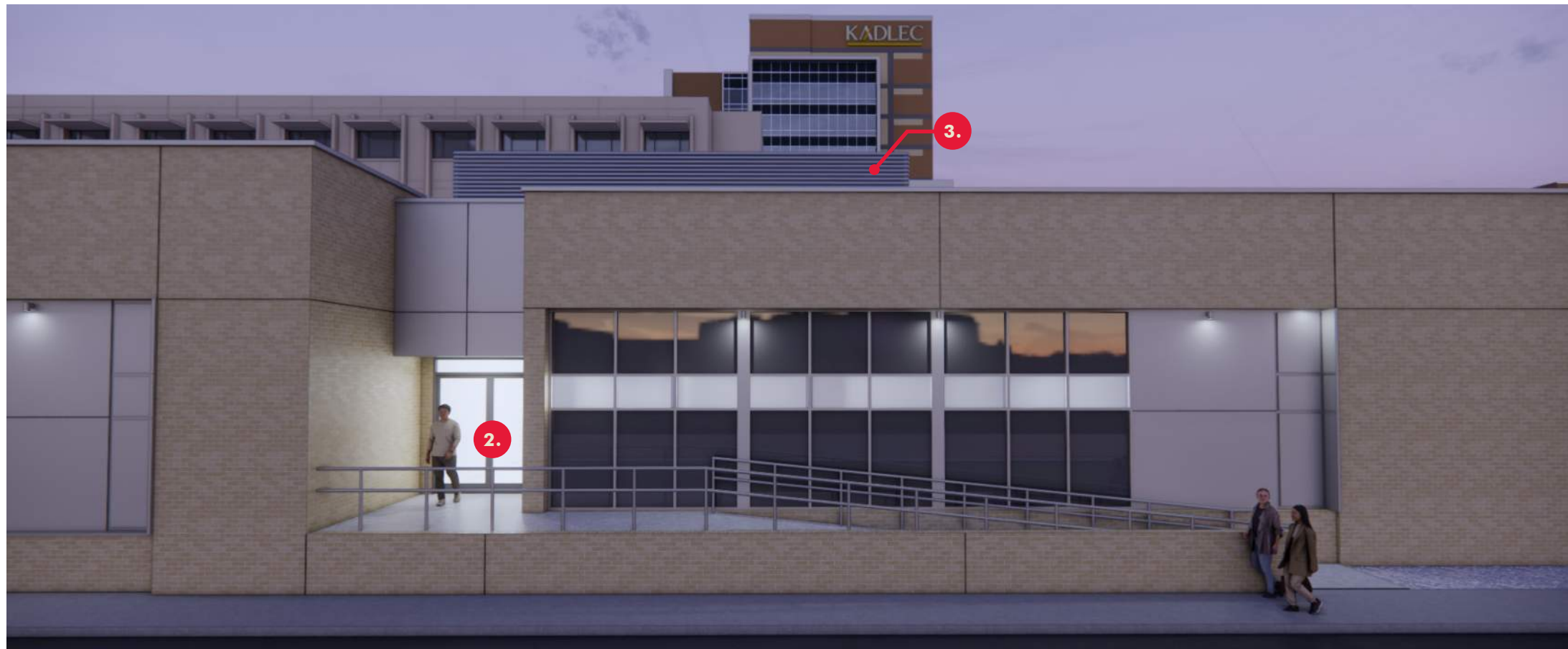


METAL SCREEN



## DESIGN APPROACH

1. Storefront windows are recessed to create wall plane articulation.
2. An employee-only entrance is located on the Swift Boulevard facade. Parapet height modulation and a small overhang designate the entrance from other facade features.  
  
Campus visitors are required to check-in at the main hospital entrance and all secondary entrances must be less prominent to encourage proper wayfinding.
3. Rooftop mechanical equipment is screened where required by zoning code.





## DESIGN APPROACH

1. Exterior mechanical equipment is screened on all sides to block visibility and maintain ventilation requirements

**CITY OF RICHLAND**  
**PLANNING DIVISION**

625 Swift Boulevard, MS-35  
Richland, WA 99352  
(509) 942-7794

**NOTICE OF APPLICATION AND PUBLIC HEARING**  
**(PLN-T2-2025-00018)**

**Notice** is hereby given that Owen Railey has submitted an application (PLN-T2-2025-00018) to deviate from the design standards for properties zoned Central Business District (CBD) per Richland Municipal Code Section 23.22.020.E to construct a 9,113 square foot addition to the Kadlec Regional Medical Center.

**Project Site:** The project is located at the Kadlec Regional Medical Center, 888 Swift Boulevard, Richland (Parcel No. 111982011868005), northeast of the intersection of Swift Blvd. and Stevens Dr. The proposed addition will encroach into the existing parking lot between the hospital building and Swift Blvd.

**Public Hearing:** Pursuant to RMC Chapter 19.20 the Richland Planning Commission will conduct a public hearing and review application PLN-T2-2025-00018 on Wednesday, January 28, 2026, at 6:00 p.m. in the Richland City Hall Council Chambers at 625 Swift Blvd, Richland, WA. All interested parties are invited to attend and present testimony at the public hearing.

**Public Comment:** Any person wishing to submit written comment prior to the hearing, be notified of any decision, future hearing, or appeal procedures pertaining to this application, or examine or obtain a copy of the application or hearing materials can do so by contacting Jennifer Ballard, Senior Planner at 625 Swift Boulevard, MS-35, Richland, WA 99352 or at [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us). Written comments must be received no later than 5:00 p.m. on Friday, January 16, 2026, to be incorporated into the staff report. Comments received after that time will be entered into the record during the hearing.

**Comment Period Starts:** January 4, 2026

**Comment Period Ends:** January 28, 2026 at 6:00 PM

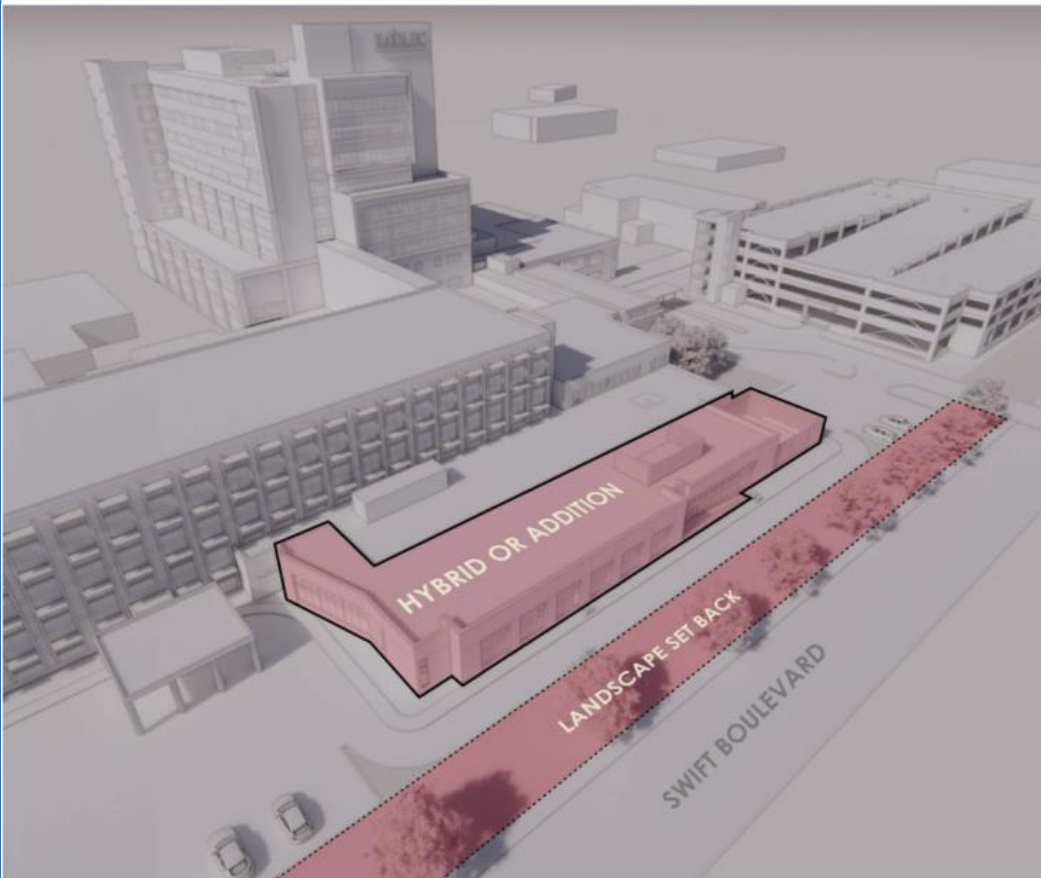
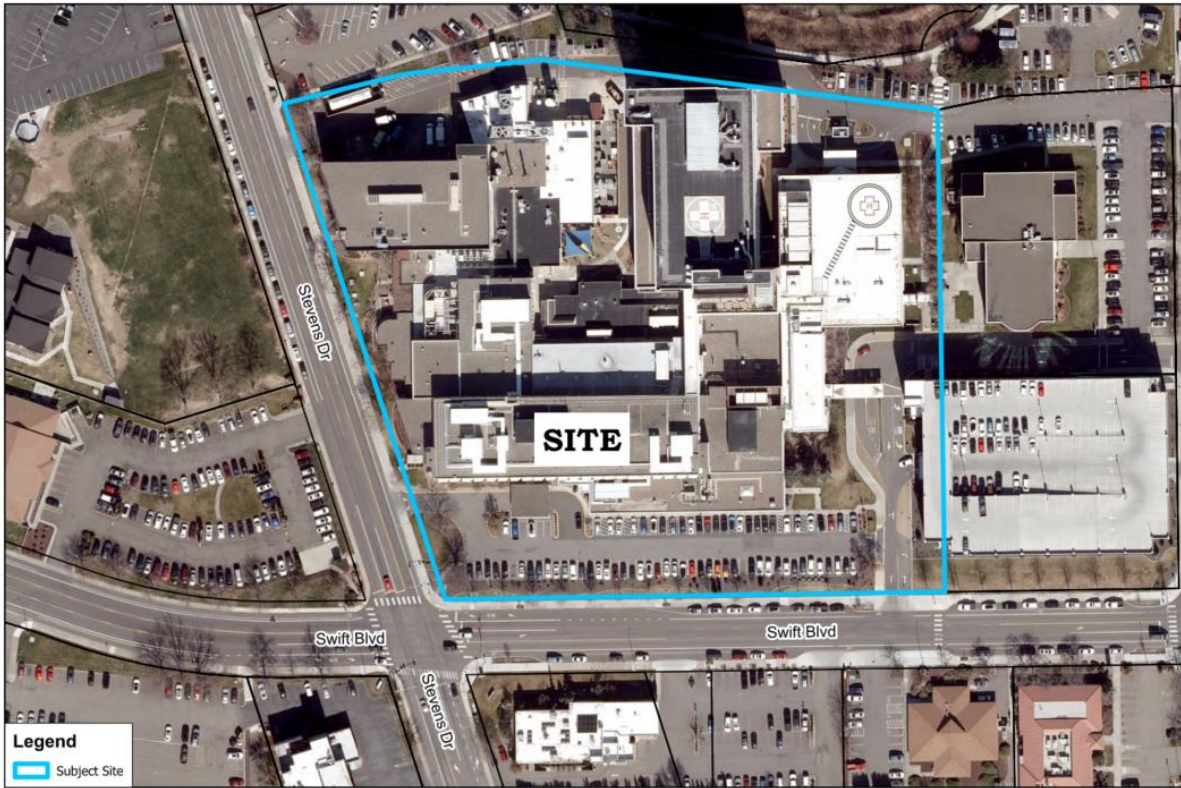
Copies of the staff report will be available on the City of Richland website [www.richlandwa.gov](http://www.richlandwa.gov) beginning Thursday, January 22, 2026.

# Vicinity Map

Item: 888 Swift Boulevard - Alternative Design  
Applicant: Owen Railey  
File #: PLN-T2-2025-00018



0 40 80 160 Feet



## AFFIDAVIT OF PUBLICATION

Account #	Order Number	Identification	Order PO	Cols	Depth
51422	IPL0302468	Legal Ad - IPL0302468	PC PHN PLN-T2-2025-00018.	1.0	65.0L

ATTENTION: CITY OF RICHLAND/LEGALS IP  
 625 SWIFT BLVD. MS-11  
 RICHLAND, WA 99352  
 janderson@ci.richland.wa.us; tclark@ci.richland.wa.us; purchasing@ci.richland.wa.us

**CITY OF RICHLAND  
 NOTICE OF APPLICATION, PUBLIC HEARING**

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Date Published: Sunday, January 4, 2026  
 IPL0302468  
 Jan 4 2026

COUNTY OF BENTON)

SS

STATE OF WASHINGTON)

the undersigned, 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, and that said newspaper was regularly distributed to its subscribers during all of this period.

1.0 insertion(s) published on:

01/04/26 Print

[Print Tearsheet Link](#)

[Marketplace Link](#)

Sworn to and subscribed before  
 me on



**CITY OF RICHLAND  
NOTICE OF APPLICATION, PUBLIC HEARING**

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Date Published: Sunday, January 4, 2026  
IPL0302468  
Jan 4 2026

Mailing Adresses: Property Owners within 300 feet of 888 Swift Blvd

owner	attn	addr_line1	addr_state	addr_city	addr_zip
948 STEVENS DRIVE LLC		791 S 38TH AVE	WA	WEST RICHLAND	99353
ATWOOD PROPERTIES LLC		953 STEVENS DR SUITE B	WA	RICHLAND	99352-3546
CORP OF CATHOLIC BISHOP YAKIMA		P.O. BOX 2189	WA	YAKIMA	98907
KADLEC MEDICAL CENTER	ATTN: CBRE FINANCE	1801 LIND AVE SW	WA	RENTON	98057
KADLEC MEDICAL CENTER	C/O JERRY D ABRAMS PROPERTY MGNT	309 BRADLEY BLVD STE 115	WA	RICHLAND	99352
KADLEC REGIONAL MEDICAL CENTER		800 5TH AVE STE 1200	WA	SEATTLE	98104
LIFE CHURCH OF THE GREATER TRI-CITIES		1110 STEVENS DR	WA	RICHLAND	99354-3360
MH PROPERTIES LLC		821 SWIFT BLVD	WA	RICHLAND	99352
MPT OF PASCO-RCCH LLC		1000 URBAN CENTER DRIVE STE 501	AL	BIRMINGHAM	35242
ORTHOPAEDIC PROPERTIES LLC		875 SWIFT BLVD	WA	RICHLAND	99352-3513
THE POOLED FUND OF KADLEC REGIONAL MED	ATTN: CBRE FINANCE	1801 LIND AVE SW	WA	RENTON	98057
TRI-CITY MEDICAL CENTER LLC		2727 FORRESTER DRIVE	CA	LOS ANGELES	90064
WIBERG KEVIN L & KAELE S		2581 E STONEBURY LOOP RD	UT	SPRINGVILLE	84663

38

**EMERGENCY** →

  
**NOTICE OF PENDING  
LAND USE ACTION**  
FOR MORE INFORMATION:  
(509) 942-7776  
[www.ci.richland.wa.us/landuse](http://www.ci.richland.wa.us/landuse)

**Ballard, Jennifer**

---

**From:** Kramer, Steve  
**Sent:** Monday, January 5, 2026 12:58 PM  
**To:** Ballard, Jennifer; Acevedo, Mizael; Bircher, Joe; DAlessandro, Carlo; Hill, Kelly; Mattheus, Pamela; Nelson, Ryan; Orr, Bruce; Reathafor, Jason; Rizzitiello, Mike; Schluter, Shaun; Westphal, Nichole; Whittier, John; Zanin, Heather  
**Subject:** RE: Request for Comments: PLN-T2-2025-00018, 888 Swift Blvd, Alternative Design Application

Jennifer

Our comments from the Sept 30<sup>th</sup> Pre-application meeting are still applicable. Building has no additional comments at this time.



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

---

**From:** Ballard, Jennifer <jballard@richlandwa.gov>  
**Sent:** Monday, January 5, 2026 12:51 PM  
**To:** Acevedo, Mizael <macevedo@richlandwa.gov>; Bircher, Joe <jbircher@richlandwa.gov>; DAlessandro, Carlo <cdalessandro@richlandwa.gov>; Hill, Kelly <khill@richlandwa.gov>; Kramer, Steve <skramer@richlandwa.gov>; Mattheus, Pamela <pmattheus@richlandwa.gov>; Nelson, Ryan <rnelson@richlandwa.gov>; Orr, Bruce <borr@richlandwa.gov>; Reathafor, Jason <jreathafor@richlandwa.gov>; Rizzitiello, Mike <mrizzitiello@richlandwa.gov>; Schluter, Shaun <sschluter@richlandwa.gov>; Westphal, Nichole <nwestphal@richlandwa.gov>; Whittier, John <jwhittier@richlandwa.gov>; Zanin, Heather <hzanin@richlandwa.gov>  
**Subject:** Request for Comments: PLN-T2-2025-00018, 888 Swift Blvd, Alternative Design Application

Hello,

Owen Railey has submitted an application (PLN-T2-2025-00018) to deviate from the design standards for properties zoned Central Business District (CBD) per [Richland Municipal Code Section 23.22.020.E](#) to construct a 9,113 square foot addition to the Kadlec Regional Medical Center at 888 Swift Blvd. A pre-application meeting was held regarding this project [September 30, 2025](#).

Please review the attached materials relative to your department's regulations and submit any comments no later than January 19, 2026 to [planning@ci.richland.wa.us](mailto:planning@ci.richland.wa.us).

**Subject Property Information:**

Owner: KADLEC MEDICAL CENTER  
APN: 111982011868005

Address: 888 Swift Boulevard, Richland WA 99352

Abbreviated Legal: All of Tracts 1 and 2 of Short Plat 1868 recorded under Auditor's File Number 92-28798

Lot Size: 7.6 acres

Zoning: CBD – Central Business District; Medical subdistrict

Comprehensive Land Use Designation: CBD – Central Business District

**Project Information:**

Alternative Design/Deviation from Design Standards

**Attachment:**

1. PLN-T2-2025-00018 Referral Packet; contains Notice of Public Hearing, Plan Snapshot report/Application, Architectural Design of Addition, Short Plat, AFN 1992-028798

Thank you,



**Jennifer B. Ballard, CNU-A, AICP**

Senior Planner

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

509.942.7649

---

*Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.*

888 Swift Blvd.

Site Visit Photos, 2025.12.08 to document existing architecture & design features visible from Swift Blvd Right-of-Way













## PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/28/2026

Agenda Category:  
New Business - Other

Prepared By: Nicole Stickney

---

**Subject**

Comprehensive Plan Update - Capital Facilities Element and Utilities Element Discussion

---

**Strategic Priority**

---

**Recommended Motion**

None.

---

**Summary**

Nicole Stickney, Associate Principal with AHBL, will present to the Planning Commission the 2026 Comprehensive Plan Update draft Capital Facilities Element and draft Utilities Element for review and discussion.

---

**Attachments**

1. Power Point Presentation
2. Capital Facilities Memo and Draft Comprehensive Plan Element
3. Utilities Memo and Draft Comprehensive Plan Element



# **Richland Comprehensive Plan Update**

PLANNING COMMISSION MEETING  
January 28, 2026

**UPDATES TO**  
**CAPITAL FACILITIES**  
**ELEMENT**  
**UTILITIES ELEMENT**

# WHY INCLUDE THESE ELEMENTS?

## CAPITAL FACILITIES

Capital facilities in Richland are provided by the City as well as other entities.

Objective: Identify how the City will maintain and invest in infrastructure supporting the Land Use Element so that capital facilities can be provided.



The Growth Management Act requires communities to plan for capital facilities:

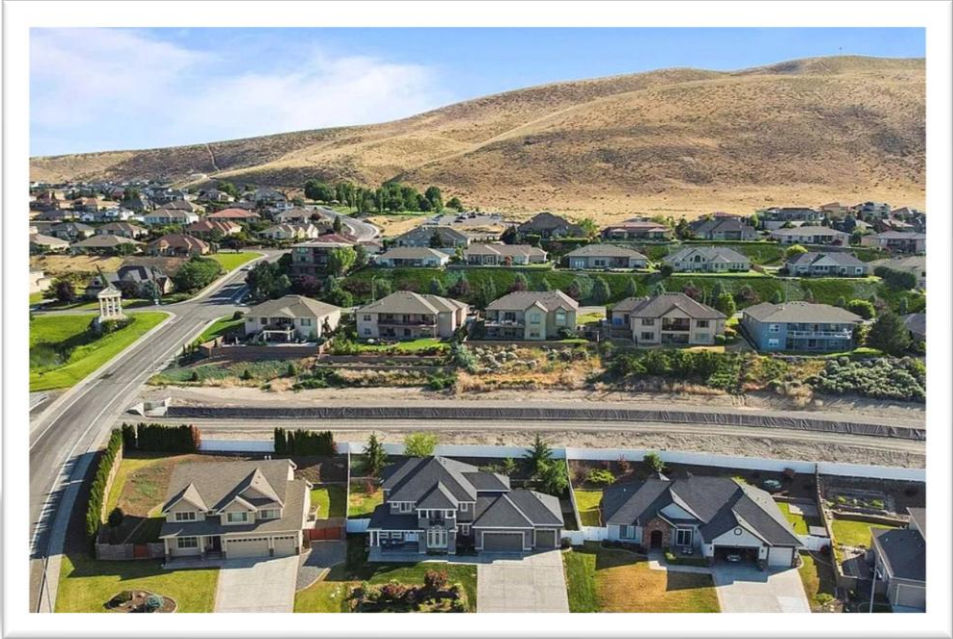
- ✓ There is an adequate level of facilities and services in place to support development at time of occupancy or use
- ✓ New development does not result in decreased level of service below locally established standards
- ✓ The City has the ability to pay for needed facilities

# WHY INCLUDE THESE ELEMENTS?

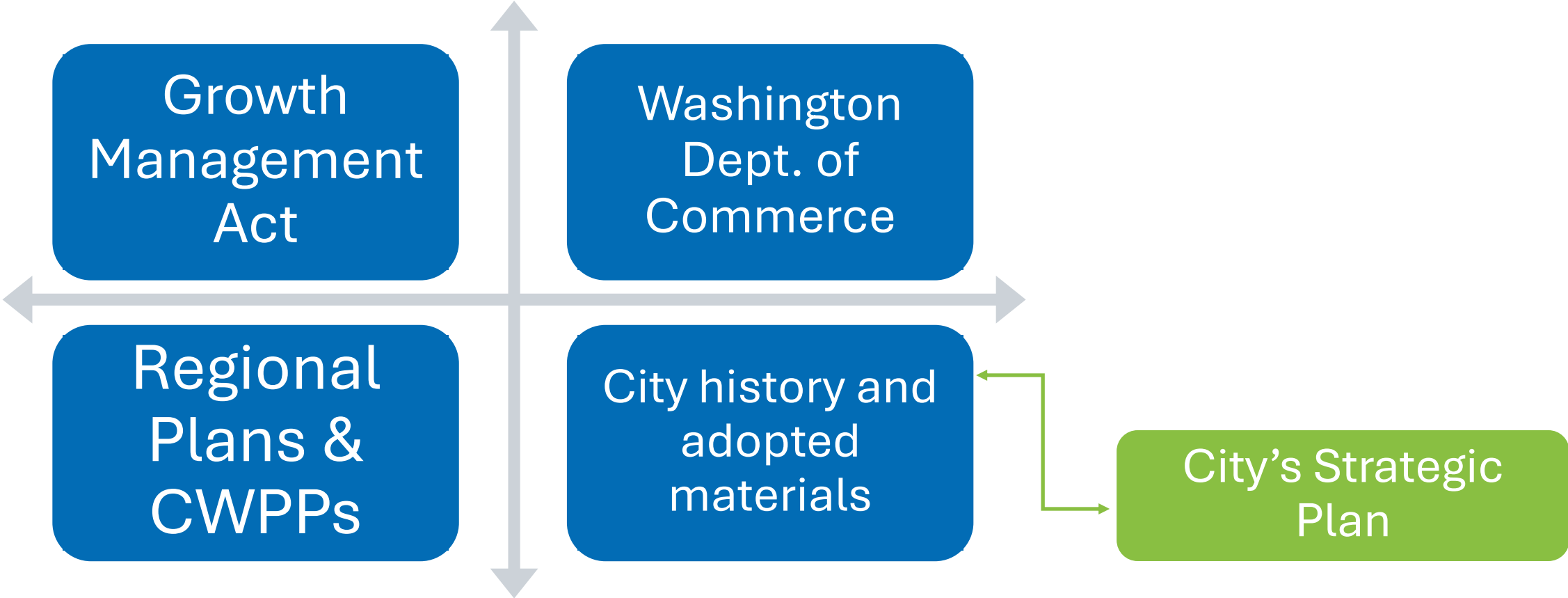
## UTILITIES

The GMA requires communities to address Utilities:

