



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

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 28th, 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: Carly Kirkpatrick
Jennifer Ballard, Senior Planner

APPROVED BY: 
Jet Richardson, Chair