



MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, JANUARY 28, 2026
Richland City Hall – Council Chambers
625 Swift Boulevard

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

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

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

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

Approval of Agenda:

COMMISSION MEMBER SAMUEL MOVED AND COMMISSION MEMBER NICHOLSON SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. MOTION CARRIED 6-0.

Election of Officers:

1. Selection of Chair for 2026 – 2027

Chair Richardson opened the floor for nominations for the office of Chair.

- Member Lambert nominated Chair Richardson.
- Chair Richardson nominated Member Lambert.

A motion to elect Member Lambert as Chair was made and voted upon. The motion failed by a vote of 1–5.

A motion to elect Chair Richardson as Chair for the 2026–2027 term was then considered. The motion carried unanimously, 6–0, and Chair Richardson was re-elected.

2. Selection of Vice-Chair for 2026 – 2027

Chair Richardson opened the floor for nominations for the office of Vice-Chair.

- Chair Richardson nominated Commission Member Lambert.

No further nominations were made.

A motion to elect Commission Member Lambert as Vice-Chair for the 2026 – 2027 term was made and voted upon. The motion carried unanimously, 6–0, and Commission Member Lambert was elected Vice-Chair.

Approval of Minutes:

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

COMMISSION MEMBER SAMUEL MOVED, AND VICE-CHAIR LAMBERT SECONDED, TO APPROVE THE DECEMBER 10, 2025, PLANNING COMMISSION SPECIAL MEETING MINUTES, AND JANUARY 14, 2026, PLANNING COMMISSION WORKSHOP MINUTES AS PRESENTED. THE MOTION PASSED 6–0.

Public Comments:

None.

Agenda Item:

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

Chair Richardson recognized Senior Planner Ballard for her staff report, and review of the application.

The project site consists of approximately 7.61 acres, with an estimated 526 feet of frontage along Swift Boulevard. The proposed project consists of a 9,113 square foot exterior addition to the existing Kadlec Regional Medical Center surgical suite. The addition would be located along Swift Boulevard and include exterior facades facing west, south, and east. The addition would accommodate two operating rooms, one procedure room, staff locker rooms, support spaces, and an exterior mechanical yard.

Staff reviewed applicable Richland Municipal Code (RMC) design standards for buildings facing public streets. The Code allows for alternative design deviations, subject to Planning Commission review and approval, provided the proposal demonstrates equivalent or superior site design, fulfills the intent of the standards, and is compatible with the surrounding area.

Applicant Kyle Gray, with Providence, gave a brief explanation of the major deviation and answered questions from the Commission.

COMMISSION MEMBER NICHOLSON MOVED, AND COMMISSION MEMBER SAMUEL SECONDED, APPROVING PLN-T2-2025-00018 AUTHORIZING DEVIATION FROM 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. THE MOTION PASSED 6-0.

2. Comprehensive Plan Update - Capital Facilities Element and Utilities Element Discussion

Chair Richardson recognized Nicole Stickney, Associate Principle with AHBL.

Ms. Stickney spoke regarding a display related to the Future in Focus initiative that has been set up in the library with assistance from the City of Richland Parks and Facilities crew. The display consists of two scale Alphabet Homes and a gallery of art boards addressing housing and housing-related concerns. The display will remain on view through Wednesday, February 4, 2026.

Ms. Stickney then presented the proposed update to the Comprehensive Plan regarding Capital Facilities and Utilities Elements, explaining Growth Management Act requirements and how these elements support land use, infrastructure, and service delivery. The presentation highlighted public engagement results, which identified infrastructure, utilities, transit, and pedestrian and bicycle safety as key priorities.

Updates to the Capital Facilities Element include streamlined content, updated inventories, new facility categories, revised goals and policies, and alignment with the City's Strategic Plan.

Updates to the Utilities Element include expanded system descriptions, updated mapping, revised goals and policies addressing capacity, environmental protection, sustainability, coordination with other providers, and long-term system maintenance.

Next steps include continued public engagement and development of additional Comprehensive Plan elements, including the Climate Element.

Communications:

Planning Manager Stevens went over new hires that are expected to begin in the upcoming months, including a Senior Planner, Permit Technician and Administrative Assistant II for Development Services.

Development Services Director Rizzitiello reported that the Washington State Department of Commerce awarded the city a \$900,000 grant for clean energy planning. The grant will

fund approximately two years of work focused on a master plan for Horn Rapids, the Northwest Clean Energy Park, and the Richland Innovation Center.

Chair Richardson congratulated Commission Member Samuel on his next endeavor and thanked him for his service on the Planning Commission.

Adjournment:

Chair Richardson adjourned the meeting at 7:42 P.M.

PREPARED BY: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant II

APPROVED BY: 
Jet Richardson, Chair

Certificate Of Completion

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Signer Events

Jet Richardson
 jrichardson@habitat-tcp.org
 Executive Director
 Jet Richardson, Tri-County Partners Habitat for
 Humanity
 Security Level: Email, Account Authentication
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 Security Level: Email, Account Authentication
 (None)

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 Security Level: Email, Account Authentication
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Certified Delivery Events	Status	Timestamp
Toni Clark tclark@ci.richland.wa.us Administrative Assistant II City of Richland Security Level: Email, Account Authentication (None)	<div style="border: 2px solid blue; padding: 5px; display: inline-block; font-weight: bold; color: blue;">VIEWED</div> Using IP Address: 64.184.153.146	Sent: 5/21/2026 4:32:39 PM Viewed: 5/21/2026 4:38:00 PM
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Notary Events	Signature	Timestamp
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