- Describe general location, proposed location, and capacity of all existing and proposed utilities
  - Water
  - Sewer
  - Electric power
  - Natural gas
  - Telecommunications
  - Hazardous liquid pipelines
- Identify all public entities that own utility systems within and adjacent to their boundaries and coordinate with them



# HOW ARE THESE UPDATES DETERMINED?

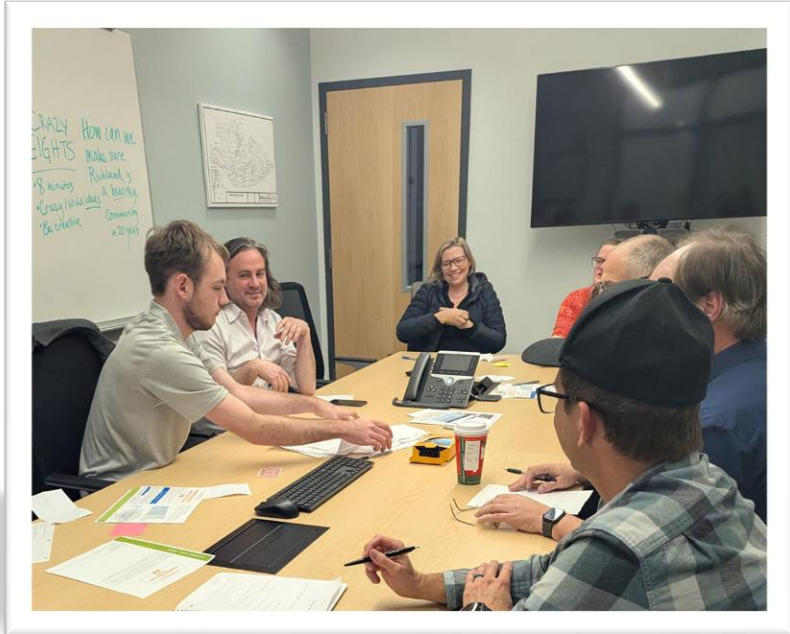


# PUBLIC ENGAGEMENT

Open House: November 12, 2025

Some attendees expressed an interest in greater public participation in the development of both the Capital Facilities and Utilities elements

Priorities brought up by attendees include:



**Utilization of community spaces for events**



**Investment in a Performing Arts Center**



**Dependable public transit**



**Safer bicycle and pedestrian infrastructure**



# PUBLIC ENGAGEMENT

Community Survey: Open Sept – Nov. 2025

*What are the top three issues / topics that you think are the most important to be addressed in the Comprehensive Plan Update?*

Infrastructure, utilities and maintenance ranked fairly high (behind Local Traffic, Housing and Parks & Rec) with 36.7% of respondents ranking it in their Top 3

*What are your biggest concerns regarding growth in the City?*

Decreases in resources and services was selected by 27.5% of survey respondents

**FUTURE IN FOCUS**  
CITY OF RICHLAND  
**COMPREHENSIVE LAND USE PLAN**

**We Want to Hear From You!**  
The City of Richland is updating the Comprehensive Plan and needs your input! The Comprehensive Plan provides a 20-year framework for local policy, planning, and capital facility investment through the year 2046. Help us improve our community by sharing your thoughts in this online survey. Your input will help the City better understand the community's hopes and concerns for the future of Richland and inform the Comprehensive Plan update.

**Take the Online Survey!**  
Scan the QR code or go to [Richlandwa.gov/CompPlan](http://Richlandwa.gov/CompPlan)  
The survey is estimated to take 8-20 minutes.  
Please submit your responses by **October 31, 2025**

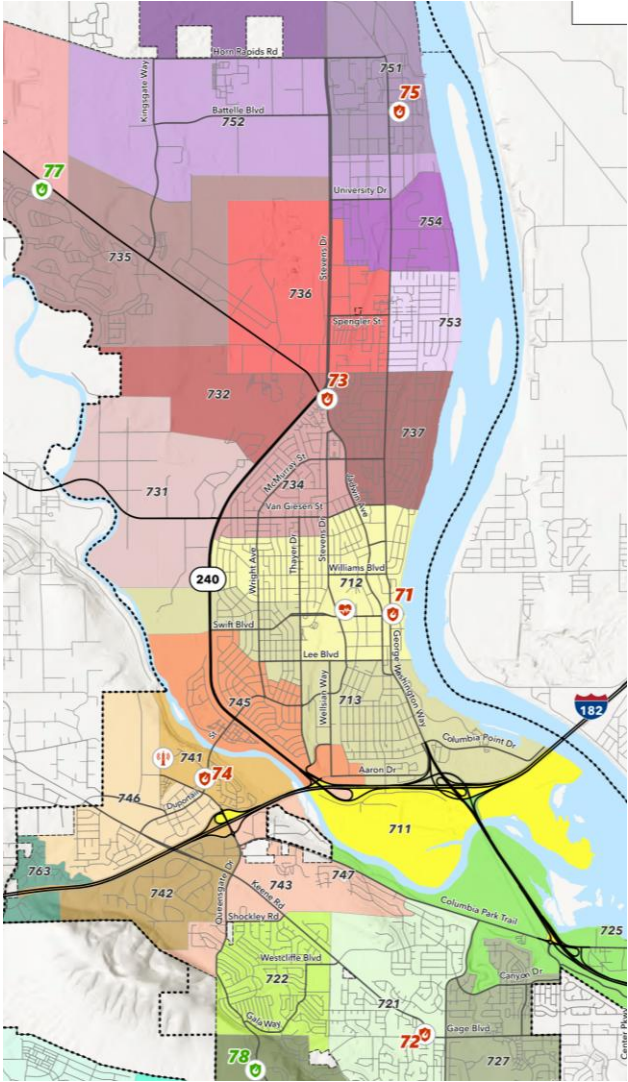
Thank you for your valuable input!

An architectural rendering of a modern, two-story building with a dark facade and large windows. The building is illuminated from within, and the sky is a deep blue with soft, white clouds. The text "CAPITAL FACILITIES" is overlaid in large, white, sans-serif capital letters across the middle of the image. The foreground shows some landscaping with green shrubs and a paved area.

# CAPITAL FACILITIES

# CAPITAL FACILITIES ELEMENT: CHANGES

- Streamlined introduction language
- Information previous organized in “Volume II” information now incorporated into the Element (no redundancies)
- Introduced graphics to make the Element more interesting and visually appealing
- New, updated mapping products
- Expanded information about Countywide, GMA, and Federal Requirements



## **CAPITAL FACILITIES: CHANGES (CONT'D)**

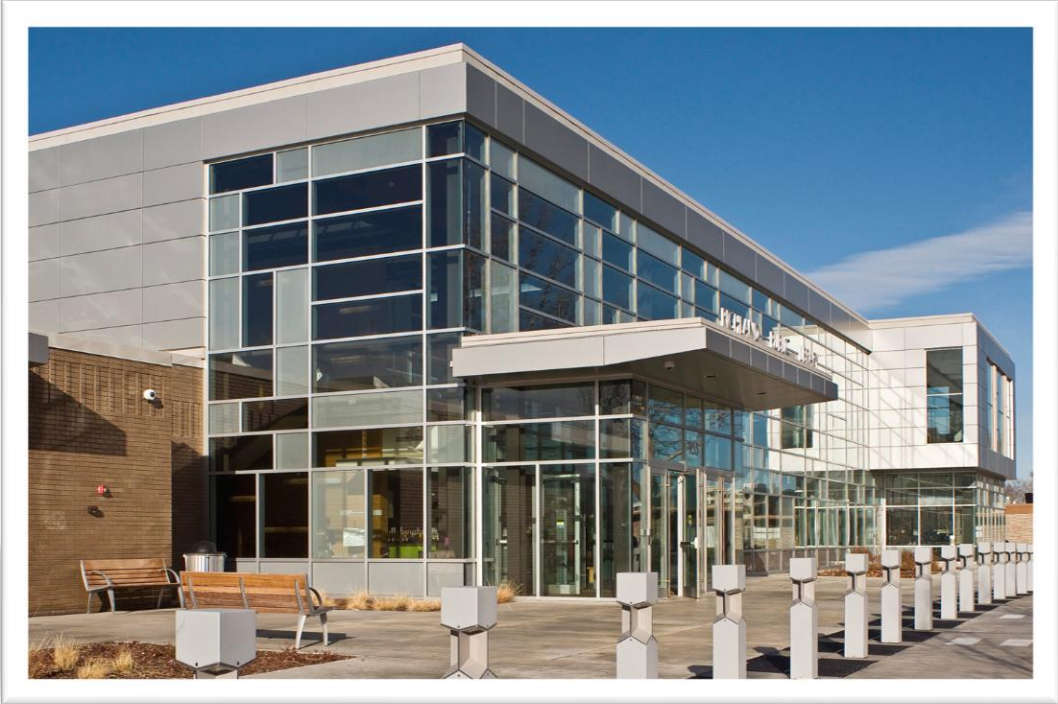
City's current inventory and priorities updated:

- Municipal Facilities  
(City Hall, Community Center, City Shops)
- Fire and Emergency Medical Services
- Police Department
- Essential Public Facilities

# CAPITAL FACILITIES: CHANGES (CONT'D)

New parts added:

- Library
- Museum Richland Public Facilities District (RPFDD)
- Green Infrastructure
- Other amenities and planned facilities by RPFDD



# CAPITAL FACILITIES: Projects

The screenshot displays the 'TRANSPARENCY CENTER' for the City of Richland, Benton County, WA, managed by Jon Amundson. The 'Projects' section is active, showing a list of 'Latest Projects' including 'W.E. Johnson Park Vegetation Restoration' and 'West Village Community Park Phase II'. A detailed view of a project shows a timeline with key dates: 'Apr 28, 2024 Project Kick-Off', 'May 1, 2024 Habitat Mitigation - Mechanical Removal of Non-Native or Dying Vegetation', and 'May 22, 2024 Estimated Time to Begin 1 of 3 Weed Treatments May - August'. Below the timeline, a 'Revenue' section for 'Capital Projects Funds' shows a total budgeted amount of \$32,975,802 and a collected-to-date amount of \$29,877,392 (91% collected). A pie chart breaks down the revenue into categories: Transfers In, Taxes, Intergovernmental, Charges for Services, Other Financing, and Miscellaneous Revenue.

# CAPITAL FACILITIES: Goals and Policies

*GOAL CF.1: Ensure that adequate infrastructure and public facilities exist or can be provided concurrently with new development.*

- **Policy CF.1b:** City will work collaboratively with other agencies on capital needs.
- **Policy CF.1c:** City must reassess the Land Use Element if capital facilities funding does not meet existing needs



*GOAL CF.2: Provide capital facilities that ensure environmentally sensitive, safe, and reliable service.*



## **CAPITAL FACILITIES: Goals and Policies**

*GOAL CF.3: Provide adequate resources for capital improvements and make efficient use of fiscal and other resources.*

- **Policy CF.3b:** "Identify specific sources of public money that will provide full funding for the capital improvement projects needed for existing and future development, based on realistic project cost estimates."
- **Policy CF.3c:** Monitor grants and low-interest loan opportunities to fully fund or defray community facilities costs.

*GOAL FC.4: Provide an integrated system of parks, recreation facilities, trails, and open spaces consistent with the Parks, Trails, Open Space, and Facilities Master Plan that enhances the community's quality of life.*

- **Policy CF.4d:** Coordination between the City and RPFDD

# CAPITAL FACILITIES: Goals and Policies

*GOAL CF.5: Provide a variety of active and passive recreational opportunities for residents and visitors of all ages and abilities, based on community needs.*

- **Policy CF.5d:** Identify needs in support of recreational and cultural programming (including signature events such as the *Ironman 70.3*)

City’s Strategic Plan, Priority 4 “Historic” and “Artistic” are key words (added)

*GOAL FC.6: Identify, prioritize, and preserve unique natural habitat, ecologically critical areas, shorelines, and significant landforms and develop public recreational activities appropriate to these resources.*

- *Move:* two policies to the Natural Environment Element
- **Policy CF.6c:** “Capital Facilities should not be located in critical areas, environmentally sensitive areas, or designated natural resource lands...”

## CAPITAL FACILITIES: Goals and Policies

*GOAL CF.7: Extend and improve the multi-use trail system to link parks, activity centers, schools, employment centers, and other gathering spaces.*

- **Policy CF.7b:** Citywide policies for healthy eating and active living.

*GOAL FC.8: Enhance the community and region's cultural and historic heritage through features incorporated in community and regional parks.*

- **Policy CF.8a:** "In cooperation with the Arts Commission, and the Uptown and Parkway Business Improvement Districts incorporate art in suitable public locations such as parks and plazas."
- **Policy CF.8b:** "Work with local businesses, the arts community and other constituencies to develop a plan for additional cultural, historical and performing arts facilities in Columbia Park West."

# CAPITAL FACILITIES: Goals and Policies

*GOAL CF.9: Collaborate with the Richland and Kennewick School Districts to help meet the needs of and serve the community.*

*GOAL CF.10: Ensure that municipal facilities are sited to provide efficient services, rapid response times, and convenient customer service.*

*GOAL CF.11: The City’s investment in municipal facilities should, to the extent practicable, encourage additional private investment.*

*GOAL CF.12: Provide efficient and cost-effective public safety services designed to maintain quality of life and meet community needs.*



Fire Department service standards are forthcoming

# CAPITAL FACILITIES: Goals and Policies

*GOAL CF.13: Maintain and improve safety in neighborhoods in across Richland*

- **Policy CF.13a:** "Maintain an adequate force of police officers throughout the City and demonstrate the availability of law enforcement personnel to increase perceptions of safety within the community."
- **Policy CF.13b:** "Implement *Crime Prevention Through Environmental Design* (CPTED) principles and other measures to enhance user surveillance, ~~de-~~opportunistize discourage criminal activities, and minimize potential for crimes."
- **Policy CF.13d:** "Develop an integrated Community Safety Plan."

City's Strategic Plan, Priority 4

Strategic Plan; Survey responses indicated community safety is a top priority

## **CAPITAL FACILITIES: Goals and Policies**

*GOAL CF.14: Provide efficient, resilient, cost- effective, and concurrent levels of public safety services designed to maintain quality of life.*

- **Policy CF.14e:** Maintain capacity and staff time for emergency management / planning / preparedness.
- **Policy CF.14f:** “Deliver services in a professional, timely, and objective way.”
- **Policy CF.14g:** “Continue to partner with individuals and groups in the community to identify challenges and possible solutions.”
- **Policy CF.14h:** “Continue to explore the use of technology to continuously improve and realize efficiencies in public safety services and processes.”
- **Policy CF.14i:** Code compliance

# CAPITAL FACILITIES: Goals and Policies

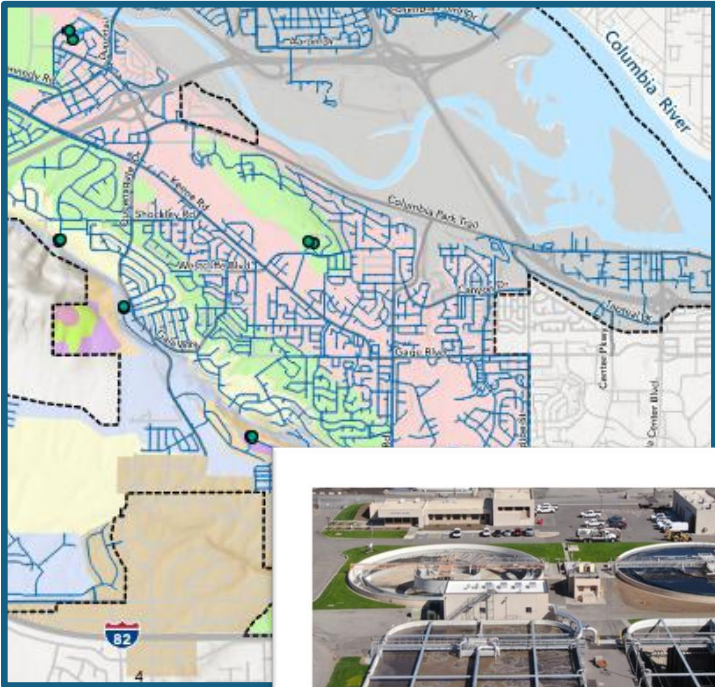
*GOAL CF.15: Promote the Richland Public Library as a safe, inviting, inclusive destination, as well as a center of creativity and innovation that also offers services, collections, and gathering spaces that meet diverse needs.*





# UTILITIES: CHANGES

- More thorough and complete Introduction section details utility assets, management plans and services provided by City, outside entities
- Clarification of GMA requirements, including an overview of specific requirements for the Utilities Element
- New, updated mapping products
- Projects listed reflect recent or currently planned improvements
- **IMPORTANT: Many functional plans will be updated soon**



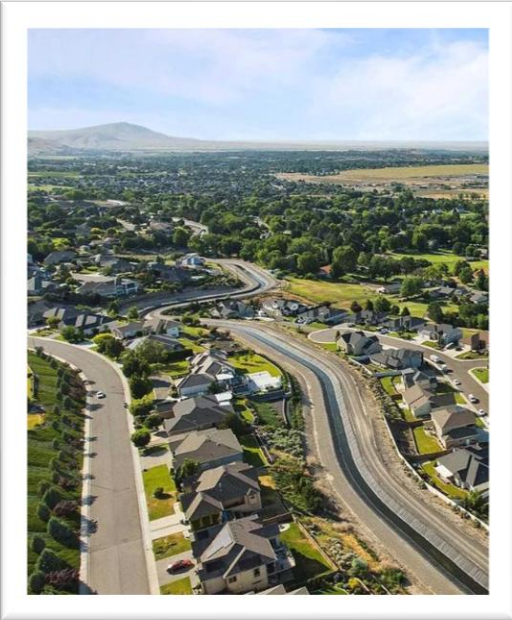
## **UTILITIES: CHANGES (CONT'D)**

- Summaries of the City's utility assets now precede the section on Goals and Policies and details Existing Conditions, Level of Service, Future Deficiencies, Current or Recent Projects, and Recommendations.
- *Water Supply System* is now two parts: "Potable Water" and "City Irrigation Water"
- *Wastewater Supply* is expanded and retitled "Sanitary Sewer"
- *Storm Water System* is expanded and retitled "Stormwater"
- *Energy* is expanded and retitled "Energy Service – Electricity"
- *Other Agency Utilities* is expanded and retitled "Utilities Provided by Other Agencies". Details about city-owned irrigation services are moved to the "City Irrigation Water" subsection.

# UTILITIES: Goals and Policies

*GOAL U.1: Utilities should support the land use, housing, and economic development goals of the City and all other elements of the Comprehensive Plan.*

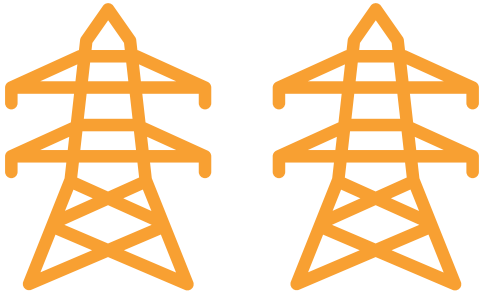
- **Policy U.1d:** Broadband and connectivity needed for diversified, sustainable and resilient community
- **Policy U.1e:** New development utilities construction consistent with plans
- **Policy U.1f:** “Make necessary improvements to utility facilities that do not currently meet minimum standards. Prioritize capital improvements to existing systems based on age, condition, risk of failure, and capacity to support infill development, while also balancing fair distribution of services and benefits to the entire community.”



# UTILITIES: Goals and Policies

*GOAL U.2: Maintain existing service levels to current customers and ensure that public facilities and services necessary to support development are planned, sized, and constructed to serve new development.*

- **Policy U.2e:** "Use developer reimbursement agreements that include 'latecomer fees' and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their developments when others connect to such extensions at a later date."
- *Removal:* the final policy on cooperation with other utility providers can be removed; the City intends to be the sole electrical service provider.



# UTILITIES: Goals and Policies

*GOAL U.3: Provide utility facilities that ensure environmentally sensitive, safe, and reliable service.*

- **Policy U.3a:** "Require the mitigation of environmental impacts that stem from the expansion, construction, operation, and maintenance of utility facilities."
- **Policy U.3c:** Protect quality /quantity of groundwater.
- **Policy U.3d:** Require separate irrigation and water systems (if feasible).
- **Policy U.3e:** "Ensure that adequate funds are generated by the City's utilities to maintain utility services and capital improvement programs."

GMA Requirement

*Continued*

# UTILITIES: Goals and Policies

- **Policy U.3f:** Coordinate public utility functions for drinking water, wastewater, storm and surface water, and waste resources.
- **Policy U.3g:** "Update all utility master plans regularly and in accordance with state law."
- **Policy U.3h:** "Assess and mitigate the risk wildfire poses to drinking water utility systems."



## UTILITIES: Goals and Policies

*GOAL U.4: Adopt programs that will conserve or foster the sustainable use of resources.*

- **Policy U.4c:** "Implement BMPs to reduce runoff through Green Storm-water Infrastructure, and erosion and sediment control mechanisms."
- **Policy U.4d:** Partner with Tribes, Ecology on river Water Management Programs.
- **Policy U.4e:** "Reduce water system leakage as much as possible."



## UTILITIES: Goals and Policies

*GOAL U.5: Coordinate with outside utility providers for efficient, cost-effective, and reliable utility service.*

- **Policy U.5a:** "Work with other purveyors of public services to provide facilities and services concurrent with development."
- **Policy U.5f:** "Prepare for and respond to emergencies and maintain secure facilities in a manner commensurate with the critical nature of the infrastructure."
- **Policy U.5g:** Water supply system and fire insurance rating.
- **Policy U.5h:** "Evaluate the capacity and structural integrity of aging utility facilities and maintain, repair, or replace as needed."

# Questions?

# PROJECT MEMO



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<b>TO:</b>	Mike Stevens, City of Richland	<b>DATE:</b>	December 31, 2025
<b>FROM:</b>	Nicole Stickney Pasco - (253)383-2422	<b>PROJECT NO.:</b>	2240885.30
<b>SUBJECT:</b>	Capital Facilities Element Staff Report	<b>PROJECT NAME:</b>	Richland 2026 Comprehensive Plan Periodic Update

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AHBL Planners have worked to prepare a first draft, updating the Capital Facilities Element of the Comprehensive Plan in accordance with guidance and requirements from the Growth Management Act and the Department of Commerce.

To accomplish this work, we have considered the City's history, goals, and recent developments together with adopted materials such as Ordinances and Resolutions that we consulted (including the most recent 6-year Capital Facility Plan which was adopted on November 4, 2025 by Ordinance 2025-33). There were many gaps that we identified between the adopted City Strategic Plan and the Comprehensive Plan goals and policies in this subject area, which we have endeavored to resolve and we have called out those changes specifically.

We recommend that you include this memo with the initial draft in the Planning Commission's packet for their review.

Overall, we have endeavored to improve the context and framework behind the Capital Facilities Element and aimed to present more useful discussion and detail as compared to the current Plan (dated 2017, with subsequent amendments). We have shown "tracked changes" for the Goals / Policy portions so that the Planning Commission and other reviewers can easily review the changes we propose for those policy-focused pieces.

