



Agenda

Hearing Examiner Meeting
Monday, September 14, 2026
Richland City Hall - Council Chambers
625 Swift Boulevard

Public Hearing - 6:00 p.m.

Public Hearing Explanation

New Business - Public Hearing

- I. Shoreline Substantial Development Permit - PLN-T2-2026-00021 & PLN-T1-2026-00487 (Cont.)
 - Ryan Nelson, Planner

Adjournment

This meeting will be broadcast live on Spectrum Channel 192, on the City's website at richlandwa.gov/CityViewTV and on You Tube at <https://www.youtube.com/@RichlandCityViewTV>.

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (RCW Ch. 42.30) 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.



HEARING EXAMINER AGENDA ITEM STAFF REPORT

Meeting Date: 9/14/2026

Agenda Category: New Business - Public Hearing

Prepared By: Ryan Nelson, Planner

Subject

Shoreline Substantial Development Permit - PLN-T2-2026-00021 & PLN-T1-2026-00487 (Cont.)

Department/Office

Development Services

Document Type

Hearing Examiner Item

Recommended Motion

Staff recommends that the Hearing Examiner continue the public hearing to the October 12, 2026 hearing as requested by the applicant team.

Summary

Continuation of a Shoreline Management Substantial Development Permit (SSDP) to allow for the construction of two accessory structures within the shoreline setback area of the Ben Franklin Transit Facilities parcels. The proposal has been determined to be consistent with the City of Richland's Title 23 – Zoning, Title 26 – Shoreline Management, and Chapter 22.10 – Critical Area Ordinance.

Fiscal Impact

None.

Attachments

- I. Request for Continuance

From: Paul Knutzen <paul@knutzenengineering.com>
Sent: Thursday, September 10, 2026 3:21 PM
To: Nelson, Ryan
Subject: RE: Additional Documents for 1000 Columbia Park Trail

[EXTERNAL EMAIL] Exercise caution before clicking links or opening attachments.

I need another one-month extension please. We had some delays on the client side, but we will be able to hit next month's hearing on October 12th. Thanks,
Paul

From: Nelson, Ryan <rnelson@richlandwa.gov>
Sent: Thursday, September 10, 2026 11:24 AM
To: Paul Knutzen <paul@knutzenengineering.com>
Subject: Additional Documents for 1000 Columbia Park Trail

Paul,

Can you provide me with a status update regarding the additional documents for the shoreline permit #PLN-T2-2026-00021?

Thanks,



Ryan Nelson
Senior Planner
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7587

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