*When reviewing this Element it is helpful to keep in mind that the Comprehensive Plan has other related elements: Transportation, Parks & Recreation, Utilities.*

The following list summarizes the updates we made to the Draft Capital Facilities Element:

- We streamlined introduction language, which briefs readers on the overarching reasoning and requirements behind the Capital Facilities Element.
- Clarification of GMA requirements, including an overview of specific requirements for the Capital Facilities Element; much of this information is presented in graphical form to make the Element more interesting and visually appealing.
- Incorporated background information which was previously organized into a "Volume II" document into the Element, eliminating the "Volume II" document.
- New, updated mapping products using the City's GIS data.
- Expansion of background information that provides context to the overarching Countywide Planning Policies, as well as GMA and Federal Requirements (i.e. sewer system requirements for the Clean Water Act). This section also provides reasoning for the element relating to fiscal responsibility and an overview of public project information that can be found online.
- We moved the section on Inventory, Planning and Funding Strategies to precede Goals and Policies. This section which details a list of current municipal facilities, levels of service, and planning recommendations, has been updated to reflect the City's current inventory and priorities. The following facilities are discussed in that section:



- Municipal Facilities (City Hall, Community Center, City Shops, among others)
- Police Department
- Fire and Emergency Medical Services
- Schools
- Essential Public Facilities (Horn Rapids Landfill, Richland Airport, Federal and State Highways, Columbia-Snake River System, mental health facilities and Lourdes Counseling Center)
- In addition, discussion of the following facilities have been added since the last Comprehensive Plan Update:
  - Library
  - Museum (and other Richland Public Facilities District amenities and planned facilities)
- We reorganized Goals CF.4 through CF.15 and their associated Policies; they are no longer assigned to specific Facilities, but rather combined into a generalized list for broader and easier comprehension.

There are some areas where we are waiting for 2025 data, or for clarification from outside entities as to standards. We have included notes in brackets and with a yellow highlight on the text.

Next, the following proposed changes are shown for the Goals & Policies within the Capital Facilities Plan (we did not put comments into the document, but to aid in review we've listed out the rationale / purpose for proposed changes that are most impactful), :

- Policy CF.1b is proposed to be added, identifying that the city should work collaboratively with other agencies on capital needs. (Likewise Goal CF.9 discusses a similar approach with the School Districts).
- Policy CF.1c is proposed to be added, specifying that the city must reassess the Land Use Element if capital facilities funding does not meet existing needs, meeting GMA requirements set out in RCW 35.70A.070(3)(e).
- Policies CF.3b and 3c are proposed to be added to list out approaches the City may take to fund facilities.
- Policy CF.5d is proposed, describing that the city needs to identify programming needs in support of recreational, and cultural programming (including signature events such as the Ironman). This Policy comes from Priority 4 of the City's Strategic Plan. We also added the words "artistic" and "historic" based on feedback from a reviewer with the Richland Public Facilities District, and based on community input via a survey.
- Policy CF.6e is proposed to be added to confirm the City's intent to avoid locating facilities on sites with Environmentally Critical Areas unless no feasible alternative exists.
- Two policies under Goal CF.6 will be moved to the Natural Element portion of the plan, for better organization.
- Policy CF.6c (with the numbering revised to reflect the moved polices) sets out that Capital Facilities should not be located in critical areas, which is a best practice.
- Policy CF.7b is proposed to be added to reiterate a focus on Citywide policies regarding healthy eating and active living.
- Proposed Policy CF.9d is added to Goal 9 which addresses schools (it was previously listed under the first goal) as Goal 9 is a better location for the policy.



- Goal CF12 is rewritten to address “community needs” rather than specify concurrency standards specifically.
- We propose some modifications to the Goal 12 policies; some of the previous text was relocated to the narrative section about Fire Levels of Service. Our aim is to remove redundancies improve reading comprehension. Next, for Policy CF.12d we proposed additional text which is more specific and discusses performance metrics, tied to the City’s Strategic Plan, Priority “Quality of Life” initiative A.
- Details are proposed to be added to Policy CF.13a in order to reflect Priority 4 of the City’s Strategic Plan, which concerns and increased feeling of safety in the community.
- Policy CF.13d is proposed to be added, addressing the development of an integrated Community Safety Plan, an existing initiative within the City’s Strategic Plan. This also relates strongly to the sentiment we heard from the community survey, prioritizing safety as an important part of Richland’s future.

c:



# CAPITAL FACILITIES

## Introduction

The Capital Facilities Element addresses capital facilities needs in the City of Richland and UGA and represents the City’s policy plan for the next 20 years. The Growth Management Act (GMA) requires that communities plan for capital facilities to ensure:

- There is an adequate level of facilities and services in place to support development at time of occupancy or use;
- New development does not decrease level of service below locally established standards; and
- The City has the ability to pay for needed facilities.

This Capital Facilities Element was developed to be consistent with the Benton County Countywide Planning Policies (CWPP) and integrated with all of the other elements of this plan to ensure consistency throughout. The Capital Facilities Element considers the public capital facilities necessary to support the other Comprehensive Plan elements.

The Capital Facilities Element promotes efficiency by prioritizing capital improvements for the near-term duration of 2026-2031 (a period of six years) and additionally a longer time span, through 2044. Long-range financial planning enables the City to schedule projects so that the steps in development logically follow one another based on relative urgency, economic desirability, and community benefit. The identification of adequate funding sources results in the prioritization of needs and allows tradeoffs between projects to be evaluated explicitly. The Capital Facilities Element will guide decision- making to achieve the community goals as defined in the Comprehensive Plan.

## MAPPING

Maps supporting this Element are based on existing conditions in mid-2025 when the maps were produced and provided in **Figures CF-1 through CF-4**. Unless otherwise indicated, only the municipal system facility assets are displayed.

## MANAGEMENT PLANS

The City has adopted separate management plans related to Capital Facilities.

Many of these plans are available at the city’s website at:

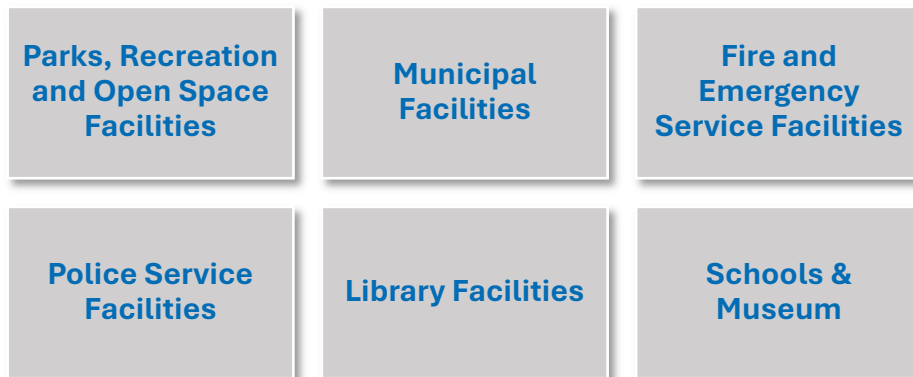
<https://www.richlandwa.gov/government/foundational-documents/management-plans>

According to the GMA Procedural Criteria, Chapter 365-196 WAC, the Capital Facilities Element should contain at least the following:



The Capital Facilities Element documents all capital projects needed to accommodate projected growth. The Finance Plan identifies the City-provided facilities and the sources and levels of financial commitment and revenues necessary to meet the concurrency requirements of the GMA. Concurrency means that needed capital facilities must be installed and available for use at the time of development, or within a reasonable time period following completion of the development.

The capital facilities covered in this element are:



The Capital Facilities Element addresses facilities that are important for the City’s growth in the next 20 years. Accommodation of the additional growth within the City’s available land area and the provision of adequate services for the expected growth are two key aspects to be addressed in the comprehensive planning process.

This element integrates the Comprehensive Plan with the City’s Capital Improvement Plan (CIP) for

capital facilities budget allocations. The CIP is comprised of projects that maintain, enhance, or construct new facilities and infrastructure. The CIP prioritizes the needs of the City for infrastructure and other capital needs, both within the City and the UGA. Prioritization for budget decisions are made based on the goals and policies and future growth indicated in the Comprehensive Plan.

The CIP is a tool for identifying and prioritizing capital projects and major capital purchases for budget consideration. The plan provides a project planning schedule for at least a six-year period and identifies funding sources for projects approved in the current budget cycle. The CIP is useful in coordinating community planning, determining financial capacity and ensuring capital expenditures demonstrate support for the key elements of the City's Strategic Plan.

The Richland CIP uses many revenue sources to fund the capital investment projects identified in the CIP, including various taxes, revenues, bonds, and grants. The City also collects park impact fees to mitigate park impacts. Impact fees collected from specific park zones are used within that park district to address the impact by providing park and facilities according to the standards set in the 2026-2032 Parks, Recreation and Open Space Plan.

## Background Information

### REGULATORY SETTING

The Capital Facilities Element is based on Federal, State, Regional, and County legislation.

#### County-Wide Planning Policies

Benton County has established Countywide Planning Policies (CWPPs) that are addressed by all cities in the County. The Benton County Countywide Planning Policies were adopted in 1992 and amended in 2017 and 2025. The policies in the Capital Facilities section must reflect the CWPPs that are concerned with capital facilities.

An overarching goal of the Benton County Countywide Planning Policies (CWPPs) is to provide public facilities and services to “advance public health and safety, protect the environment, and carry out the Regional Growth Strategy” (Benton County, 2025). The update to the CWPPs also “reflects new priorities addressing equity and social justice” within Benton County.

#### Growth Management Act

Under the GMA a Capital Facilities Element is required to assess the needs of a community and determine how to provide appropriate facilities for current and future residents. The GMA requires communities to determine if probable funding for CIP projects is sufficient to meet existing needs. If a funding shortfall occurs, the Land Use and Capital Facility Elements must be reassessed. Changes can then be made to address the shortfall (either by restricting land use development or by lowering facility standards).

Next, the GMA also requires that counties and cities planning under RCW 36.70A.040 include a process for the identification and siting of Essential Public Facilities (EPF), which can be government-owned and operated facilities or privately-owned facilities that are regulated by public

entities. RCW 36.70A.200 states that EPFs are “those facilities that are typically difficult to site, such as airports, state education facilities and state or regional transportation facilities as defined in RCW 47.06.140, regional transit authority facilities as defined in RCW 81.112.020, state and local correctional facilities, solid waste handling facilities, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites, and in-patient facilities including substance facilities, mental health facilities, group homes, community facilities as defined in RCW 72.05.020, and secure community transition facilities as defined in RCW 71.09.020.” This definition is not considered all-inclusive but provides examples of facilities that are difficult to site. Expansion of facilities that are considered EPFs or that support EPFs are to be handled in the same manner as an EPF.

The requirement to adopt a process for siting EPFs is due to the difficulties that are associated with finding suitable locations for these types of facilities, typically due to perceived or real environmental, social or economic costs. Facility size, location, and adverse impacts such as noise, odor, pollution, traffic impacts, aesthetics, and health and safety concerns are examples of some of the characteristics that make EPFs difficult to site. Experience shows that there is often public opposition when jurisdictions or service providers consider new locations for EPFs. However, RCW 36.70A.200(5) states, “No local comprehensive plan or development regulation may preclude the siting of EPFs.”

### Federal Requirements

The National Pollution Discharge Elimination System (NPDES) Program protects surface water quality. Under the Eastern Washington Phase II Permit, the City of Richland is classified as a municipal separate storm sewer system (MS4), allowing regulated stormwater discharge per the Federal Clean Water Act. Administered by the Washington State Department of Ecology for the EPA, the program requires annual reporting and upkeep of the Stormwater Management Plan. Richland’s permit aligns with this Plan, the City’s Stormwater Management Plan, the adopted Surface Water Design Manual, and other permit standards.

Federal (and State) Regulations require the City to share an annual Water Quality report, to disclose programs and methods the City uses to minimize susceptibilities of water contamination and report on specific monitoring and testing results.

The Americans with Disabilities Act (ADA) requires all new public, commercial, and institutional facilities meet specific standards for physical accessibility. An accessible route of travel is required in order to accommodate the various needs of people who may be impaired or have other challenges to access. Persons who are served include wheelchair users, the blind, people who are injured, those with cognitive impairment, and so forth. The City’s ADA Transition Plan for Accessibility in Public Rights-of-Way (2022) addresses the City’s plan to conform to ADA with the public Rights of Way.

See the Transportation Element for a discussion of Federal Requirements specific to the transportation system.

## FISCAL ACCOUNTABILITY

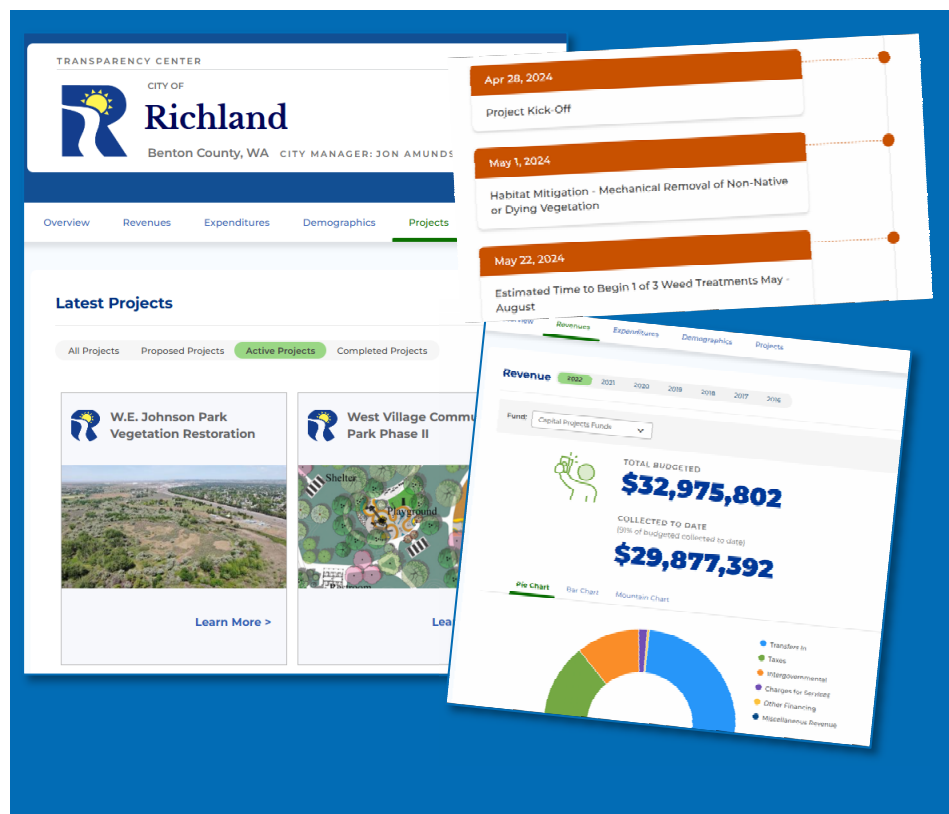
Fiscal accountability refers to appropriate spending of public funds in a lawful way with proper accounting. Fund financial statements are used to demonstrate that the government entity's actions in the current period have complied with public decisions concerning the raising and spending of public funds in the short-term (usually one budgetary cycle or one year).

The City of Richland produces Annual Comprehensive Financial Reports. These reports are prepared in conformance with Generally Accepted Accounting Principles (GAAP) and the principles and standards for financial reporting set forth by the Governmental Accounting Standards Board (GASB).

Additionally, Washington State law requires an annual independent audit of the City's financial statements by the Washington State Auditor's Office. The State Auditor's Office (SAO) conducts its examination in accordance with generally accepted auditing standards and provides an independent assessment that helps ensure a fair presentation of the City's financial position, results of operations, and the cash flows of its proprietary fund types.

## Project Information

To keep the public informed and engaged, the City maintains project information and updates at a Transparency Center website site, which is hosted by a company that provides a platform featuring software and budgeting tools for City staff. The site provides an interactive dashboard for all members of the public to view detailed information on projects, timelines, funding sources and uses, and so forth in a clear and easy-to-grasp format. The city's budget is also made available to the public using this platform, demonstrating exceptional accountability and maintaining trust and transparency to ratepayers and taxpayers.



# Capital Facilities Inventory, Planning and Funding Strategies

In general, City of Richland's CIP projects strive to maximize use of funds by coordinating projects to address multiple goals as feasible.

Various funding sources for Public Facilities include real estate excise taxes (REET), general fund reserve transfers, fees charged to offset costs associated with population growth including mitigation, general facility and impact fees<sup>1</sup>, transportation benefit district taxes, grants from other governmental entities, general obligation bonds, and levies. Grants and low-interest rate loans are sometimes furnished by the Washington State Public Works Board. An outline of funding sources can be found in the adopted Capital Facilities Plan (CFP).

The GMA, WAC, and RCW provide Richland with the authority to collect impact fees to fund CIP projects to mitigate growth impacts for transportation, parks and recreational facilities, schools, and fire protection facilities. The City aggressively pursues opportunities for multi-jurisdictional coordination, private and non-profit partnerships, grants, and other strategies to support CIP projects.

## MUNICIPAL FACILITIES

This section describes the City of Richland's administrative buildings and other municipal facilities, including City Hall, Community Center, the City Shops, and Warehouse Facility.

[LOS information for buildings and utilities still needed / in development]

## Existing Conditions

The City of Richland provides many services at municipal facilities throughout the City. Many of these services are discussed in detail in other sections of this Capital Facilities Element and in the Utilities Element, Transportation Element, or Parks and Recreation Element.

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<sup>1</sup> Impact Fees are principally addressed in the Transportation Element and the Parks, Recreation, and Open Space Element including an identification of public facilities on which money is to be spent (per RCW 82.02.050(5) and WAC 365-196-850(3))

City Hall (625 Swift Boulevard) is a building featuring three stories and is approximately 46,000 square feet, with modern amenities and many sustainability features.

City Hall houses the following functions:

- City Council Chambers
- City Manager’s Office
- Development Services
  - Economic Development
  - Planning
  - Building
  - CDBG-Housing
- Finance
- Human Resources
- Public Works
  - Administration
  - Engineering
- Public Information/Communications

The building was constructed across the street from its former location in 2019, at a former parking lot that was used by the GSA for federal purposes. The project combined what used to take place in three buildings: the former City Hall and its Annex and the Development Services Building into one facility, centralizing services and improving productivity and efficiency.

The Community Center, a 13,000-square foot facility built in 2002, serves a dual role as a senior center and a recreation and meeting facility. The facility has a dividable multi-purpose assembly room, game room, commercial kitchen, meeting rooms, and fitness facility. It also houses the administrative offices of the Parks Department. The Community Center is located at 500 Amon Park Drive.

The location of major municipal facilities is shown in Figure CF-1, Facilities Map. No municipal facilities are located in the unincorporated areas of the UGA.

The 33-acre city shops complex is located at the intersection of Queensgate Drive and Duportail Street, north of I-182. This campus-style complex, completed in 1999, houses the Information Technology and Human Resource Divisions and the construction and maintenance divisions of the electric, water, and solid waste utilities, parks and facilities, fleet services, as well as purchasing and warehousing. In 2010 the City constructed an addition that houses the Information Technology Data Center. The complex consists of three separate buildings and outdoor storage.



## CIVIC SPACE TO GATHER

The Richland City Hall, reflecting mid-century modern design aesthetics and featuring an exposed steel canopy, was the result of a progressive design-build method. The building serves as an important focal point in the City, providing a physical reminder of the local commitment to community stewardship and responsibility.

*Photo credit: Opsis Architects*

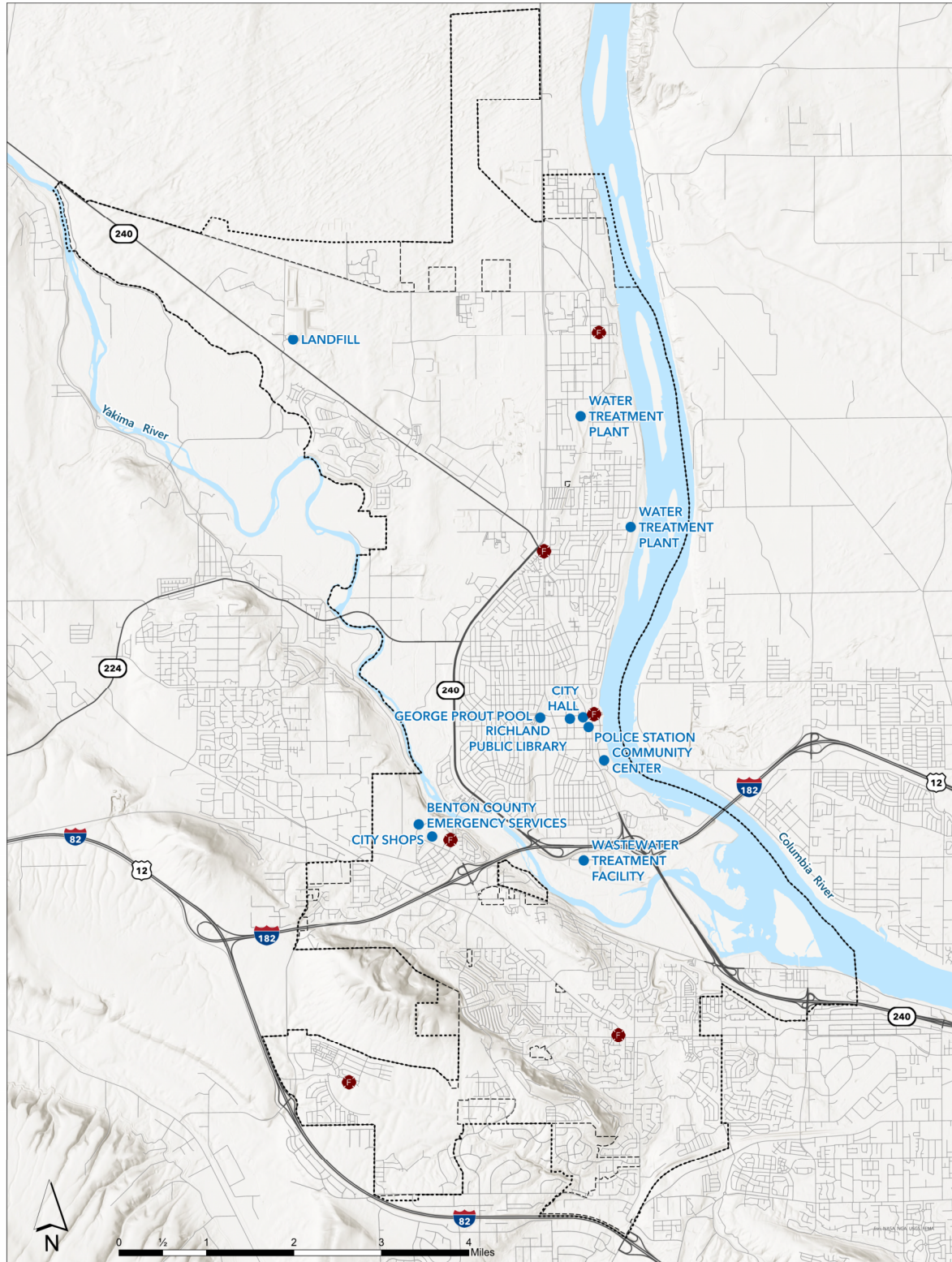


Figure CF-1: Municipal Facilities

The city also holds real property that is not for municipal purposes through its Economic Development program, as described in the Economic Development element of this plan.

Planning for municipal facilities is based on employment trends, current occupancy, life cycle of the building, efficiency of use, and expansion requirements. Space plans are also determined based on the program objectives of individual departments.

### Recommendations

The Facilities Matrix in Table CF-1 evaluates major facilities' lifecycles. The lifecycle of a facility can be measured based on the age of a building and cost of operation and maintenance over time. Efficiency in the building design can reduce the maintenance cost. Maintenance and operation cost rises as the building gets older until it reaches a point when maintenance is no longer cost-effective. The average age of an office building can range from 30 to 50 years. However, a building can reach its lifecycle sooner if it does not meet current code and safety requirements, and the cost of retrofitting outweighs the benefit.

Future municipal facilities planning should assess the lifecycle of facilities and plan in advance to maintain desired level of service. The city should also seek and leverage opportunities when facilities can be repurposed or dispositioned to the private sector, which may require a brownfield cleanup to occur; one such future example could be the old fire station at Jadwin & McMurray.

### Table CF-1: Municipal Facilities and Lifecycle Assessment

[LARGE TABLE LISTING MUNICIPAL FACILITIES AND LIFECYCLE ASSESSMENT LIKE THE PREVIOUS PLAN TO GO HERE IF DESIRED; HOWEVER IT IS NOT A GMA REQUIREMENT]

The City's Capital Improvement Program (CIP) projects for Municipal Facilities are provided in Table CP-2.

### Table CF-2: Municipal Capital Improvements, 2026-2031

PROJECT	EST. COST (\$)
Cityview Drive and Truman Avenue Build-out	1,600,000
Citywide Safety and Security Enhancements	640,000
Fleet Vehicle and Heavy Equipment Replacement Program	43,359,656
Horn Rapids Fire Station (77) <b>General Fund</b>	11,000,000
Municipal Training Facility Site <b>Unfunded</b>	3,300,000
Park and Facility Parking Lot and Recreational Pathway Renewal (2026 Columbia Play Field Parking Lot)	200,000
Richland Library HVAC Upgrades <b>General Fund</b>	450,000
Richland Police Station Replacement Project <b>General Fund</b>	36,900,000
<b>TOTAL</b>	<b>\$97,449,656</b>

Source: City of Richland 2026 Budget Book

## POLICE PROTECTION

The Richland Police Department provides law enforcement services within the City limits. Law enforcement within the unincorporated UGA is currently provided by the Benton County Sheriff's office. The Police Department is located at 871 George Washington Way and the station was constructed in 2001.

The Richland Police Department established a partnership with the Washington State Department of Corrections (DOC) in 2002 to better monitor criminals who are under active DOC supervision and living in Richland. In 2024, an Interagency Agreement with the Washington State Department of Corrections for Mutual Aid on behalf of the Coyote Ridge Corrections Center (located in Connell, Franklin County) was established. The City and Benton County have an agreement for the use of jail facilities in place. [the Current ILA expires end of 2026, monitor for renewal]

At present, Richland Police is also leading the Benton County Emergency Management Agency's activities.

### Existing Conditions

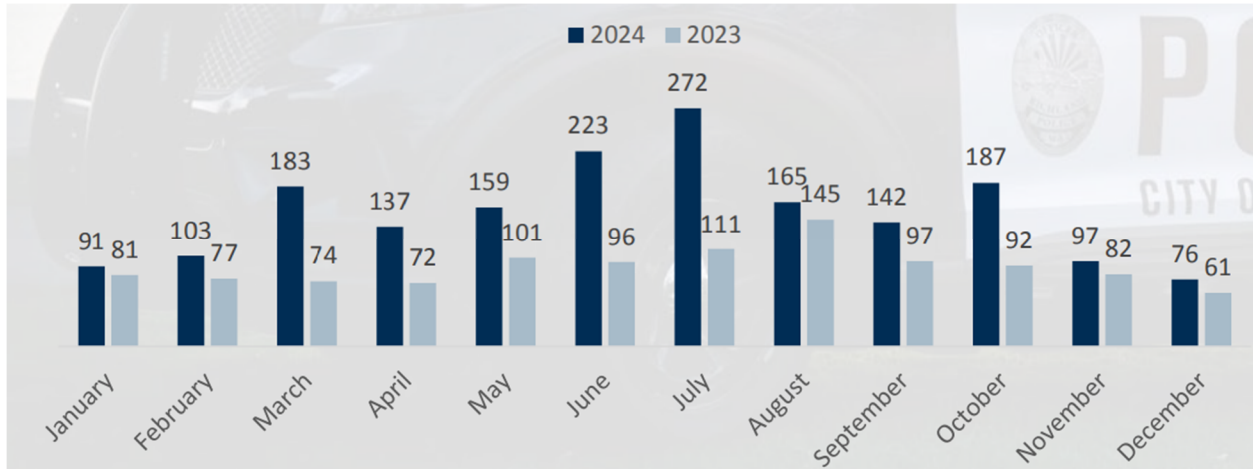
Richland Police provides a value-based service. Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. Future growth will increase demand for police protection services and police department community programs. However, the Department is currently not seeking an increase in the number of police officers as it aims to meet its demand through an efficient allocation of committed time. It continues its current programs of community services and crime prevention programs.

[The following text will be updated with 2025 data once available:] Over 2023-2024, crime rates generally decreased. As shown in Table XX, robbery and burglary were substantially reduced, while motor vehicle theft, aggravated assault, and drug/narcotic offences were slightly decreased. Arson was somewhat increased. Code enforcement cases substantially increased from 2023 to 2024, driven by increases in both citizen complaints and proactive work, as shown in Figure XX

## Table CF-3: Crime and Code Enforcement statistics

[TABLE] – Martin Pilcher indicated that statistics for 2025 will be available by 2/1/26

[FIGURE] – Code Enforcement Cases



Current average response times to high priority calls range from one to seven minutes, depending on the type of call and location. The priority categories of police response to calls for service are as follows:

1. Priority I calls are where the safety of people is involved and in progress calls, officers will respond with all urgency, using emergency response equipment when justified.
2. Priority II calls are calls that just occurred. These calls do receive a high-priority response, again using emergency equipment when justified.
3. Priority III calls do not require an emergency response. These calls will be handled as soon as practical but will have lower priority than Category I or II calls. Officers answer Priority III calls when time allows.

Law enforcement within Richland's unincorporated portion of the UGA is provided by the Benton County Sheriff's Office. The City of Richland and Benton County have signed a Consent Agreement for Mutual Aid Peace Officers Powers in accordance with the Washington Mutual Aid Peace Officers Powers Act (Chapter 10.93 RCW). By signing this agreement, the jurisdictions have agreed to provide cooperative enforcement of the law beyond their territorial boundaries as requested by the jurisdiction needing assistance.

### Level of Service

Richland Police provides a value-based service. Instead of measuring levels of service by officers per population. Richland measures its levels of service for public safety based on the committed and uncommitted time of the officers and support staff. A balance of committed vs. uncommitted time allows for an efficient response to citizen's calls for service while allocating uncommitted time to allow for proactive police work throughout the community. This balance generally needs to stay at 60 percent committed time and 40 percent uncommitted time.

### Recommendations

The current police station is undersized to serve the current operational needs of the department. A new police station has been included in the 2025 Capital Improvement Program and is anticipated to be funded through a ballot measure in 2026, if authorized by Council.

[the following is *provisional* as funding sources may be different than what is listed per M. Pilcher. Mike R indicated a new police station is listed as a potential fundable project through FEMA in the forthcoming Benton County Hazard Mitigation Plan: Richland Appendix]

- The project is anticipated to be constructed on City-owned property and funded by voter-approved debt.
- No new debt service will be initiated until offsetting existing Richland Public Library debt is retired in Q4 2026 (\$1.8 M annually).
- The project could be financed using \$2.25 M annual debt service from the General Fund for \$31.5 M capital with a 30-year repayment schedule. The net annual fiscal impact including offset retired Richland Public Library debt is expected to be +\$0.45 M annually.
- The cost estimate assumes 4% annual inflation for four years on a 2023 rough order of magnitude cost estimate obtained from a qualified design-build architectural firm.

### Future Deficiencies

Future growth will increase demand for police protection services and police department community programs. This may result in a need for additional police officers, equipment, facilities and support staff in the long term.



## FIRE AND EMERGENCY MEDICAL SERVICES

Fire and emergency medical services are a key part of public safety services for the citizens of Richland and the thousands of visitors and workers who pass through the City regularly. The City of Richland has a professional fire department, which provides fire and life safety protection, emergency medical services (EMS), technical rescue and hazardous materials response to citizens, visitors, and the business community.

The Richland Fire & Emergency Services Department also provides Advanced Life Support EMS through Inter-local Agreements to segments of unincorporated areas of Benton County.

The Richland Fire & Emergency Services Department has developed a facility deployment model based on the current and projected needs of the community over the next 10 years. This plan encompasses potential growth and development in the community, current and future urban growth boundaries, the City of Richland transportation improvement plan, and industry standard response times. The facility deployment model aligns with the City of Richland Strategic Priorities as well as meets the mission and vision of Richland Fire & Emergency Services.

The City has an Interlocal Agreement in place with the US Department Fish and Wildlife Service for the Central Washington National Wildlife Refuge Complex and for the Mid-Columbia River National Wildlife Complex, setting out that the City can send resources to a fire within the US Department of Fish and Wildlife jurisdiction area, and receive reimbursement for doing so. Similarly, there are interlocal agreements in place with the Washington State Department of Natural Resources (DNR) and with the US Bureau of Land Management – Spokane District (BLM) regarding mutual assistance and cooperation.

### Existing Conditions

Existing Fire Stations are located at:

- Fire Station 71 at 1000 George Washington Way – Administrative office
- Fire Station 72 at 710 Gage Blvd
- Fire Station 73 at 2120 Jadwin Avenue
- Fire Station 74 at 2710 Duportail Street
- Fire Station 75 at 460 Battelle Boulevard
- Fire Station 76 at 4307 Trowbridge Boulevard

Fire Station 77 will be established at the Horn Rapids development, near the intersection of SR-240 and Village Parkway.

The map in **Figure CF-3** indicates existing and future Fire Stations serving the City.

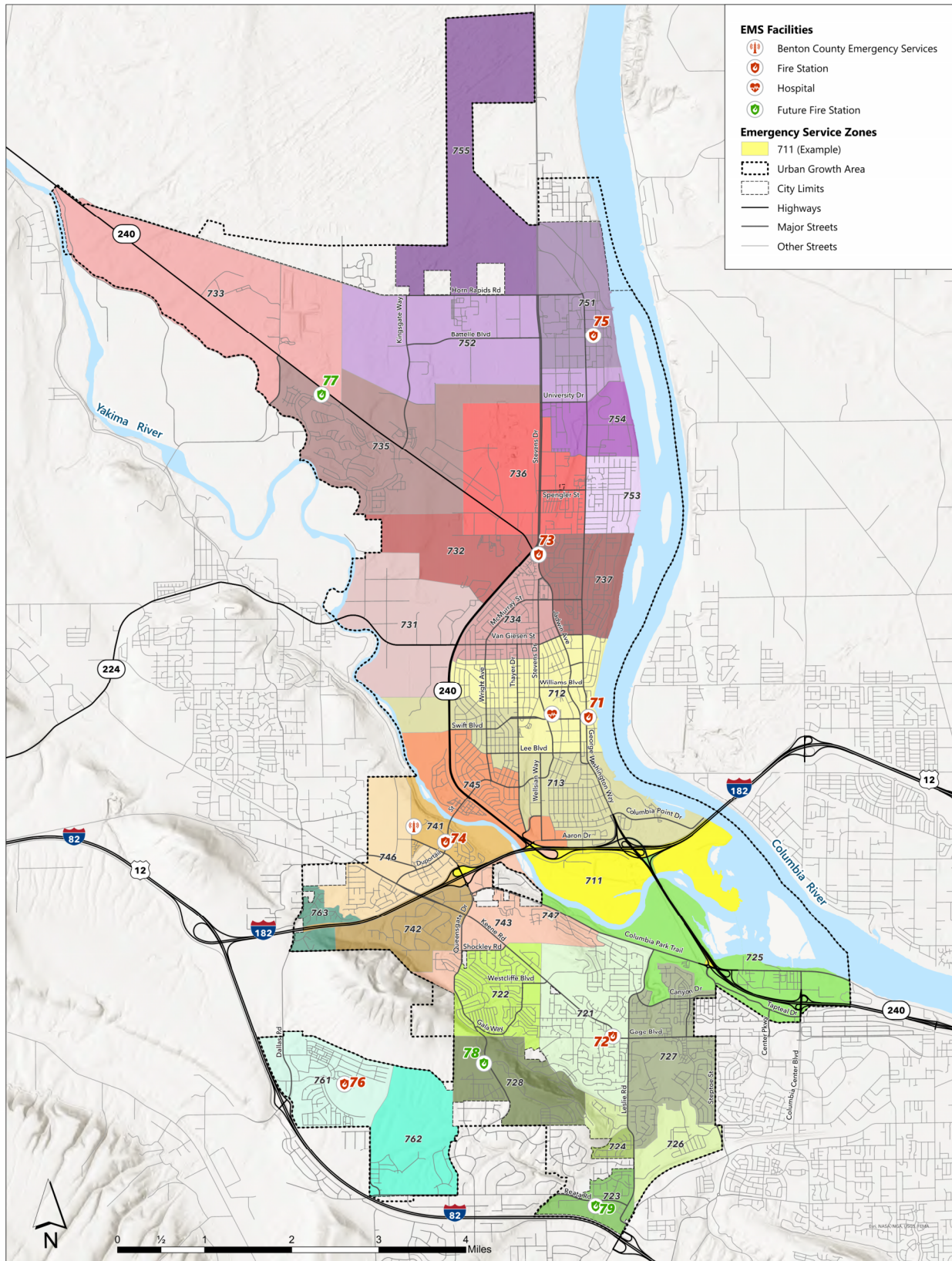


Figure CF-3: Emergency Medical Services Facilities and Zones

## Level of Service

### *Emergency Response Standard*

[The following is pending confirmation]

Richland Fire & Emergency Services recently updated its Community Risk Standards of Cover document in 2025 to keep pace with community growth and to better reflect the full range of emergency and non-emergency calls requested. These standards outline each call type and define expectations for turnout, travel, and total response times. The goal is to meet or exceed the 90th percentile for every established performance measure.

Other department objectives relating to service include:

- Identify funding mechanisms to construct and staff fire and emergency service facilities in areas of the City wherever five hundred homes or more are located outside a four-minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.
- Identify funding mechanisms to increase staffing levels from three to six in station's initial response districts when the Unit Hour Utilization (UHU) reaches 20%.
- Identify funding mechanisms to construct and staff Fire & Emergency Service facilities in areas of our city wherever 1350 or more employees work outside a 4 minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.
- Identify funding mechanisms to increase staffing levels from three to six in a station's initial response districts, or construct and staff fire and emergency service facilities when an existing Richland Fire & Emergency Services facility exceeds 3,000 crew responses annually.
- Identify funding mechanisms to increase staffing levels from three to six in a station's initial response districts, or construct and staff fire and emergency service facilities when an existing Richland Fire & Emergency Services facility exceeds 25% concurrent call volume annually.

## Future Deficiencies

- Inability to maintain level of service in densely populated areas with current staffing levels based on system demands.
- Inability to maintain level of service and compliance with WAC training requirements due to the lack of a training facility.

## Recommendations

The following facility recommendations are based on the Comprehensive Plan goals and desire to maintain a level of service standard for the time period of 2026 to 2046.

### *Short Term*

Relocation of Central Fire Station #71 located at George Washington Way & Swift Boulevard (Capital cost estimate: \$15 million).

Construct Horn Rapids Fire Station (Station No. 77). As discussed in the City's 2026-2031 CIP, this project to construct a single-crew, community-based fire station in the Horn Rapids development

will provide coverage in the northwest region of the city and secondary coverage in north central Richland. The cost is forecasted to be \$11M. Construction will be based off of evaluation of identified system metrics.

Identify and purchase land for a municipal training site. This location will be centrally located and designed to adequately meet the training needs of numerous departments within the City of Richland.

## LIBRARY

Library services for Richland residents are provided primarily by the Richland Public Library, operated by the City of Richland Parks and Public Facilities Department.

The Richland Public Library is located at 955 Northgate Drive. The library serves all of Richland's population and the population in the region.

The library facility is modern and is 58,000 square feet in size, on two levels. The library expansion and remodel in 2009 added state-of-the-art facilities, such as two large meeting rooms with adjustable lighting and dividers. A larger community room features a projector, retractable movie screen, retractable black-out shades as well as conventional shades, a sound system, and DVD player. The second floor features multiple study tables, a fireplace, and upholstered seating. The lobby features exhibit space that is highly sought after for the display of paintings and sculptures. Glass display cases, a vendor kiosk, and a bookstore are other important assets.

The library improvements were funded by voter-approved debt that will be retired in 2026.

In 2025, construction started for the first phase of The Lawn, the library's new outdoor space located at the corner of Swift Boulevard and Northgate Drive. The area will have seating and tables and a small open-air theater, and the second phase will include a playground. The Lawn was funded in part by the Richland Public Library Foundation, which supports the library and facilities through donations.

The library is open seven days a week and hours of operation vary from winter to summer months. Each morning, the building is accessible for a period of time prior to opening granting patrons access to seating in the lobby, Wi-Fi access, and the use of bathroom facilities.

In 2025, the Richland Public Library entered into a reciprocal borrowing agreement with Mid-Columbia Libraries, Walla Walla County Rural Library District, Walla Walla Public Library, and Columbia County Rural Library District.

Additional library services are available at the Washington State University (WSU) Consolidated Information Center (CIC) and Columbia Basin College in Pasco. The PNNL campus master plan also indicates an on-campus library that is available only to PNNL staff and visiting officials.

The Richland Public Library and the WSU CIC are both located within Richland City limits. In addition to those listed above, other library facilities in Richland include school libraries at each school in the Richland School District except Rivers Edge High School.

### Level of Service

The library facilities are currently operating to serve the population within the City and the UGA. Its service and capacity level is adequate to serve its existing population. The library currently has a physical collection of more than 164,000 items. The library's total physical and digital circulation was 893,464 in 2024.. The library traditionally performs among the highest per capita program engagement for all libraries in Washington state serving between 25,000 and 100,000 people. Additionally, in 2024 the library facility hosted 1,020 community engagement events.

### Future Deficiencies

With the future growth of the City, there may be a need for additional library facilities on the south side of the City.

### Recommendations

Based on the current Urban Growth Boundary and population growth projections, the City of Richland should look forward to one or more new branches or explore other ways to expand service.



## A PUBLIC SQUARE

The library is a welcoming, comfortable, and evolving community space for everyone. It serves the multifaceted needs of our community members—creative, cultural, economic, educational, intellectual, interpersonal, recreational, and social.

Wherever library service is offered, it embodies a friendly, respectful, safe, and hospitable environment. The library is a valued community destination and a trusted hub for neighborly fellowship.

*Source: 2023 Richland Public Library Strategic Plan*

## PARKS, RECREATION AND OPEN SPACE

The Parks, Recreation, and Open Space Element contains further detail and information relating to Capital Facilities in the city's parks system, including the Richland Community Center and the George Prout Pool.

## SCHOOLS

Richland is served primarily by the Richland School District, with some areas served by the Kennewick School District as the school district borders do not follow the municipalities' geographic borders. Additionally, the Richland School District also serves West Richland. Schools serving students residing in Richland include:

### Elementary Schools

Badger Mountain  
 Jason Lee  
 Jefferson  
 Lewis and Clark  
 Marcus Whitman  
 Orchard  
 Sacajawea  
 Tapteal <sup>1</sup>  
 Desert Sky  
 White Bluffs  
 William Wiley <sup>1</sup>  
 Amon Creek <sup>2</sup>  
 Vista <sup>2</sup>

### Middle Schools

Carmichael  
 Chief Joseph  
 Enterprise <sup>1</sup>  
 Leona Libby <sup>1</sup>  
 Desert Hills <sup>2</sup>

### High Schools

Richland High  
 Hanford High  
 Rivers Edge  
 Three Rivers HomeLink <sup>2,3</sup>  
 Kamiakin High <sup>2</sup>  
 Rivers Edge <sup>2</sup>

<sup>1</sup> In West Richland

<sup>2</sup> Not in the Richland School District

<sup>3</sup> Affiliated with Richland School District

Special education schools located outside Richland but serving the region include: Delta High School (Science, Technology, Engineering, Math) located in Pasco and the Tri-Tech Skills Center located in Kennewick.

Private schools also serve Richland, including Christ the King School (K-8), Liberty Christian School (K-12), and Sagebrush Montessori (pre-K-8).

Institutions of higher education also benefit the city residents, including Washington State University – Tri Cities at 2710 Crimson Way in the northing which reported an enrollment of 1,489 students in 2025. Columbia Basin College (based in Pasco but operating within the region, including space in Richland) reported an enrollment of 6,729 students as of 2023. Heritage University based out of Toppenish and with a new satellite location in Kennewick) is a local university with a special focus on empowering a multi-cultural and inclusive student body to overcome barriers limiting access to higher education, has a small enrollment of local students.

## Existing Conditions

Richland is mostly served by the Richland School District which reported a Fall 2025 enrollment of

13,700 students (Pre-K through Grade 12) with 1,700 certificated and classified staff, district-wide. Table CF-XX describes all facilities that serve residents within the UGA although some schools are located outside the UGA. Table CF-XX lists the special purpose facilities, such as gymnasiums and libraries, in those schools.

[TABLE – WE WILL LIST OUT INFO WE RECEIVE FROM THE DISTRICT(S) OR CITE WHERE THE INFO IS AVAILABLE]

In 2023 voters approved a Capital Projects Levy for safety and security improvements to multiple aged school buildings, and to complete pre-design work for several future anticipated projects, including a pre-design for a third high school and for an expansion to the Three Rivers HomeLink site.

### Level of Service

[the following is a placeholder; This has likely changed because I think these numbers may have come from before the time the McCleary decision was issued (regarding class sizes) and also because of all-day kindergarten. Additionally, the RSD does Pre-K now. Need to Check with State OSPI. They are in charge of enforcing McCleary decision on School Districts.]

Schools will be designed to accommodate the following:

- Elementary: 500 to 600 students per school;
- Middle: 650 to 800 students per school; and
- High: 1,500 to 1,750 students per school.

### Deficiencies and Recommendations

The planned growth of the Badger Mountain South area (BMS) is creating the need for future schools in that area of the city. The Richland School District owns approximately 54 acres in BMS for schools. Improved transportation to meet the access needs of the new schools will also need to be planned. The Richland School District has also purchased 72 acres for a potential high school near the Leona Libby Middle School site.

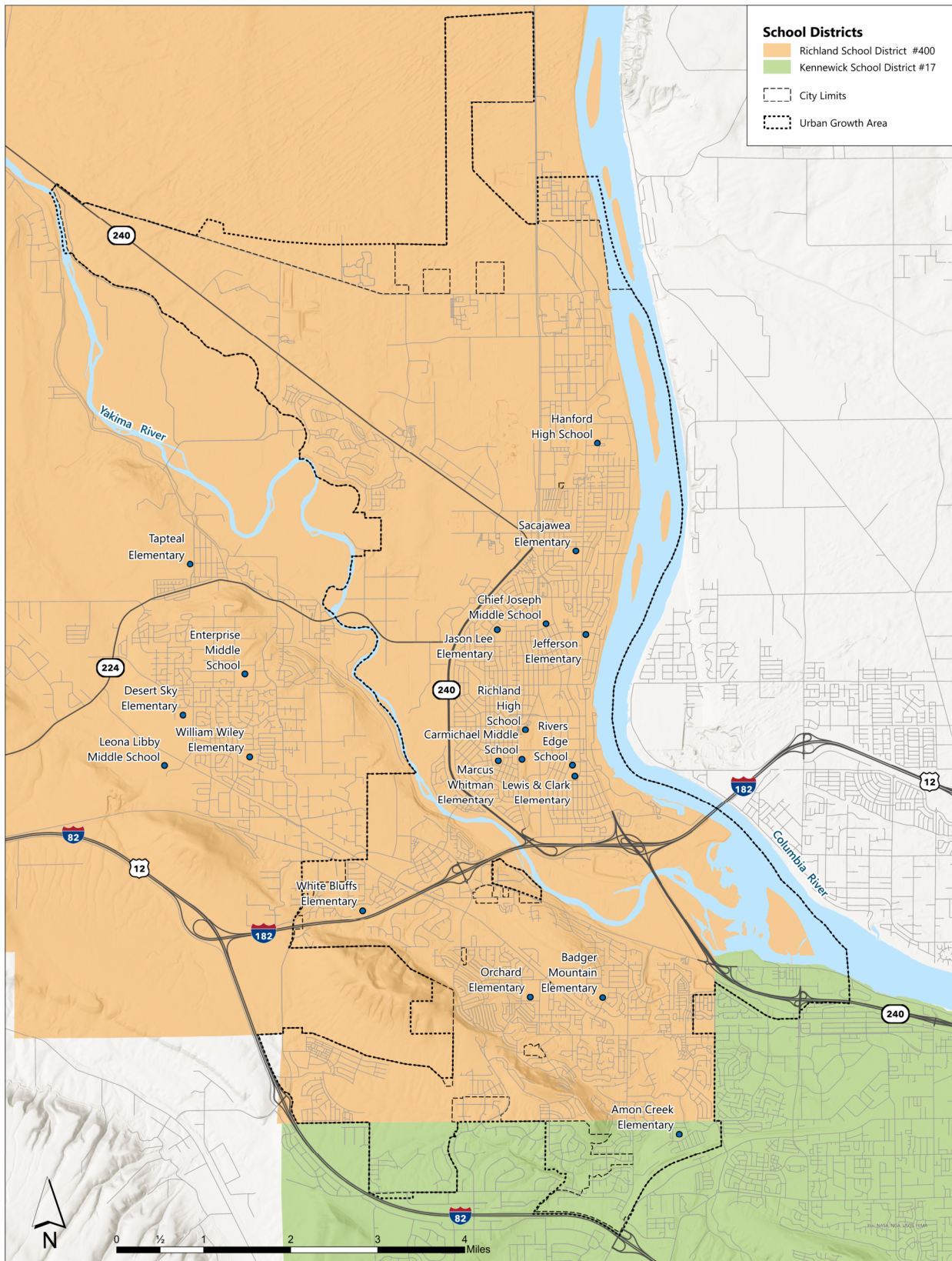


Figure CF-4: Schools Serving Richland Students

## SCHOOL ENROLLMENT

The Richland School District is required by the State of Washington to provide annual enrollment projections. In 2023 the district retained services from Institute of Public Policy & Economic Analysis (EWU) to perform a demographics study and determine what future growth and school enrollment should be planned for. Findings from the study indicate that the Richland School District should anticipate a district-wide increase of 1,000 students by the year 2030 and a new high school will likely be needed by 2035 but not earlier.

The Kennewick School District owns an 81-acre site outside the current city limits and south of the Badger Mountain South neighborhood, bounded by I-82 to the south.

## RICHLAND PUBLIC FACILITIES DISTRICT: MUSEUM & MORE

The Richland Public Facilities District (which is separate from the City of Richland established under RCW 82.14.390) owns and operates the Hanford Reach Interpretive Center (REACH) Museum at 1943 Columbia Park Trail in Richland. The REACH museum features three distinct gallery spaces, a grand entry hall, and a multi-purpose room, in addition to a small store, outdoor meeting space and supporting facilities. The venue is used for multiple community and private events, and hosts students who visit during field trips. The Richland Public Facilities District board (whose members are appointed by the Richland City Council) has discussed upgrades to the REACH outdoor amphitheater and improving signage and other site amenities. The board also works to establish official relationships with partners.

The City of Richland approved the Columbia Park West Master Plan in 2010. The Richland Public Facilities District (RPFDD) is working to implement that master plan.

## ESSENTIAL PUBLIC FACILITIES

Essential Public Facilities (EPF) include facilities that are typically difficult to site due to difficulties in finding the suitable and appropriate locations and perceived or real environmental, economic, or social impacts. Examples of EPF include airports, state education facilities, state and local correctional facilities, regional transit authority facilities, solid waste handling facilities, state or regional transportation facilities, the interstate highway system, etc. In addition, opioid treatment programs including both mobile and fixed-site medication units, recovery residences, harm reduction programs excluding safe injection sites inpatient facilities including substance use disorder treatment facilities, mental health facilities, group homes, community facilities, and secure community transition facilities are other examples.

Cities and counties are required to establish a process for identifying and siting EPF and adopt or amend its development regulations as necessary to provide for the siting of secure community transition facilities.

Richland reviews the siting of such facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential public facilities).

## Existing Facilities

The City-provided essential public facilities includes Richland's landfill in the Horn Rapids area.

Other such facilities within the City, but operated by the state or other public agency include the existing airport (Port of Benton), Interstate Highway I-182 (WSDOT), interregional State principal arterials of SR 240 and SR 224, and the freight railroad system (BNSF, Union Pacific, Port of Benton).

The Columbia-Snake River System is also identified as an EPF as it provides an important inter-modal commercial transportation network for the state extending to the Pacific Ocean. Other EPF provided by institutions in Richland include mental health facilities associated with Kadlec and the Lourdes Counseling Center.

## Siting

The siting process should be consistent with the Benton County Countywide Planning Policies. Policy 11 of the CWPPs requires that the County and Cities, along with public participation, shall develop a cooperative regional process to site essential public facilities of regional and statewide importance. The objective of the process shall be to ensure that such facilities are located so as to protect environmental quality, optimize access and usefulness to all jurisdictions, and equitably distribute economic benefits/burdens throughout the region or county.

At the Countywide and multi-county level, the following action should be accomplished:

- 1. Develop a uniform siting procedure which enables selection of optimum project sites and appropriate size and scale relative to intended benefit area.*

Richland's Capital Facilities Goal 2 Policy 3 states to locate capital facilities identified as essential public facilities so as to provide the necessary service to the intended users with the least impact on surrounding land uses.

The City establishes the siting criteria with the understanding that some EPF may not pose any siting difficulties beyond those associated with commercial or public developments. Richland reviews the siting of essential public facilities with a process established in the Richland Municipal Code (RMC 23.42.060, Essential Public Facilities). This process first identifies criteria for determining if the facility is to be reviewed as an EPF. The process reviews and addresses mitigation of potential impacts.

## GREEN INFRASTRUCTURE

The Growth Management Act requires the City to address "Green infrastructure" which is defined as *a wide array of natural assets and built structures within an urban growth area boundary, including parks and other areas with protected tree canopy, and management practices at multiple scales that manage wet weather and that maintain and restore natural hydrology by storing, infiltrating, evapotranspiring, and harvesting and using stormwater.* The city's extensive network of green infrastructure assets is addressed in many parts of the Plan, including but not limited to the Climate Element, the Parks, Recreation and Open Space Element, and the portion of the Utilities Element which addresses stormwater facilities.

## CAPITAL FACILITIES GOALS AND POLICIES

### Goal CF.1 **Ensure that adequate infrastructure and public facilities exist or can be provided concurrently with new development ~~takes place~~.**

CF.1a ~~Coordinate~~ ~~The City will work~~ with ~~other~~ purveyors of public services to provide facilities and services concurrent with development.

CF.1b Work collaboratively with other agencies to address capital needs, such as the Army Corps of Engineers, Ecology, Federal Department of Energy, Bureau of Land Management, local tribes, WSDOT, local Port Districts and neighboring jurisdiction.

CF.1c If probable funding falls short of meeting existing needs, the Land Use Element shall be reassessed.

### Goal CF.2 **~~The City will p~~Provide capital facilities that ensure environmentally sensitive, safe, and reliable service.**

CF.2a ~~The City will c~~Consider ways to minimize environmental impacts in siting, construction, and use of all capital facility expansion and construction projects.

CF.2b ~~The City will m~~Mitigate adverse impacts resulting from capital facilities projects according to the State Environmental Policy Act (SEPA) and other local, state and federal requirements.

CF.2c ~~The City will l~~ocate capital facilities identified as essential public facilities to provide the necessary service ~~to the intended users~~ with the least impact on surrounding land uses.

### Goal CF.3 **Provide adequate resources for capital improvements and make efficient use of fiscal and other resources.**

CF.3a Prioritize capital improvement needs that are consistent with overall planning goals.

CF.3b Identify specific sources of public money that will provide full funding for the capital improvement projects needed for existing and future development, based on realistic project cost estimates.

[CF.3c.](#) [Monitor federal and state grant and low-interest loan opportunities to fully fund or defray the cost of community facilities.](#)

**Goal CF.4 Provide an integrated system of parks, recreation facilities, trails, and open spaces ~~as an asset~~ consistent with the Parks, Trails, Open Space, and Facilities Master Plan that enhances the community's quality of life.**

CF.4a Implement the Parks, Trails, Open Space, and Facilities Master Plan and programs for park and recreation facilities.

CF.4b Coordinate the development of City of Richland trails, open space, and other recreational facilities and programs with [the development of](#) other municipal facilities ~~development~~, where appropriate.

CF.4c Develop and adopt Master Plans for specific parks as necessary.

**Goal CF.5: Provide ~~diverse~~ [a variety of](#) active and passive recreational opportunities for residents and visitors of all ages [and abilities](#), based on [community](#) needs.**

CF.5a ~~Develop~~ [Build](#) participation and interest in organized and individual recreation based on trends and changing lifestyles.

CF.5b Provide adequate facilities to meet the sports and active recreational needs of different age groups.

CF.5c [Maximize the public's use of existing recreational facilities by ensuring materials, maps, and directional signage is up-to-date, and through a robust public awareness campaign.](#) ~~Help citizens make full use of existing facilities through increased public awareness, revised and clear maps, and directional signage.~~

[CF.5d](#) [Develop an approach for future recreational, artistic, historical and cultural programming, including signature events.](#)

**Goal CF.6: Identify, prioritize, and preserve unique natural habitat, ecologically critical areas, shorelines, and significant landforms and develop public recreational activities appropriate to these**

**resources.**

- CF.6a Provide public access and use of the Columbia River and Yakima River shoreline consistent with the SMP.
- CF.6b Develop property and ecological management programs consistent with the SMP and Critical Areas Ordinance.
- ~~CF.6c Evaluate opportunities to acquire and/or protect additional open space to protect significant landforms, critical habitat areas, and appropriate native vegetation areas.~~
- ~~CF.6d Promote environmental education in an appropriate manner based on the sensitivity of the subject area.~~
- CF.6c Capital Facilities should not be located in critical areas, environmentally sensitive areas, or designated natural resource lands unless no feasible alternatives exist.

**Goal CF.7: Extend and improve the multi-use trail system to link parks, activity centers, schools, ~~and~~ employment centers, and other gathering spaces.**

- CF.7a Identify ~~desirable~~ trail linkages and trail extension projects needed to connect with the City's trail network based on community feedback and as part of an existing trail plan.
- CF.7b Promote and enhance Citywide policies for healthy eating and active living.

**Goal CF.8: Enhance the community and region's cultural and historic heritage through features incorporated in community and regional parks.**

- CF.8a In cooperation with the Arts Commission, and the Uptown and Parkway Business Improvement Districts incorporate art in suitable public locations such as parks and plazas.
- CF.8b Work with local businesses, the arts community and other constituencies to develop a plan for additional cultural, historical and performing arts facilities in Columbia Park West.

**Goal CF.9: ~~Work~~ Collaborate with the Richland and Kennewick School Districts to help ~~meet the needs of the school~~ districts meet the needs of**

**and to serve the community.**

CF.9a Coordinate with the school districts to identify locations ~~of for~~ future school sites.

CF.9b Continue to work closely with the Richland and Kennewick School Districts and special user groups to promote joint use recreation programs and facilities.

CF.9c ~~Develop and m~~Maintain safe routes to schools ~~by for~~ pedestrian and other modes of ~~active~~ transportation.

CF.9d ~~1b~~ ~~The City will s~~Strive to ensure convenient and safe student access to school sites.

**Goal CF.10: ~~Provide~~ Ensure that municipal facilities are sited as needed for to provide efficient services, rapid response times, and convenient customer service.**

CF.10a Consider leveraging investments in new municipal facilities that help the City achieve other goals and operate efficiently.

**Goal CF.11: The City's investment in municipal facilities should, to the extent practicable, encourage additional private investment.**

CF.11a ~~Consider s~~When feasible, strategically locating ~~certain~~ municipal facilities in areas that can act as catalysts for private developments.

**Goal CF.12: ~~The City will p~~Provide efficient and ; cost-effective and concurrent levels of public safety services designed to maintain quality of life and meet community needs.**

CF.12a ~~The City will identify the funding mechanism to construct and staff fire and emergency service facilities in areas of the City wherever five hundred homes or more are located outside a four-minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.~~

CF.12a ~~b~~ Identify funding mechanisms to ensure efficient construction and staffing of

~~new fire stations that meet Level of Service requirements. The City will identify a funding mechanism to increase staffing levels from three to six in station's initial response districts when the resources/crew out of service norm reaches 4.8 hours per 24-hour period for emergency response~~

~~CF.12c The City will identify the funding mechanism to construct and staff Fire & Emergency Service facilities in areas of our city wherever 1350 or more employees work outside a 4 minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.~~

CF.12cd The City will evaluate the adequacy of the public safety facilities and equipment, mutual and auto aid agreements, personnel staffing levels, and deployment needs for ~~for the present and projected change~~ current and projected change through a cumulative evaluation of the following comprehensive plan, including system performance metrics.

### **Goal CF.13: Maintain and improve safety in neighborhoods ~~in~~ across Richland.**

CF.13a Maintain an adequate force of police officers throughout the City and demonstrate the availability of law enforcement personnel to increase perceptions of safety within the community.

CF.13b Implement ~~physical planning and~~ Crime Prevention Through Environmental Design (CPTED) principles and other measures to enhance user surveillance, ~~de-opportunize~~ discourage criminal activities, and minimize potential for crimes.

CF.13c ~~Create~~ Foster a high level of public awareness and support from the community for positive police engagement ~~with the police~~ and crime prevention and deterrence programs.

CF.13d Develop an integrated Community Safety Plan.

### **Goal CF.14: Provide efficient, resilient, cost-effective, and concurrent levels of public safety services designed to maintain quality of life.**

CF.14a Maintain community education programs on crime and fire prevention to increase ~~the level of~~ community awareness.

CF.14b Emphasize continued cooperation through inter-local agreements with rural fire districts, fire, and police agencies of adjacent jurisdictions, and other public safety service providers.

CF.14c Evaluate the adequacy of public safety facilities and equipment, mutual aid

agreements, and personnel staffing and program needs, ~~for the present and for changes in~~ to meet current and future demand in line ~~needs~~ with anticipated growth.

- CF.14d Ensure quality public safety personnel to serve the community.
- CF.14e Maintain capacity and staff time for emergency management, planning, and preparedness across the City.
- CF.14f Deliver services in a professional, timely, and objective way.
- CF.14g Continue to partners with individuals and groups in the community to identify challenges and possible solutions.
- CF.14h Continue to explore the use of technology to continuously improve and realize efficiencies in public safety services and processes.
- CF.14i Support timely code compliance by providing clear expectations, technical assistance, and referrals to community resources.

**Goal CF.15: ~~Maintain~~ Promote the Richland Public Library as a safe, inviting, inclusive destination, as well as a center of creativity and innovation that also offers services, collections, and gathering spaces that meet diverse needs.**

- CF.15a Provide library facilities and materials (circulation, technology, books, and material resources) that are appropriate for and tailored to Richland's population, ~~circulation, technology, books, and material resources.~~
- CF.15b Maintain levels of service for Richland's Public Library, ~~adequate service levels~~, based on comparative statistics gathered by the Washington State Library for libraries of a similar statistical size.
- CF.15c Maintain and accommodate technological advances in resource and information management.

# PROJECT MEMO



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**TO:** Mike Stevens, City of Richland  
**FROM:** Nicole Stickney  
Pasco - (509) 380-5883  
**DATE:** December 31, 2025  
**PROJECT NO.:** 2240885.30  
**PROJECT NAME:** Richland 2026 Comprehensive Plan Update  
**SUBJECT:** Utilities Element Staff Report

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As a part of the Draft Comprehensive Plan Update effort, the AHBL consultant team has worked to update the Utilities Element of the Comprehensive Plan following guidance and requirements from the Growth Management Act (GMA) and the Department of Commerce.

To accomplish this work, we have also considered the City's history, goals, and recent developments together with adopted materials such as Ordinances and Resolutions that we consulted. We recommend that you include this memo with the initial draft in the Planning Commission's packet for their review.

Overall, we have rewritten the context and frameworks behind the City's Utilities Element, as well as individual components of the Element, to provide more extensive detail compared to the 2017 Plan. Consistent with our approach to providing preliminary drafts of other Elements, we have shown tracked changes for the Goals / Policy portions only. The following list summarizes the updates we made to the Draft Utilities Element:

- The Introduction section is more complete and touches on the City' utility assets, adopted management plans and services provided by outside entities.
- We have added clarification of Growth Management Act (GMA) requirements, including an overview of specific requirements for the Utilities Element; much of this information is presented in graphical form to make the Element more interesting and visually appealing.
- We have also added new, updated mapping products using the City's GIS data.
- Projects listed reflect recent or currently planned improvements (replacing outdated information.
- Summaries of the City's individual utility assets now precede the section addressing Goals and Policies, and each of these summaries has been expanded to detail Existing Conditions, Level of Service, Future Deficiencies, Current or Recent Projects, and Recommendations. These detailed summaries replace the summaries that are found at the end of the 2017 Element. Other improvements include:
  - "Water Supply System" has been divided into two detailed parts titled "Potable Water" and "City Irrigation Water."
  - "Wastewater Supply" has been expanded and retitled "Sanitary Sewer".
  - "Storm Water System" has been expanded and retitled "Stormwater".
  - "Energy" has been expanded and retitled "Energy Service – Electricity".
  - "Other Agency Utilities" has been expanded and retitled "Utilities Provided by Other Agencies" and clarification has been added to the summary of irrigation services provided by other agencies as compared to City-owned irrigation services, detailed within the "City Irrigation Water" subsection.



In addition, the following proposed changes are shown for the Goals & Policies within the Utilities Plan, in addition to basic “wordsmithing” and general edits:

- For Goal U1, policy U.1d is proposed to add the specific infrastructure framework for advanced technology connections that the City is striving for, such as competitive broadband service. This is not a statement that is required by the GMA, but rather is a suggested addition to meet local objectives and needs.
- Proposed policy U.1e and U.1f are proposed for addition, to cover basic requirements of new developments and to address potential shortfalls.
- Under Goal U2, The final policy about cooperating with other utility providers is proposed for deletion as staff has noted that the City intends to be the electrical service provider within the City limits and UGA as necessary. This is consistent with the agreements already in place with BPUD and BREA. The number U.2e will be changed to correspond with a new policy addressing cost recovery (and specifically latecomer fees) for developers that invest in the utilities in the City.
- Proposed policies U.3c and U.3d detail the specific environmental contexts of groundwater and irrigation practices respectively as they relate to utility service. Policy U.3c (new) is required by the GMA at RCW 36.70A.070(1).
- Proposed policy U.3d contains a policy statement that is not required by the GMA, but it is a statement that sets the stage for how development should occur with irrigation water (not potable water) for groundskeeping purposes where feasible; this is in fact already a requirement at RMC 18.16.080.
- Policies U3.e through U3.h are proposed to be added, to reflect best practices and typical measures (and are not generally “required” although they may reflect requirements that cities must adhere to outside of the GMA).
- Proposed policy U.4c establishes an expectation that Best Management Practices will be applied in an effort to reduce runoff, which connects to Ecology rules and requirements. proposed policy U.4c is not required by the GMA,
- Proposed policy U.4d addresses coordination with Ecology and with Tribes
- Proposed policy U.4e is rather general in nature, talking about leakage of water systems which are a problem with respect to resource conservation.
- Policy U5.a is proposed to be added, stating that the city should cooperate with outside utility purveyors when development occurs.

*The above list is provided to supply and record a rationale/ purpose for key changes, in lieu of providing comments in the document itself.*

Also of note, the AHBL team reviewed the City’s Strategic Plan for anything that should additionally be added for alignment with that plan, but nothing was found that wasn’t already covered.

Finally, we are curious to know if the Planning Commission think there should be any discussion / policy about water rights? If so desired, we can provide some options / draft language.

c:

# UTILITIES

## Introduction

This Element was developed in accordance with the Growth Management Act (RCW 36.70A.070) to address utility service within the City of Richland over the next 20 years. The Element was also developed in coordination with the Benton County County-Wide Planning Policies and has been integrated with all other Comprehensive Plan elements to ensure consistency.

The utilities discussed in this Element include, but are not limited to, electrical, water, sewer, solid waste, telecommunications, and natural gas systems. The Utilities Element provides:

- ➔ An inventory of existing utilities and their general locations
- ➔ Methods for determining the need for additional utilities or updates to existing systems
- ➔ Capacity of existing and proposed utilities
- ➔ Proposed locations, planning, and funding information for future utilities
- ➔ Goals and policies crafted to ensure the city's utility needs are met

The City of Richland is in the unique position of providing many necessary utilities to the community. Public utilities that are owned and operated by the City include:

Potable Water	City Irrigation Water	Sanitary Sewer
Stormwater	Energy	Solid Waste Disposal & Recycling

## MAPPING

Maps of the city systems, based on existing conditions in mid-2025 when the maps were produced, are provided in **Figures U-1 through U-5**. Unless otherwise indicated, only the municipal system facility assets are displayed. However, private systems may also be in place which are not shown on the maps.

## MANAGEMENT PLANS

The City has adopted separate management plans for the public utilities that are owned and operated by the City. These plans have been adopted by reference, and as amended, into the comprehensive plan and provide the basis for the analysis provided here. These plans include a Comprehensive Water System Plan (2017), a Wellhead Protection Plan (adopted in the late 1990s), an Irrigation Water System Plan (2012), a General Sewer Plan (2015), a Stormwater Management Program Plan (2025), and an Organics Feasibility Study (2025).

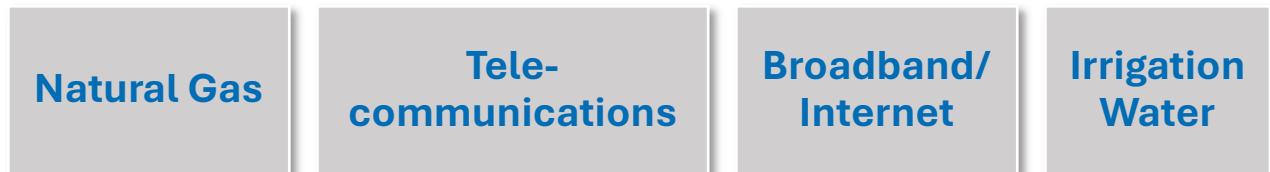
Notably, the retail service areas established for water and wastewater are included in the plans. The retail service area is geographically delineated and includes all areas where service is provided, and may indicate areas where new service is proposed. A municipal water supplier may extend water service outside the retail service area to provide temporary service for a neighboring water system if there is a written agreement in place.

Many of these management plans are available at the city's website at:

<https://www.richlandwa.gov/government/foundational-documents/management-plans>

## SERVICES FROM OTHER PROVIDERS

Additionally, utility companies or purveyors provide the following in Richland:



## Background Information

The Utilities Element begins to put into action the goals and policies of other elements such as land use, economic development, and housing. The Element takes into consideration the demographic information provided in other elements to determine whether current infrastructure needs are met or if additional utilities and facilities are needed to meet the needs of future populations, where those utilities are needed, and how improvements will be financed. The Element also establishes the level of service standards the City is obligated to maintain, along with the strategies for providing those services.

## REGULATORY SETTING

The State regulates many of the individual management plans that provide the basis for the analysis provided in this Element. For instance, the information provided pertaining to the water systems is based on the City's adopted Water System Plan (WSP) which has been reviewed and

approved by the Washington State Department of Health (DOH). The DOH reviews a water system plan for compliance with WAC 246-290-100 and provides plan approval for up to ten years.

In accordance with WAC 173-240-020(7), the Washington State Department of Ecology (Ecology) reviewed and approved the General Sewer Plan. Ecology also reviewed and approved the City's National Pollutant Discharge Elimination System (NPDES) Phase II Permit for Eastern Washington and subsequently the Stormwater Management Program Plan.

## RICHLAND UTILITIES INVENTORY, PLANNING, AND FUNDING STRATEGIES

The City works to provide utilities to customers that are consistent and cost effective and regularly invests in upgrades and improvements to ensure the continuity of systems.

For example, the City began a project in 2020 to upgrade the metering systems for water and electric customers. The Advanced Metering Infrastructure-AMI project was completed in 2023 and provides an efficient process for monitoring energy and water usage while eliminating the need for meter readers to check meters at homes and businesses monthly. The system also allows customers the opportunity to monitor daily consumption and make informed decisions about adjustments to usage.

## DEVELOPMENT STANDARDS

The city's utilities are often extended into residential subdivisions and other private development projects by developers according to plans approved by the City's Public Works department and other reviewers such as the Fire Marshall. Later, the pipes and other physical improvements are dedicated to the city for system operation. A central feature of this process is consistency with adopted codes and related city standards and specifications. For example, when streets are developed in new subdivisions, adherence to the latest adopted International Fire Code is required. The city inspects plans and public works installations for aspects such as road widths, clearance, slope, proper hydrant placement, the proper installation signage, and so forth.

## Potable Water

The City of Richland's Water Utility is responsible for providing public potable water service to the majority of the population in the city in a service area of approximately 43 square miles. To manage and plan for the service, the City adopted a Water System Plan (WSP) in 2017 and intends to update the plan in 2026-2027. The WSP features a service area map and the plan provides a general evaluation of the water distribution system and Water Treatment Plant, a Capital Improvement Program (CIP) with a particular emphasis on the next 20 years, and an assessment of the utility's financial condition and ability to support the recommendations of the CIP.

The utility serves approximately 22,255 connections, (per 2024 CIS data) which includes residential, commercial, and industrial users. The Utility is managed by the City as part of the Public Works Department. The City's water supply system consists of wells, a surface water treatment plant, pump stations and chlorinators, interties, water lines, and reservoirs.

## Existing Conditions

The Richland water system was constructed during the 1940s to support the wartime activities at the Hanford Nuclear Reservation. The City built a water treatment plant (WTP) during the 1960s to

treat and supply water directly from the Columbia River. What was once a temporary system has developed into the modern permanent water system used in the city today.

The utility service area is bordered on the southwest by the City of West Richland utility service area, which has a wholesale water service intertie agreement with Richland. The City of Kennewick's water and sewer utility area lies to the southeast. The City has two emergency interties with the City of Kennewick, one located at the intersection of Gage Boulevard and Steptoe Street and the other at the intersection of Columbia Center Boulevard and Tapteal Drive. The Badger Mountain Irrigation District (BMID) has a potable water service utility area that lies to the south of Richland with an intertie with the City's Tapteal IV Zone on the western border of BMID's water service area.

The City has one private water district within its corporate limits. Tri-City Estates, a residential housing development, maintains its own water supply system and has an emergency intertie and water supply agreement with the City of Richland to supply water in the event of system failures.

### *Source of Supply*

The City has a total available water right of 34,948 acre-feet per year and 43,786 gallons per minute (gpm) for instantaneous flow. This total available water right covers to a Maximum Day Demand (MDD) of 63.0 million gallons per day (MGD). According to the WSP, the 2015 population-based MDD was 38.4 MGD and is projected to be 55 MGD in 2035. Therefore, the City appears to have adequate water rights for future growth through that period.

The City's potable water is predominantly sourced from the Columbia River and then treated at the Columbia River WTP, and there are three other wellfields that provide additional supply. The North Richland wellfield has a total capacity of 15 MGD, the Columbia Wellfield has a capacity of 1.1 MGD, the Wellsian Way Wells pump to the 1182 Treatment Facility which has a capacity of 2.2 MGD, and the WTP has a capacity of 36 MGD. Source capacity is adequate for projected demand through 2034. Water supplied to the City of Richland is of good quality meeting federal and state drinking water standards.

The City maintains the quality and quantity of surface water<sup>1</sup> used for public water supplies through Best Management Practices at the North Richland Wellfield and the Water Treatment Plant.

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<sup>1</sup> Groundwater sources are currently offline; in 2026 the City will be studying " treatment needs and other feasibility matters related to Per- and Poly- Fluoroalkyl substances (PFAS) also known as "forever chemicals.

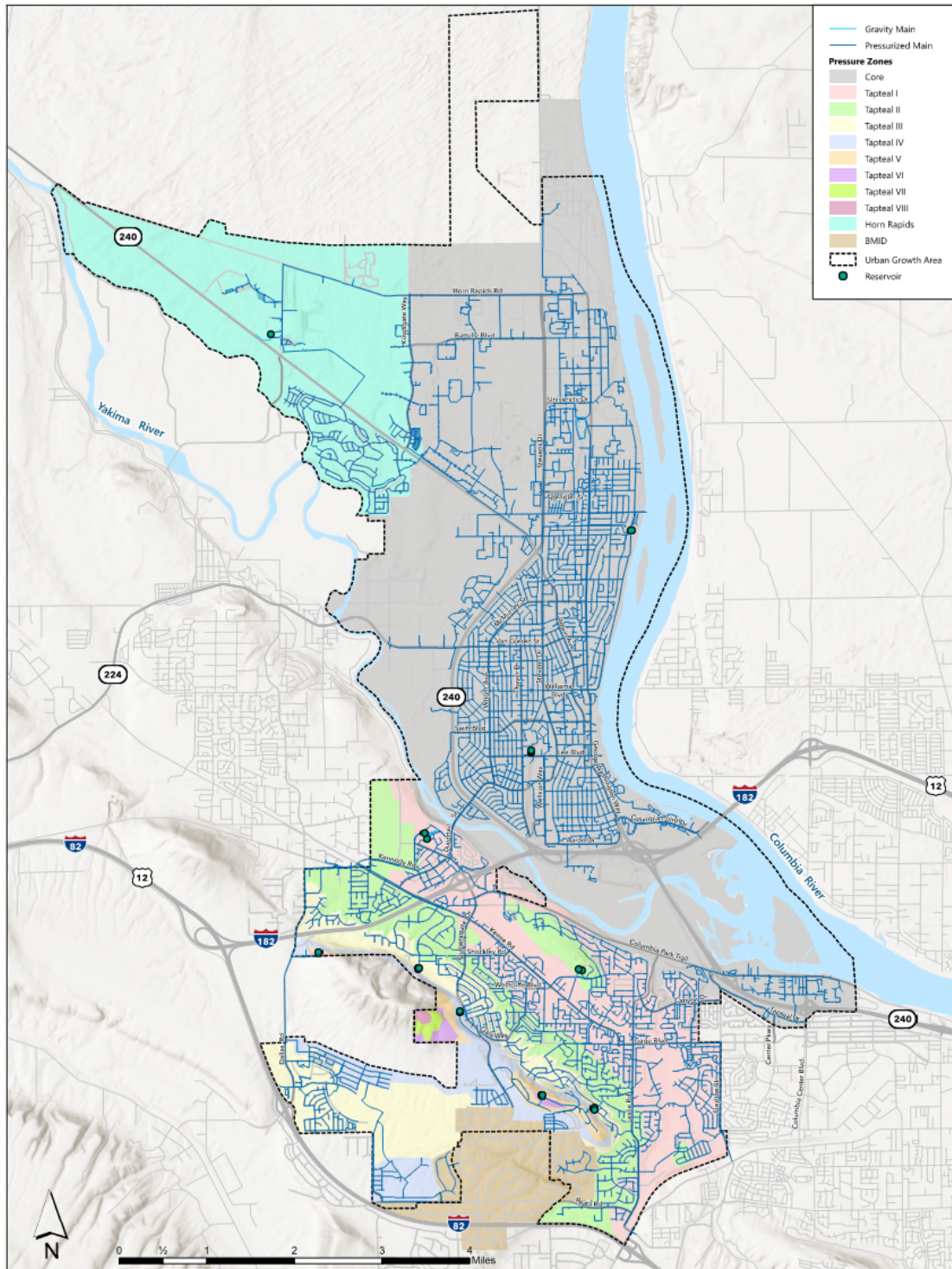


Figure U-1: Water System Service Facilities and Pressure Zones (2025)

### Distribution System

The City has approximately 433 miles of pipelines in the water distribution system ranging in size from two inches in diameter to 36 inches in diameter. There are 10 storage facility sites and 10 booster pumping stations that provide direct water storage to seven pressure zones within the city. Several projects to address capacity as well as renewal/replacement were identified through the planning period of the WSP.

The water system characteristics are:



### Level of Service

The City's 2017 Water System Plan addresses proposed future system improvements based upon current land uses within the UGA.

Current Level of Service (LOS) standards for elements of the water system facilities, contained in the 2017 Plan, are listed in **Table U-1**. Improvements recommended in this Element are aimed at maintaining these guideline LOS standards.

**Table U-1: Water Guideline LOS Standards**

Element of Water System	LOS Standard
Demand per equivalent residential unit, including irrigation	1,032 gallons per day
Demand per equivalent residential unit, irrigation by others	181 gallons per day
Maximum daily demand / Average daily demand factor	2.33
Peak hour demand / Maximum daily demand	1.32
Service pressure	40 – 80 psi

Source: City of Richland Water System Plan, Adopted 2017

The City's Residential Fire Flow requirements are: A fire hydrant is required within 300 feet travel distance to residential dwellings. The minimum fire flow for single-family dwellings, having a square footage less than 3,600 square feet shall be 1000 gallons per minute (gpm). Residential dwelling units not meeting the hydrant distance or gpm requirements may request consideration for exemption from the Fire Marshal if a NFPA 13D sprinkler system is installed throughout the residence. Additional considerations shall include topography, access quality and distance, construction type, adjacent fuel load, type and quantities and the number of total dwelling units in the immediate area not meeting city fire hydrant distances or adequate water supply requirements.

### Future Deficiencies

The Water System Plan (adopted in 2017) includes a CIP through the year 2036. For the planning

period of 2017-2022, planned costs amounted to approximately \$23 million.

The Water System Plan also includes a financial plan that allows the water utility to remain financially viable during the planning period. The analysis considers the historical condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligations, and rate affordability.

### Current or Recent Projects

The City maintains the established levels of service by providing new services, maintaining existing systems, and upgrading equipment as needed. The City's most recent projects include the following:

- Tapteal II Truman Pump Station – a new booster station to support domestic water supply and fire flow for the area near Truman Avenue and Kennedy Road where a new Costco has been built, and future residential development is planned to occur. The project was completed and put into service in February 2026.
- Meadow Drive South Water Service Replacement –replacement of galvanized water service lines near the area of Meadows Drive South and Carner Street. This project was completed in the summer of 2025.
- Lead & Copper Rule - City Waterline Inventory - a reconnaissance project to inventory the existing material content of the water system to comply with requirements of the American Clean Water Act. Completed in fall 2025.

### Recommendations

The improvements described in the Water System Plan will address deficiencies resulting from growth for the planning period.

The City's Capital Improvement Program (CIP) project list for the Water System is provided in **Table U-2**. All the projects will be entirely funded through the City's Water Fund, which is considered an "Enterprise Fund" meaning that the fund is entirely or predominately self-supported by user charges. [Still needed: Add statement or revise the table to reflect potential projects North of Horn Rapids / energy park to expand water services to the ~5,200 acres]

**Table U-2: Water System Capital Improvements, 2026-2031**

PROJECT	EST. COST (\$)
Columbia Park Trail Transmission Pipeline	2,000,000
Comprehensive Water System Plan	300,000
Tapteal IV Pump Station & Reservoir	2,350,000
Water Distribution System Repairs and Replacements	4,800,000
Water System PFAS Study & Mitigation	1,065,000
Water System SCADA Replacement <sup>A</sup>	3,737,000
Water Treatment Plant Filter Bay Valve Replacement	1,350,000
Water Treatment Renewal and Replacement Program	1,575,000
<b>TOTAL</b>	<b>\$17,177,000</b>

Source: City of Richland 2026 Budget Book

- A. SCADA stands for “supervisory control and data acquisition” and refers to a control system architecture comprising computers, networked data communications and graphical user interfaces

## City Irrigation Water

Irrigation water service is a great amenity for watering plants, trees, gardens and other green landscape elements in Richland, which receives only scant precipitation. Irrigation water is not treated for consumption (like potable water) so it is a more sensible, sustainable and economic choice for these uses.

The City supplies irrigation water to neighborhoods and businesses in the north portion of the city and has five separate irrigation systems; Irrigation that is provided by other providers is addressed below under “Utilities from Other Agencies.”

1. *Columbia Point* – located in the area called Columbia Point. This area is served by a pump station located on the Columbia River. The irrigation system serves the Columbia Point Golf Course and multi-family housing units located along the river and adjacent to the golf course and river.
2. *Horn Rapids* – located in the Horn Rapids Triangle. This area is served by a pump station on the Columbia River. The system serves the Horn Rapids Golf Course, an extensive residential subdivision, sports complex, Off-Road Vehicle (ORV) Park, City Landfill complex and a farming enterprise.
3. *Smart Park* – located in the north Richland research district. This system is served by two wells owned by the City. The system serves commercial and light industrial customers.
4. *Richland School District*<sup>2</sup> – located on the grounds of Carmichael Middle School. This system is served by a well. The system serves Carmichael Middle School and Richland High School.
5. Heights at Meadow Springs – located in south Richland, adjacent to the City’s Claybell Park and

<sup>2</sup> The Richland School District also provides irrigation independently to specific sites, such as Chief Jo Middle School

south of Broadmoor Street. This system is served by a well that was originally a potable water source for the city. Use of the well as a potable source was stopped due to odor and temperature problems.

The City's list of Capital Improvement Program (CIP) projects for the City's Irrigation System is in **Table U-3**. The first project listed, for Horn Rapids Irrigation Water System Upgrades, will be mostly funded by facility fees (about 94% of the total) with remaining costs coming from the water fund. The Supply Improvement program will be funded entirely through the City's Water fund. Additionally, there are future projects planned to extend irrigation water (from new wells that would be drilled) to Liberty Christian, Sunset Memorial Gardens and Howard Amon Park which are currently irrigated with potable water, which will require cooperation and sharing with the landowners.

In addition, the 2025 Horn Rapids Water Intake Rescreening Project is estimated to cost \$5,975,000 and would be completed according to a Memorandum of Understanding, with a private entity.

**Table U-3: Irrigation Water System Capital Improvements, 2026-2031**

PROJECT	EST. COST (\$)
Horn Rapids Irrigation Water System Upgrades	350,000
Irrigation Supply Improvement Program	600,000
<b>TOTAL</b>	<b>\$950,000</b>

Source: City of Richland 2026 Budget Book

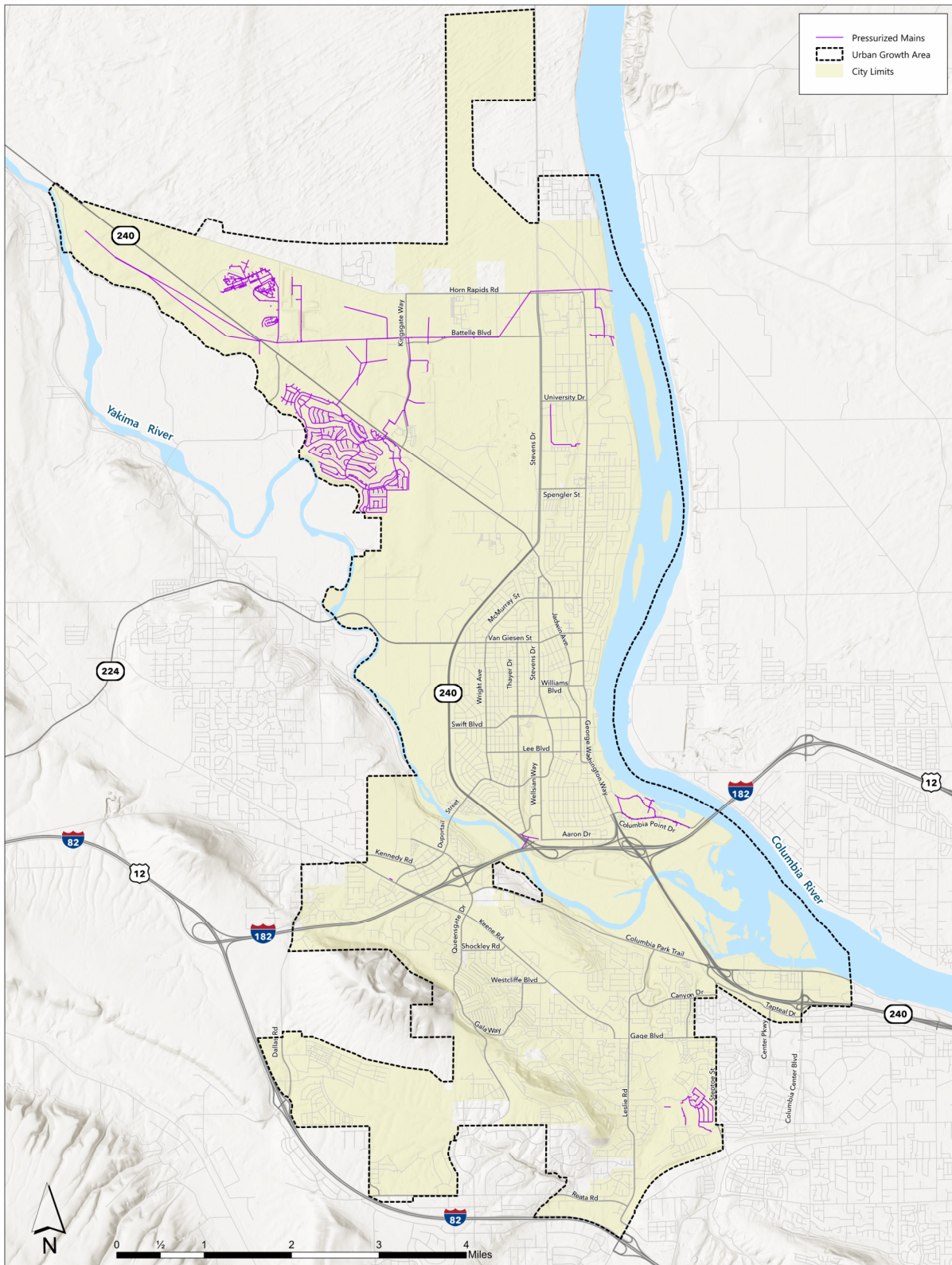


Figure U-2: City Irrigation Water System (2025)

## Sanitary Sewer

The Richland sanitary sewer system was originally developed to serve the city's core area and has been extended as development has occurred to areas including north Richland, south Richland, the Badger Mountain area, and the Horn Rapids community. The sanitary sewer system includes a conveyance system, a wastewater treatment facility, and effluent disposal.

A General Sewer Plan (GSP) was adopted in 2016, and is included as **Appendix XX**. It provides a sweeping evaluation of the sewer collection system and Wastewater Treatment Facility, a Capital Improvement Plan (CIP) with a particular emphasis on the next 20 years, and an assessment of the utility's financial condition and ability to support the recommendations of the CIP. The City plans to update the GSP in 2026/2027 in accordance with WAC 173-240-020 which recommends an update every 10 years.

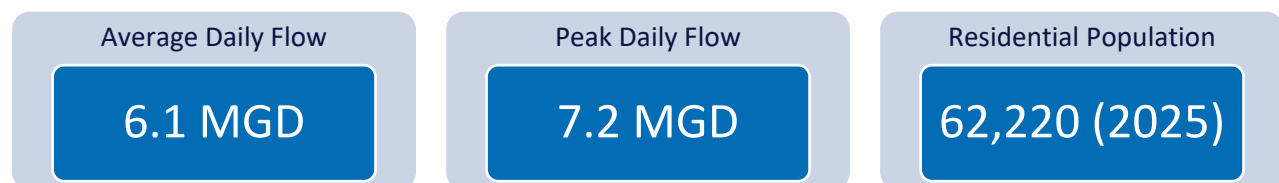
### Existing Conditions

The existing Richland sanitary sewer collection system serves approximately 46 square miles of area that is divided into 17 drainage basins. The collection system consists of over 319 miles of gravity collection pipes, which range in size from six inches in diameter to 54 inches in diameter. The City owns and operates 17 lift stations, ranging in size from 1.5 to 35 horsepower.

The areas not presently served by sanitary sewers within the city (including Country Ridge and Kenne Village) are treated by septic tanks and drain fields. These private sewer disposal systems are required to be designed in accordance with the Benton-Franklin Health District standards and approval from the district is required prior to connecting new or existing buildings to a private sewer disposal system. On-site sewer users must connect to the municipal system if/when the private system fails. The 2015 GSP states there are approximately 700 people using private on-site systems located in a few small areas in the southern portion of the city.

The city maintains an RV pump-out station at the Columbia Point Marina Park, which is one measure in place to keep the system free of materials that can clog or degrade the system.

The wastewater flow characteristics are as follows:



### Pretreatment

Hazardous and toxic wastes that enter a sanitary sewer system can damage the system and cause harm to the environment. The Washington State Department of Ecology (Ecology) implements a program for the Environmental Protection Agency's (EPA) National Pretreatment Program to prevent these pollutants from entering the waste stream. Ecology granted the City of Richland the authority to pass local ordinances, issue local discharge permits, and run programs to prevent hazardous wastes from entering the sewer system. The City follows a pretreatment plan to identify hazardous and toxic waste and notifies businesses and industrial users that there are pretreatment standards and requirements they must meet.

### *Sanitary Sewer Collection System*

Much of the Richland sewer service area is flat, making it difficult to construct sewers with the minimum slopes necessary for sewage flow. The City owns and operates 17 pump stations and force mains that receive sewage by gravity and augment the flow by pumping it to the treatment facility. Because of the cost of operation and maintenance, it is desirable to minimize the number of pump stations; many have already been eliminated by interceptor improvements.

The 2015 GSP includes hydraulic modeling of all of the sanitary sewer pipes 10 inches in diameter and larger. Overall, at the time of adoption of the GSP, the collection system had adequate hydraulic capacity to convey current flows as well as future flows. Although the hydraulic analysis indicated relatively few capacity issues, the collection system is showing its age, and a proactive renewal and replacement program has been developed to address this. After all, most of the City's sewer system was constructed in the 1940s and the lifespan of non-PVC pipe is approximately 75 years.

A pipe replacement and renewal program was developed to prioritize sanitary sewer pipes with the greatest need for replacement each budget year. A significant element of this program includes an intensive survey of the existing pipes to determine condition ratings.

### *Wastewater Treatment Facilities*

Richland's wastewater flow is made up of sanitary flow, infiltration, and inflow. Sanitary flow includes wastewater discharged to the sewer from residential, commercial, and industrial sources. Infiltration refers to groundwater that enters the collection system through cracks in pipes and loose connections. The rate of infiltration is likely to be higher in older sections of the city because of older pipes and construction methods. New sewers are usually constructed with precast manholes and rubber-gasketed pipe, which effectively limit infiltration. Inflow is surface water that enters the system through downspouts, area drains, ponding over manhole covers, or cross connections with storm drains. Due to Richland's climate, storm-related inflow does not have a significant impact on the system.

All flows collected by the Richland sanitary sewer collection system are transported to and treated at the Richland Wastewater Treatment Facility (WWTF) at 555 Lacy Road. The City of Richland owns and operates the WWTF that treats municipal and industrial wastewater from the system. Since its completion in 1985, the facility has consistently achieved the discharge requirements specified in its National Pollution Discharge Elimination System (NPDES) permit.

The facility provides preliminary, primary, and secondary treatment of wastewater using screening, clarifications (settling), an activated sludge process, chlorination, and solids handling. The facility releases purified effluent to the Columbia River and the by-product of the process (biosolids) is filtered for use as a soil amendment. The WWTF was designed and is permitted to treat an average flow of 11.4 million gallons per day, yet likely has more capacity due to modern improvements made since the original facility construction in 1985. The WWTP is a level IV treatment facility (the only such facility in the region).



## Level of Service

The service area for the City of Richland sewer system matches the UGA, although not all areas have sewer service (mapping of service areas are including in the Sewer Comprehensive Management Plan, due to be updated in 2026). Future development is expected to continue to the south and northwest directional trend. The City's current infrastructure maintenance, rehabilitation, and replacement program will help to encourage build-out of the developed territory in the city's interior. Future population increases are anticipated to be significant in the south service area with the build-out of the Badger Mountain South residential development. The City's 2015 GSP addresses proposed future system improvements based upon 2015 land uses within the UGA.

When flow and loading exceed 85 percent of the permitted maximum month value for three consecutive months, the City must begin planning to expand the capacity of the Wastewater Treatment Facility, per the NPDES permit. The design criteria, benchmark (85 percent of permitted values), and historic and projected data are provided in **Table U-4**.

**Table U-4: Richland Wastewater Treatment Plant Permitted Flow, Loading Design Criteria, and Data from GSP**

Parameter	PERMITTED FACILITY DESIGN CRITERIA	85% OF PERMITTED VALUES	2015	2035
<b>Influent Flow</b>				
Average daily flow for maximum month	11.4 MGD	9.7 MGD	6.25 MGD	9.03 MGD
<b>Influent Loading</b>				
BOD loading for maximum month	17,250 lbs./day	14,663 lbs./day	14,099 lbs./day	20,360 lbs./day
TSS loading for maximum month	21,200 lbs./day	18,020 lbs./day	18,146 lbs./day	26,250 lbs./day

*BOD = biochemical oxygen demand; TSS = total suspended solids*

*Source: City of Richland WWTP Solids Handling System Evaluation Project Report, July 2024*

The Influent Flow average daily flow for maximum month appears it may reach the 85 percent of permitted value by 2035 however, the BOD loading and TSS loading for maximum month values appear to be predicted to exceed the 85 percent of permitted value by 2035.

The City issued an evaluation report on the Wastewater Treatment Plant's Solids Handling System in 2024. The report analyzed the system that ultimately produces Class A biosolids from by-products of the wastewater treatment process. The report states that the City is working on updating and reconfiguring the aeration basins (2021 Aeration Basin Project) to increase the capacity of the secondary treatment system so that the predicted numbers for 2035 will not exceed the 85 percent of permitted value.

LOS standards for elements of the wastewater facilities system, contained in the 2015 GSP, are listed in **Table U-5**. Improvements recommended in the City of Richland Comprehensive Plan Utilities Element are aimed at maintaining these guideline LOS standards.

**Table U-5: Wastewater Guideline LOS Standards**

ELEMENT	LOS STANDARD
Residential unit flows <sup>a</sup>	160 GPDU <sup>b</sup>
Commercial unit flows	625 GPAD <sup>c</sup>
Industrial unit flows	1,250 GPAD <sup>c</sup>
Manning pipe roughness coefficient	0.012
Min velocity	2 feet/second

*a. Based on 2.42 people per dwelling unit; b. GPDU = gallons per dwelling unit; c. GPAD = gallons per acre per day  
Source: City of Richland General Sewer Plan, 2015*

### Future Deficiencies

The 2015 GSP includes a CIP through the year 2024. For the planning period of 2017-2022, planned costs amounted to approximately \$18 million.

The 2015 GSP also includes a financial plan that allows the wastewater utility to remain financially viable during the planning period. The analysis considers the historical financial condition of the utility, the financial impact of executing the CIP, the sufficiency of the utility reserves to meet future financial and policy obligation, and rate affordability.

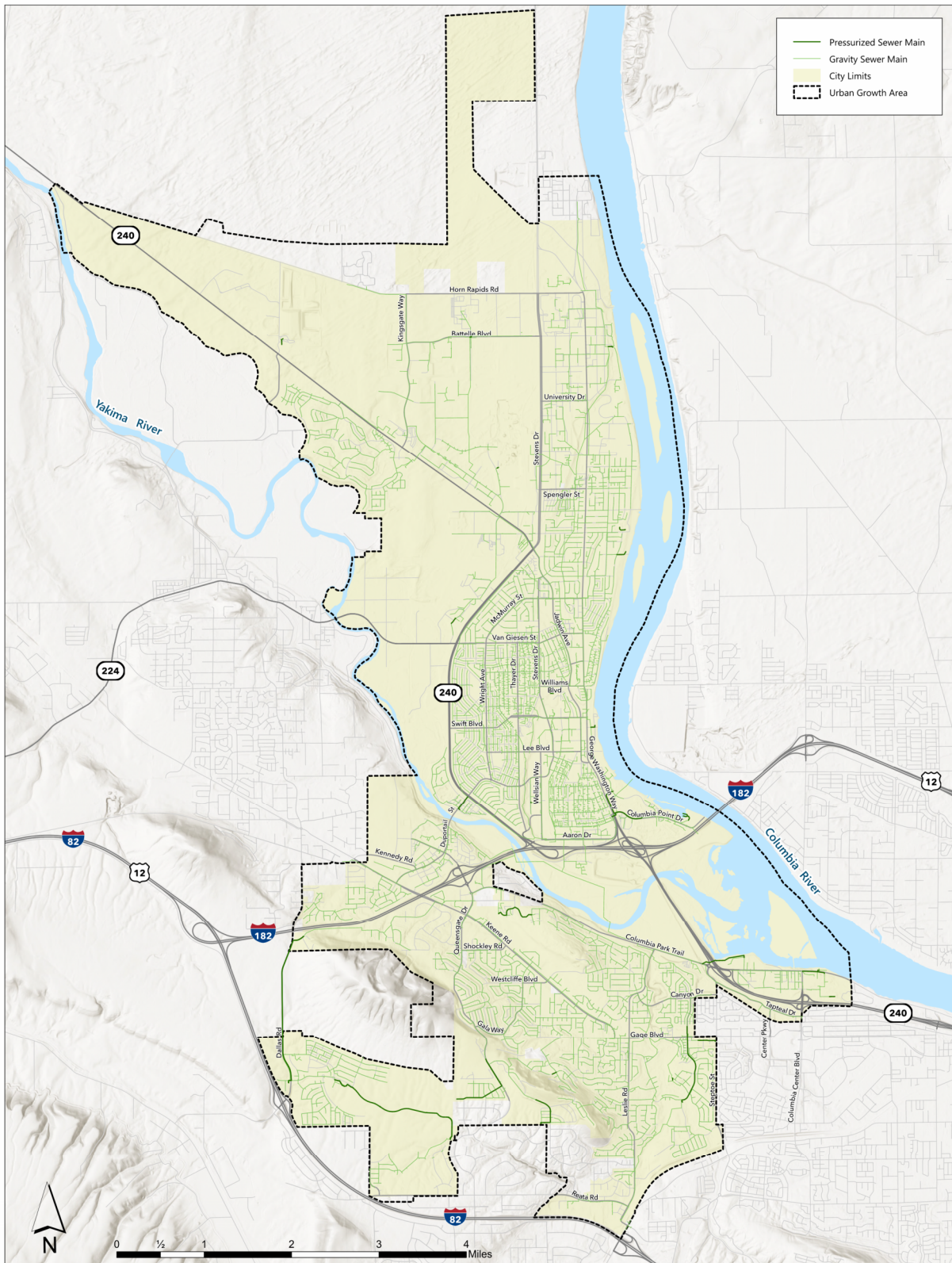


Figure U-3: Sanitary Sewer System (2025)

## Recent and Current Projects

The City maintains the established levels of service by providing new services, maintaining existing systems, and upgrading equipment as needed. The City's most recent projects include the following:

- Sanitary Sewer Lift Stations Rehabilitation & Replacement – The wastewater maintenance group has identified multiple smaller sanitary sewer lift stations (SSLS) that are in need of rehabilitation and / or replacement. The SSLS that are included in this project are: Wellhouse, Meadows South, and Terminal. Individual rehabs / replacements are estimated at \$250,000 (including engineering / construction management) per location.
- Wastewater Treatment Plant - Grit Works Rehabilitation – The wastewater treatment plant (WWTP) grit works system is one of the first of multiple processes within the WWTP and is critical in containing large and oversize pieces of debris from going through the rest of the treatment process. This grit works system is starting to cause processing issues and is becoming a maintenance burden. Upgrades will be rehabilitation with minor upgrades to the grit works to allow it to work more efficiently and effectively with fewer maintenance issues. rehabilitation and upgrades to the grit works to improve efficiency and reduce maintenance issues in the existing system. This project is expected to begin in 2026.
- Skate Park Sewer Main Replacement – replace the bathroom sewer lift station and force main at the Jeanette Taylor Skate Park. This project is anticipated to begin construction in the late fall of 2025.
- Montana Sanitary Sewer Lift Station Replacement - The Montana Sanitary Sewer Lift Station (SSLS) is located at the north end of Montana Street (within the existing right of way), adjacent to the USACE levee and within 200 feet of the Columbia River. The lift station is the discharge point for the sewer "Wye" basin and includes the entire Richland "Wye" area (Spaulding Business Park is within this basin). Multiple attempted 'fixes' have been completed, but the lift station remains undersized, has no backup power generator, and isn't secured by a fence (due to its location within the existing ROW). This project includes replacement of the existing lift station which has reached the end of its life expectancy.
- Wastewater Treatment Plant Anaerobic Digester Improvements – a project to update the City's two anaerobic digester tanks at the Wastewater Treatment Plant by replacing components that have reached the end-of-life and by implementing current best practice technologies to improve digester performance and energy efficiency. Upgrades include: digester tankage rehabilitation, new steel gasholder cover, new mechanical mixing equipment, mechanical piping improvements, gas handling piping and equipment replacement, and new electrical / automated controls.
- North Horn Rapids Sewer Extension – the extension of sanitary sewer to the master-planned industrial area located near Horn Rapids Road. The US Department of Energy deeded the land to the City in 2015 and the planned sewer extension is one of the first steps toward development. This project is expected to be completed in 2026.
- [Placeholder for language re. extending sewer north as Hanford area to the east of LIGO becomes repurposed to industrial. Also track: data centers].

## Recommendations

In addition to the current and recent projects, the improvements described in the 2015 GSP will address deficiencies resulting from growth for the planning period. The GSP includes long term improvement plans from 2015 to 2024. The City will include an analysis of existing systems and

recommendations for necessary improvements in the forthcoming update to the GSP and at that time, this Element of the Comprehensive Plan will need to be updated as well.

The City’s Capital Improvement Program (CIP) projects for Sanitary Sewer (including projects for the Wastewater Treatment Plan) is provided in **Table U-6**. All the projects will be entirely funded through the City’s Wastewater Fund, which is considered an “Enterprise Fund” meaning that the fund is entirely or predominately self-supported by user charges.

**Table U-6: Wastewater Capital Improvements, 2026-2031**

PROJECT	EST. COST (\$)
Wastewater Collection System Rehabilitation and Replacement Program	9,712,000
Wastewater Management Plan Update	300,000
Wastewater SCADA Replacement <sup>A</sup>	2,970,000
Wastewater Treatment Plant - Grit Works Rehabilitation	3,000,000
Wastewater Treatment Plant Anaerobic Digester Improvements	11,110,000
Wastewater Treatment Plant Infrastructure Renewal & Replacement Program	2,950,000
<b>TOTAL</b>	<b>\$30,042,000</b>

Source: City of Richland 2026 Budget Book

(Note: The “IDF Sewer Extension – NACEP” project is not listed here: see the Capital Facilities Element for further details)

- A. SCADA stands for “supervisory control and data acquisition” and refers to a control system architecture comprising computers, networked data communications and graphical user interfaces

## Stormwater

Richland’s Stormwater Utility was created to manage and maintain stormwater related infrastructure. Additionally, the Utility oversees illicit discharge detection and elimination; construction and post-construction stormwater; rates and charges; and administrative enforcement procedures. Operations and maintenance activities include street sweeping, inlet structure and pipeline cleaning, erosion control, etc.

The City’s 2016 Stormwater Management Plan provides detailed information on the system facilities. A Stormwater Management Program Plan (SWMP) was updated in 2025 and the City intends to update again in 2026-2027. The purpose of the SWMP is to reduce the discharge of pollutants from the City’s Stormwater System as much as possible and to maintain the requirements of the Phase II Eastern Washington Municipal Stormwater Permit (Phase II Permit), issued by the Department of Ecology. This Permit regulates operation of the City’s Municipal Separated Storm Sewer System (MS4).

### Existing Conditions

Over 30,000 acres are served, divided into nine drainage areas: North Richland (NR), Columbia River (CR), Richland Core Area (RC), Yakima River North (YRN), Yakima River South (YRS), CID Main Canal (CM), Amon Wasteway (AW), Badger East Canal (BEC), and Badger Mountain South (BMS).

The City’s stormwater system facilities consist of the following:

<p><b>Collection and Conveyance</b></p>	<ul style="list-style-type: none"> <li>•Collection and conveyance facilities include catch basins, manholes, pipes, forced main, culvert and open channel. There are currently over 4000 catch basins and over 127 miles of gravity pipe in the cityservice</li> </ul>
<p><b>Pumps</b></p>	<ul style="list-style-type: none"> <li>•There are 7 public and privately owned pump stations throughout the city</li> </ul>
<p><b>Underground Injection Control (UIC) facilities</b></p>	<ul style="list-style-type: none"> <li>•Some stormwater runoff generated within the city is infiltrated via the City’s over facilities, which number over 280</li> </ul>
<p><b>Water Quality facilities</b></p>	<ul style="list-style-type: none"> <li>•Regional detention/ water quality facilities include 22 ponds, 2 bioretention cells, 6 underground storm chambers, and 21 swales</li> </ul>
<p><b>Regional Outfalls</b></p>	<ul style="list-style-type: none"> <li>•Stormwater runoff that does not infiltrate is conveyed to surface receiving waters via regional outfalls that discharge to the Columbia River, the Yakima River, and the Amon Wasteway</li> </ul>

The stormwater system is partially interconnected with irrigation canals owned and operated by the Kennewick Irrigation District and the Columbia Irrigation District. The canals receive storm flows via seepage, sheet flow, and discharge through stormwater pipe outfalls. The canals likewise contribute flows to the City’s stormwater conveyance system via seepage or discharge through pipe outfalls.

The system is shown in Figure U-4 which depicts the City’s facilities and facilities that are owned by the Port of Benton but maintained by the City of Richland. Private stormwater facilities (such as swales and infiltration sites) exist all over town, but are not shown in the map.

### Level of Services

The City strives to maintain the level of service of the stormwater system by addressing existing issues and preventing potential issues. Improvements are identified with the intent of reducing:

- Existing conveyance capacity and flooding issues
- Potential future conveyance capacity and flooding issues
- Pollutant loading to receiving water bodies
- Chronic system maintenance needs

To maintain the system, the City must reinvest in it. Maintenance operations include ongoing training for City staff, Municipal Separate Storm Sewer System (MS4) maintenance, and the implementation of the Operations and Maintenance (O&M) Plan. This plan includes pollution prevention and good housekeeping procedures that must be implemented for:

- Stormwater collection and conveyance system
- Roads, highways, and parking lots
- Vehicle fleets
- Municipal buildings
- Parks and open space
- Construction projects
- Industrial activities
- Material storage areas, heavy equipment storage areas and maintenance areas
- Flood management projects
- Other facilities that would reasonably be expected to discharge contaminated runoff

### Recommendations

The 2016 Stormwater Management Plan categorizes capital projects into one of four types based on the primary objective of the project:

1. Flood risk (FR) – Projects that primarily address hydraulic deficiencies to help reduce flooding or surcharging of the system.
2. Components to help restore the original design function.
3. Water quality retrofit (WQ) – Projects that primarily address water quality through treatment of stormwater runoff prior to discharging to receiving waters.
4. Development Driven (DD) – Projects that may be built based on future development. These projects are assumed to be partially paid for by developers.

The City's main funding sources available to fund capital improvements include rates, available reserves, grants, developer contributions, and long-term debt.

The City's Capital Improvement Program (CIP) projects for the Stormwater Utility are provided in **Table U-7**. The City's Stormwater Fund, an "Enterprise Fund," will be used for the expenditures with the exception of the Stormwater Conveyance System Water Quality Retrofit Program, which was structured to leverage Washington State Department of Ecology grant funds with a percentage of matching funds from the Stormwater Fund. Use of these funds will offset likely future regulatory requirements to implement the program. There is no guarantee of a grant award; the funded projects rely on the availability of the awarded State funds and funding for construction of stormwater as part of the Richland Downtown Connectivity Project.

**Table U-7: Stormwater Capital Improvements, 2026-2031**

<b>PROJECT</b>	<b>EST. COST (\$)</b>
Stormwater Conveyance System Rehabilitation and Replacement	835,000
Stormwater Conveyance System Water Quality Retrofit Program	2,250,000
Stormwater Management Plan Update	240,000
USACE Central Richland Ditch (Hip Deep Creek) Cleanup <sup>A</sup>	360,000
<b>TOTAL</b>	<b>\$3,685,000</b>

Source: *City of Richland 2026 Budget Book*

A. The US Army Corps of Engineers “Central Richland Ditch (hip deep creek)” runs through existing developed properties within the Central Business District. This project is intended to span many years, with segments of the ditch cleaned year to year. The project will be completed as the stormwater fund has money available. The project included the rehabilitation of the sewer lift station at McMurray.

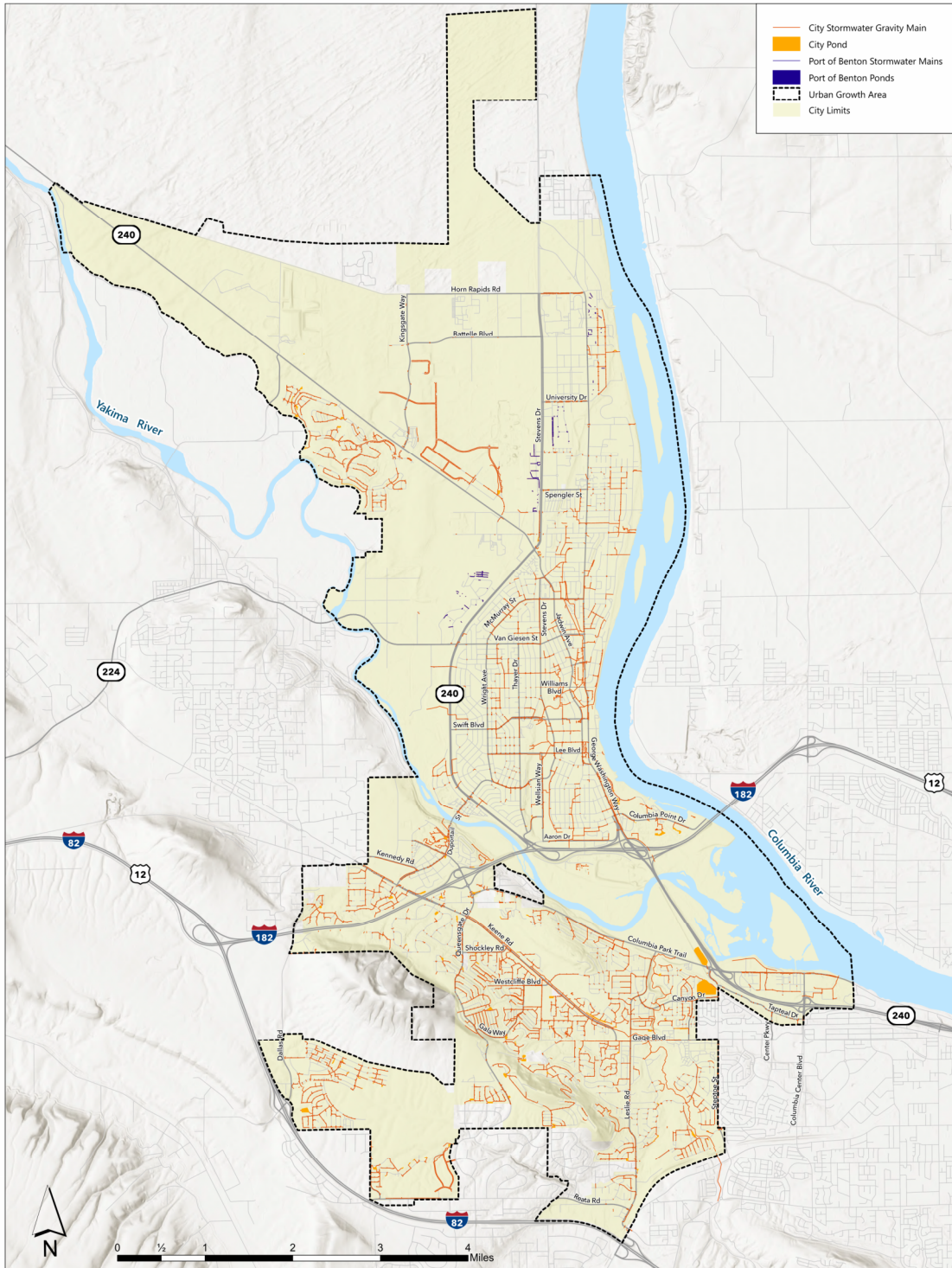


Figure U-4: City Stormwater Facilities (2025)

## Energy Service - Electricity

Richland Energy Services (RES) is a City-operated public power utility that provides electrical service throughout the majority of the City and some areas of the UGA. The City Council governs the management and operations of RES with input from the Utility Advisory Committee (UAC). The UAC advises the Council on policy and planning for the overall management, financing, and operations of all City-managed utilities, including energy. Benton PUD also provides power to a limited number of people in Richland through a service agreement between Benton PUD and the City.

The City has service area agreements with Benton PUD (BPUD) and Benton Rural Electric Association (BREA). One customer, a Bonneville Power Administration (BPA) substation, is currently served by BPUD while no customers within the city service area are served by BREA. The BPA substation will be transferred to City electrical distribution infrastructure when a road is completed from Center Parkway to Leslie Road. The road extension is expected to be complete by 2029 and will be on the edge of the BPA substation, allowing City electrical service to the substation.

In the year 2024, the City provided 90% of its energy to customers from carbon emission free resources. This was possible thanks to Bonneville Power Administration and the Federal Columbia River Power System (FCRPS) which includes 31 hydroelectric projects on the Columbia and Snake Rivers in addition to energy generation from the Columbia Generating Station operated by Energy Northwest north of Richland.

### Existing Conditions

RES provides not-for-profit electric service to over 29,000 residential, commercial, industrial, and irrigation customers throughout the city's 48-square mile service territory, using 638 miles of primary line and 10 substations. Ownership and operation of these electrical distribution and transmission infrastructure is shared by the City and the Bonneville Power Administration (BPA). Bulk transmission of electrical power supply to customers in the UGA has historically been provided from the BPA transmission grid, with the local utilities providing final pass-through services. BPA is contractually obligated to supply all of the City's power requirements through 2028. City Council approved a new BPA Provider of Choice power contract on November 4, 2025 for the power delivery period of October 1, 2028 through September 30, 2044.

Electric system professionals design and build facilities to follow population and employment projections for the city and county. The electric load forecast is determined from these plans and projections and supplied to BPA on an annual basis with a ten-year load forecast. An electric system plan is then developed to serve those loads at the reliability level prescribed by the individual utility, considering environmental, economic, financial, and operational factors. Utility construction is coordinated with the appropriate jurisdictions and agencies and is typically phased in as actual growth occurs. Transmission lines and substations are installed based upon projections and early growth while electrical distribution lines are installed at customer request with the continued growth. Transmission interconnection with BPA can take three to five years with supply chain material lead times for construction taking another three to four years.

**Table U-8: City of Richland Electric Substations**

SUBSTATION	TOTAL CAPACITY, FORCED AIR(MVA)	USED CAPACITY, NONCOINCIDENTAL (2024)	% REMAINING CAPACITY AS OF 2024
Sandhill Crane Sub	44.8	36.075	19.8%
First Street Sub	44.8	27.380	38.9%
Snyder Street Sub	44.8	26.216	41.4%
Stevens Drive Sub	58.1	41.800	28.1%
<b>Gateway Sub</b>	6.0 <sup>3</sup>	6.610	0%
Thayer Drive Sub	51.7	34.920	32.5%
Richland Switch Sub	22.4	18.440	17.7%
Tapteal Sub	44.8	42.520	5.1%
City View Sub	44.8	25.947	42.1%
Leslie Road Sub	22.4	18.864	15.8%
<b>TOTAL SYSTEM</b>	<b>362.2 MVA</b>	<b>278.8 MVA</b>	<b>23.0%</b>

Source: City of Richland – BPA 2024 MDMR2 Portal

Future electrical service plans are designed not only to provide for known or projected growth and to improve reliability, maintain power quality, and provide operational flexibility in the system.

#### *Energy Efficiency Program*

RES offers energy efficiency programs to its residential, commercial, and industrial customers by providing information on saving energy in a home or business as well as incentives for reduced energy usage. Customers are offered incentives for cost effective lighting and custom projects that reduce energy use. Custom projects can include heating, ventilation, and air conditioning (HVAC), motor efficiency upgrades, etc. For residential customers, Richland offers rebates and low-interest loans to qualified customers for energy efficient HVAC equipment and weatherization measures including insulation, windows, and doors. Customers can select a rebate only or apply for a low-interest loan with a rebate. Richland also offers energy efficiency programs specifically designed for income-qualified families for insulation, duct sealing, energy efficient heat pumps, windows, and doors for their home. The energy efficiency program changes annually to align with BPA's energy efficiency program.

#### *Solar Power and Net Metering*

The City follows the state's requirements for customers with renewable energy. Customers who install solar power generating equipment can participate in net metering, where RES bills for the energy delivered to the customer while also providing credits for any excess energy generated and received into the distribution system. According to the City's website, as of November 1, 2024, over 700 systems have been installed. The system sizes range from 3 kW(ac) to 12 kW(ac).

<sup>3</sup> BPA has restricted Gateway Substation capacity to 6MVA until completion of South Tri-Cities Transmission Reinforcement projects that are expected to be complete 1<sup>st</sup> quarter of 2029.

### Level of Service (Utility Service Area)

The City of Richland currently provides electrical service throughout most of the UGA. Under its Utility Service Area Policy, it is the City's goal to provide service throughout the city limits and UGA. The City has service area agreements with adjoining Benton PUD and Benton REA utilities. The City's planned future service area is to match the city limits and UGA as it expands or changes.

Electrical service plans are designed and upgraded to provide for known growth and may accommodate new and increased loads.

### Future Deficiencies and Recommendations

The City has identified electrical distribution system capital improvement projects that will be needed to meet expected growth and reinvestment replacements as detailed in the City's Capital Improvement Program (CIP) for 2025-2030. The list consists of electrical projects with an estimated cost of approximately \$67 million during this period.

The CIP projects for the Electric Utility are provided in **Table U-9**. All the listed projects will be partially funded with the Electric Fund (an Enterprise Fund) and partially funded with the Rate Revenue fund, with the exception of the "Electric Line Extension" which will be funded with Facility Fees.



## SPARKING INNOVATION: RICHLAND LOOKS TO A CLEAN ENERGY FUTURE!

It is exciting to learn about Richland's important past and present record for carbon-free energy production and innovation.

Today, the Tri-Cities is known as the Energy Hub of the Pacific Northwest, with over 5,000 employees working in energy-related fields.

The **Horn Rapids Solar, Storage and Training Project**, a facility combining solar generation with battery storage and technician training while providing enough solar energy to power about 600 homes was completed in 2020

## WHAT'S NEXT?

The future is bright, and some foundational projects and initiatives include:

Formation of the **Energy Forward Alliance** working to promote a clean energy vision for the region

Efforts are coalescing around a community concept for establishing a **Small Modular Reactor** generating station nearby, to be sited on lands conveyed by the Federal Government at the Hanford Site

The **Grid Storage Launchpad** was recently opened on the Pacific Northwest National Laboratory - Richland campus. The \$75M facility is future-focused conducting research and creating batteries and energy storage technology.

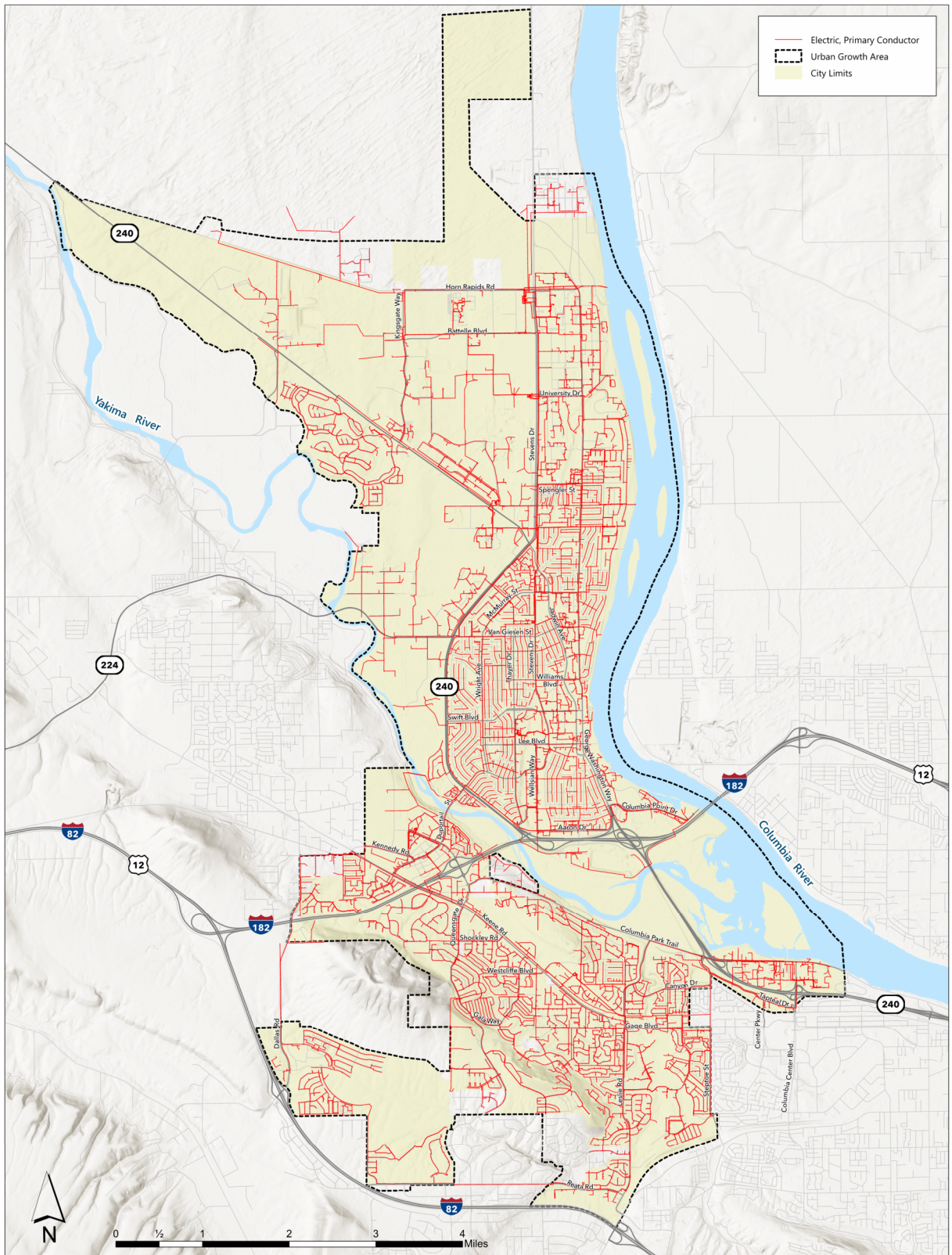


Figure U-5: Electric Utility System (2025)

**Table U-9: Electric Utility Capital Improvements, 2026-2031**

PROJECT	EST. COST (\$)
Dallas Road Substation and Distribution Area Improvements	5,227,000
Electric Line Extensions – New Developments	8,890,000
Electric Utility Renewal & Replacement	15,512,000
Electric Utility System Improvements	3,102,000
Substation Improvements <sup>A</sup>	23,753,000
<b>TOTAL</b>	<b>\$56,484,000</b>

Source: City of Richland 2026 Budget Book

A. Examples of work includes: Sandhill Crane Bank 3 & 4 addition, Thayer Bank 1 replacement, new protective relays, monitoring/control equipment, security additions and spill containment at various substations

### Current or Recent Projects

The City maintains the established levels of service by providing new services, maintaining existing systems, and upgrading equipment as needed. The City's most recent projects include the following:

- Stevens Substation Rebuild – The project includes upgrading components of the substation to ensure safety, reliability, and capability. This is a multi-year project that started in 2025 and will be completed in 2027.
- Thayer Substation Rebuild – This project is similar to Stevens Substation rebuild and coordinating with BPA's Stevens to Richland Switch Substation transmission construction project. This project is expected to be completed in 2027.
- Dallas Road Substation – Construction of a new substation and power transformer serving the Badger Mountain South area and expected to be completed in 2027.
- Sandhill Crane Substation – This project will add two new power transformers and equipment to support known load additions in the north Richland and Horn Rapids Industrial Area.
- Kingsgate Substation – This project will interconnect two new power transformers to BPA's transmission system and provide service to a planned industrial customer in the Northwest Advanced Clean Energy Park (NACEP) area north of Horn Rapids Road. This project is expected to be complete in 2029/2030.

## Solid Waste Disposal and Recycling

The City of Richland Solid Waste Division provides municipal solid waste collection and disposal services to residences and businesses within the city limits. The City services include curbside garbage, recycling, and yard waste collection as well as drop-off facilities. Residents may drop off garbage, recyclables, and yard waste materials at the Richland Landfill or at one of the City's seven drop-box recycling collection centers located throughout the city. The Solid Waste Division delivers the collected recyclable items to Clayton-Ward Recycling in Richland. Additionally, the City provides seasonal services such as extra garbage pickup for Fall Cleanup and curbside Christmas Tree pickup.

In 2023, Benton County adopted a [Solid Waste and Hazardous Waste Management Plan](#) for the

years 2024–2029 in accordance with RCW 70A.205.040. The Plan guides the cooperative efforts between the County and its cities for the management of solid waste in Benton County. The City of Richland has an interlocal agreement to implement the Plan with Benton County, Benton City, Kennewick, Prosser, and West Richland.

In 2022 the State enacted the Organics Management Law which directs state and local agencies, businesses, and other entities to cut down on the amount of organic waste sent to landfills, boost the market for products such as compost, and expand efforts to prevent and recover food waste. The law sets a statewide target of reducing landfill disposal of organic materials by 75 percent by 2030.

Prior to the adoption of the Benton County plan, the City of Richland adopted its own Solid Waste Management Plan (2011) which is scheduled for an update in 2027-2028. Per state laws, the updated plan must address a new requirement to provide organic materials collection and management to residential and nonresidential customers. Although the City currently collects yard waste, coordination with the County may need to occur to study the feasibility of curbside food waste collection and identify priority areas to locate new organic management facilities. Siting must meet criteria described in RCW 70A.205.040(3).

### Existing Conditions

The City of Richland owns and operates the Richland Landfill (also known as the Horn Rapids Landfill). The landfill site is 275 acres in size. Approximately 46 acres are permitted for solid waste disposal. The site also includes an approximately 14-acre composting facility, a residential and small commercial customer transfer station, a scale house and administration building, and an operations and equipment maintenance building. The Moderate Risk Waste Facility was formerly located at the Horn Rapids Landfill and operated by Benton County until the facility was destroyed by fire in 2019. The County constructed a new facility in 2025 that is located in Kennewick.

### Level of Service

The City of Richland Solid Waste Management Plan (2011) states that approximately 26 percent of the total solid waste generated is recycled in Richland based on the 2015 tonnage of generation, recycling, and disposal. The 2011 Plan also estimates that the city's waste generation is forecast to increase to 80,000 tons by 2031. The Plan predicted that the current space in the Landfill would be full sometime in 2020 and stated plans for expanded solid waste disposal capacity to ensure the current (2020) level of service. [Per Mark Chidester the new updated plan in 2026 will have info to replace what was previously here]

The City began in 2020 to enlarge the landfill to use 104 acres and subsequently close the existing 46 acres to future deposits. The expansion is expected to allow the landfill to maintain current customer service levels through the year 2095.

### Current or Recent Projects

The City maintains the established levels of service by providing new services, maintaining existing systems, and upgrading equipment as needed. The City's most recent projects include the following:

- Horn Rapids Landfill Expansion - Phase 2 – this project involves excavation of approximately 1,200,000 cubic yards, installation of a landfill liner, construction of the

leachate pond expansion, and extension and connection of the methane gas recovery system. This work occurred throughout 2025 and will continue into 2026.

- The city retained a consultant to complete a solid waste organics processing feasibility study to help the city meet requirements of RCW 70A.205 in relation to the Organics Management Law; the study was completed in late 2025 ..

The City's Capital Improvement Program (CIP) projects for Solid Waste are provided in **Table U-10**. The City's Solid Waste Fund, an "Enterprise Fund," will be used for the expenditures, except as noted.

**Table U-10: Solid Waste Capital Improvements, 2026-2031**

PROJECT	EST. COST (\$)
Horn Rapids Landfill Facility Improvements Program <sup>A</sup>	182,000
<b>TOTAL</b>	<b>182,000</b>

Source: *City of Richland 2026 Budget Book*

A. This ongoing program invests in the Horn Rapids Landfill facilities as needed to extend their service life or to address regulatory or operational requirements.

## Utilities Provided by Other Agencies

This section provides general information about utilities provided by providers other than the City of Richland.

### ENERGY SERVICE - NATURAL GAS

The Cascade Natural Gas Corporation was formed in the 1950s and the utility builds, operates, and maintains natural gas distribution facilities serving the City of Richland with services available to most of the City.

### Existing Conditions

Today, Cascade is headquartered in Kennewick, serves communities in Washington and Oregon and is a subsidiary of MDU Resources Group. Interstate pipelines transmit Cascade's natural gas from production areas in the Rocky Mountains and western Canada.

Richland's natural gas supply system currently meets existing demand. Direct heating by natural gas is more efficient than certain types of electrical heating because there is a loss of energy during production and transmission of electricity. However, it is not a carbon-neutral source.

### Level of Service

Natural gas service and availability are currently sufficient to meet existing demand. Cascade Natural Gas works with its suppliers to ensure that local gas supply needs are met.

Future levels of availability and service will be maintainable through market demand. Cascade Natural Gas and its affiliates will need to coordinate with the City to ensure that future service extensions are consistent with local growth plans.

### Future Needs

It is expected that natural gas services and facilities will be made available concurrently with growth to the best of the purveyor's ability. No deficiencies in the natural gas supply have been identified. The City will promote locating utility distribution lines together and using existing utility easements wherever possible.

## TELECOMMUNICATIONS / BROADBAND / INTERNET

Telecommunications is the transmission of information by wire, radio, optical cable, electromagnetic, or other similar means. In Richland, telecommunication utilities include telephone, cellular telephone, Internet, and cable television.

Telecommunication in Richland is provided by the licensing agency's franchise agreements with the City. Telecommunication is mostly regulated at the state level by the Washington Utilities and Transportation Commission.

The City of Richland currently franchises Charter Communications to serve its population. Charter provides cable TV, Internet, and phone services in Richland. Some other phone, Internet, and cable services providers include but are not limited to Verizon, dish wireless, U.S. Cellular, AT&T Wireless, T-Mobile, and DIRECTV. Telecommunication facilities offer services through cell towers on tall poles, lattice towers, and/or co-located in buildings.

Charter Communications provides television services in the Tri-Cities area from a central facility to individual subscriber sets. An electronic control center ("head-end" site) processes reception and generation for distribution through the cable system. The signal can be received from a hard line (cable or broadband fiber), a satellite dish, a microwave antenna, or a TV antenna.

Charter Communications' direct cable facilities in Richland include trunk lines and smaller distribution lines. Distribution lines run either along poles on space leased from an electrical or telephone utility, or underground, along the street right of way.

Fiber optic internet is a type of broadband, but differs from DSL, Cable and satellite based on the type of technology used. Fiber optic is currently the fastest, most reliable type of internet communication technology. In 2000 the Washington state legislature passed regulations to allow utility districts, such as Benton PUD to provide wholesale telecommunication services. Benton PUD currently owns over 500 miles of fiber-optic cable installed throughout the county. Access to the cable is then granted to retail service providers, of which there are several serving Richland customers. This includes companies such as Pocket iNet and Xytel. Benton PUD's fiber optic network is then connected to the NoaNet system, which is a statewide coalition of PUDs and institutions providing broadband infrastructure. There are some other companies building out a fiber system in the Tri-Cities such as Ziplly.

Finally, the City of Richland has fiber serving City Facilities and Schools. Other entities, such as the Department of Energy, may have lines that service areas within the City.

### Existing Conditions

The telecommunications industry is constantly undergoing advances in technology as cellular and optical fiber technologies transform the way service is delivered. Additionally, advances in computer technology, particularly artificial intelligence, will have an impact on the type and quantity of services provided by the industry. As the distinctions that separate data, video, and voice technologies disappear, it becomes more difficult to assess the future configuration of telecommunications service.

### Level of Service

Many telecommunication utilities are under the directive by their licensing agency and franchise agreements to provide adequate telecommunications services on demand to their service area. As

growth occurs within the city, demand for reliable telecommunication services also grows. Telecommunication companies provide adequate services according to Federal Communications Commission (FCC).

Nearly all land uses require one or more of the utilities involving telecommunications. As growth occurs within the residential, commercial, and industrial areas throughout the city and urban growth area, demand for reliable telecommunication services is placed on these utilities.

Many new providers have entered the market, and many corporate consolidations have occurred to provide options that create large coverage areas in the telecommunications field; therefore, it is very difficult to accurately assess the way in which telecommunications will be provided throughout the city.

The provision of advanced communications technology is important to the city's residents, students, and businesses and remain vital to the continued economic development of the City. However, the associated infrastructure can be aesthetically unattractive and present negative impacts to existing services. The City strives to encourage and facilitate the continued development of high-quality communications infrastructure while minimizing any associated adverse impacts upon the community or upon the reliability of existing services that are often delivered via the public rights-of-way.

The Federal Communications Commission (FCC) licenses cellular companies to operate within strict guidelines. The license allows the licensee the right to use a group of radio frequencies to provide telephone service.

### Future Needs

As demand for access to high-speed internet grows for personal and municipal purposes, the City will need to build broadband fiber extensions. For instance, faster internet and increased connectivity allows City utilities to provide effective and efficient use of resources. The needed extensions may be initiated by interested lessees or for municipal projects.

The City has budgeted \$1,800,000 for Broadband Network Fiber Extensions (per the FY2025 City of Richland Final Budget Book. [From the 2025 budget book; Need to confirm this is still valid in 2026?])

### IRRIGATION - BY OTHERS

Only portions of the City of Richland currently have irrigation services provided by non-City entities. The southern part of the city is served by the Columbia Irrigation District (CID), the Kennewick Irrigation District (KID), and the Badger Mountain Irrigation District (BMID). Columbia Irrigation District operates an irrigation canal and a pump station in that area. Within the unincorporated UGA, irrigation services are provided by the Columbia and Badger Mountain Irrigation Districts.

### Existing Conditions

Irrigation is not typically considered an urban service, nor is it a public service or utility provided by the City. However, irrigation water is used for lawns and landscaping by public facilities and grounds, schools, and residential subdivisions. Irrigation water lessens the demand on public drinking water supplies for these urban irrigation purposes.

The Kennewick Irrigation District is composed of local improvement districts which collectively provide irrigation water for a large area in Richland. KID serves an area along Keene Road and Gage Boulevard via Division 4 Canal and Amon Pump Lateral. The Badger Mountain Irrigation District serves irrigation water to 4,800 acres in the Badger Mountain vicinity. The service area in Richland City limits includes the Heritage Hills, Westcliffe, Crested Hills, and Country Ridge subdivisions; Badger Mountain School and Park; and Cherrywood and Sundance.

### Future Needs

The respective irrigation districts have their own plans for future services and to meet local needs. In addition, the city has identified a need for creating a system to monitor the large volume of water that outfalls from KID into the city's stormwater system

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Sources:

[List the referenced plans]

<https://www.noanet.net/about/our-story/>

<https://ziplyfiber.com/new-fiber-locations/fiber-internet-coverage-map>

<https://www.bentonpud.org/broadband>

<https://www.meter.com/resources/fiber-optic-vs-broadband>

<https://www.commerce.wa.gov/wsbo/>

## UTILITIES GOALS AND POLICIES

**Goal U.1 Utilities should support the land use, housing, and economic development goals of the City and all other elements of the Comprehensive Plan.**

- U.1a ~~Siting of Site~~ proposed public facilities ~~should be in a manner that is~~ consistent with adopted land use policies.
- U.1b When available and permitted under prevailing power supply contracts, ~~the City will use its~~ leverage the City's market access to low-cost electricity to provide favorable rates targeted at expansion and attraction of industries offering additional family- wage jobs.
- U.1c ~~Ensure that~~ Address the aesthetic impacts of utilities ~~will be addressed~~ through measures such as landscaping, ~~and~~ screening, and art treatments.
- U.1d Strive to provide state-of-the-art broadband and other advanced technology and connectivity options, which are crucial to support a diversified, sustainable, and resilient economy.
- U.1e Require new developments to construct all drinking water, wastewater, stormwater, electric, and provide space for solid waste collection in ways that meet the community development, environmental protection, and resource protection goals of this Plan, and that are consistent with adopted utility master plans and extension policies.
- U.1f Make necessary improvements to utility facilities that do not currently meet minimum standards. Prioritize capital improvements to existing systems based on age, condition, risk of failure, and capacity to support infill development, while also balancing fair distribution of services and benefits to the entire community.

**Goal U.2 Maintain existing service levels to current customers and ensure that public facilities and services ~~necessary to support development~~ are planned, sized, and constructed to serve new development.**

- U.2a Maintain current utility service levels based on local, state, and federal standards.
- U.2b Use a minimum 20-year planning horizon to plan for City-provided public utilities and identify new facilities, expansions, and improvements that will be needed. ~~The City will work with other purveyors of public services to provide facilities and services concurrent with development.~~
- U2.c Promote the efficient use of land and minimize environmental disturbance

by requiring that ~~the facilities of~~ various utilities be located together in the City rights-of-way wherever possible.

U2.d ~~The City will designate~~ Designate utility corridors and ~~utility facilities as required~~ to facilitate and promote the expansion of commercial and industrial development.

U2.e ~~The City will actively cooperate with other utility providers to establish a City electrical service territory boundary that allows the City's municipal utility to serve new loads.~~

Use developer reimbursement agreements that include "latecomer fees" and similar tools to enable property owners to recover some of the initial costs of extending infrastructure to serve their developments when others connect to such extensions at a later date.

### Goal U.3: **Provide utility facilities that ensure environmentally sensitive, safe, and reliable service.**

U.3a ~~All utility expansion and construction will consider the environment and ways to minimize impacts to it in siting, construction, and use.~~ Require the mitigation of environmental impacts that stem from the expansion, construction, operation, and maintenance of utility facilities.

U.3b ~~The City will use the best available technology to mitigate~~ Mitigate adverse impacts resulting from city utilities projects using the best available technology.

U.3c Protect the quality and quantity of groundwater used for public water supplies.

U.3d Require separate irrigation and potable water systems for new development where feasible.

U3.e Ensure that adequate funds are generated by the City's utilities to maintain utility services and capital improvement programs.

U3.f Coordinate public utility functions (such as operations and maintenance, public education and outreach, and Capital Facilities planning) for drinking water, wastewater, storm and surface water, and waste resources.

U3.g Update all utility master plans regularly and in accordance with state law.

U3.h Assess and mitigate the risk wildfire poses to drinking water utility systems.

### Goal U.4: **Adopt programs ~~to~~ that will conserve ~~and promote~~ or foster the sustainable use of resources.**

U.4a ~~Establish~~ Continue the city's public outreach efforts programs to promote resource conservation ~~the conservation of resources, such as~~ waste reduction, reuse, and recycling and provide educational information on the benefits of conservation.

- U.4b Implement the City's utility systems management plans.
- U.4c [Implement Best Management Practices \(BMPs\) to reduce runoff through Green Stormwater Infrastructure \(GSI\), and erosion and sediment control mechanisms.](#)
- U.4d [Partner with Tribes and the Ecology Office of the Columbia River with implementation of initiatives coming out of the Yakima River Basin Integrated Water Management Plan and the Columbia River Water Management Program.](#)
- U.4e [Reduce water system leakage as much as possible.](#)

**Goal U.5: Coordinate with outside utility providers for efficient, cost-effective, and reliable utility service.**

- U.5a [Work with other purveyors of public services to provide facilities and services concurrent with development.](#)
- U.5b Ensure ~~that land will be made~~ [an adequate supply of land is](#) available for the location of utility lines, including location within transportation corridors, [to meet current and future demand.](#)
- U.5c ~~Promote, when feasible, location of new public and private utility distribution facilities in shared trenches, and coordination of construction timing to minimize~~ [Minimize](#) construction-related disruptions to the public and reduce the cost of utility delivery [by locating new public and private utility distribution facilities in shared trenches and coordinating construction timing.](#)
- U.5d ~~When and where natural gas franchises exist, promote~~ [Promote](#) the extension of natural gas distribution lines [within and to](#) ~~to and within~~ the UGA, ~~constructed or reconstructed~~ [where natural gas franchises exist.](#)
- U.5e Promote a ~~wider~~ range of high-speed internet providers to encourage competition.
- U.5f [Prepare for and respond to emergencies and maintain secure facilities in a manner commensurate with the critical nature of the infrastructure.](#)
- U.5g [Design Richland's water supply system to achieve the most favorable fire insurance rating, consistent with adopted service levels.](#)
- U5.h [Evaluate the capacity and structural integrity of aging utility facilities and maintain, repair, or replace as needed.](#)