



Agenda
City Council Workshop Meeting
Tuesday, October 25, 2016
City Hall Council Chamber | 505 Swift Boulevard

City Council Workshop - 6:00 p.m. (City Hall Council Chamber)

Agenda Items:

- I. 2017 State Legislative Priorities (30 minutes)
 - Jon Amundson, Assistant City Manager
2. Master Plan for 1,341-Acres Recently Acquired North of Horn Rapids Road (20 minutes)
 - Kerwin Jensen, Community Development Director

Executive Session:

- I. Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation (45 minutes)
 - Heather Kintzley, City Attorney

Adjournment

Richland City Hall is ADA accessible with special parking and access available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the City Council Workshop by calling the City Clerk's Office at 942-7388.



COUNCIL WORKSHOP COVERSHEET

Council Date: 10/25/2016

Department: Assistant City Manager

Key Element:

Subject:

2017 State Legislative Priorities (30 minutes)

Summary:

Attachments:



COUNCIL WORKSHOP COVERSHEET

Council Date: 10/25/2016

Department: Community & Development Services

Key Element: Key 3 - Economic Vitality, Key 4 - Targeted Investments

Subject:

Master Plan for 1,341-Acres Recently Acquired North of Horn Rapids Road (20 minutes)

Summary:

Kerwin Jensen, Community Development Director, will give a brief update relative to the master plan for recently acquired land and surrounding properties located north of Horn Rapids Road.

Attachments:

- I. 1341 Master Plan Presentation

1,341 Acre Master Plan



City staff presented to City Council in 2015

- Refresh on concept:
 - Unique ability in northwest of having large lots
 - Intent is primarily for large, single-user sites
 - Ideally 200+ acres
 - Reserved for:
 - Industrial
 - Manufacturing and/or
 - Research related uses

Current effort

- Prepare Capital Facilities Plan
- Prepare Master Plan



Capital Facilities Plan

- Used to support Urban Growth Area Expansion request to Benton County.
- UGA Expansion allowed every 5 years, December 2016 is the end of current window.
- Required by GMA to show ability to provide services.
- 6 year and 20 year planning requirements.
- Primarily concerned with ability to provide acceptable level of service (LOS) of off-site utilities/roadway infrastructure.

CFP Must evaluate:

- Utilities – water, sewer, stormwater, power, communications
- Transportation
- Emergency Support
- Schools
- Parks
- Financial



Master Plan

- Concepts for roadway, rail, and lot layouts
- Will use Horn Rapids absorption rate to help determine needs
- Maximum flexibility for utilities and lot line layouts
- Identify Critical Areas
- Internal infrastructure needs (including rail, roads, water, sewer)
- Design Standards
- Cost Estimates

Stakeholders

- City of Richland
- Port of Benton
- Benton County
- ITAB (Tribes)
- TRIDEC
- Energy NW
- PNNL
- Hanford Advisory Board
- LIGO
- DOE

Press releases and project info on Port of Benton website
with link from City of Richland website

Schedule

- Meeting to date: Richland City Council, ITAB, Port Commission, Community Stakeholders
- Draft CFP by September 30, 2016
- Planning Commission/ Public process Oct. - Dec 2016
- UGA Expansion Application to City for submittal to Benton County by Dec 2, 2016
- Draft Master Plan Document by Dec 30, 2016

Discussion/Questions ?

- Questions/comments about roles/responsibilities?
- Questions about process?
- Input on CFP, UGA or Master Plan?



JUB
J-U-B ENGINEERS, INC.



COUNCIL WORKSHOP COVERSHEET

Council Date: 10/25/2016

Department: Public Works

Key Element:

Subject:

Per RCW 42.30.110 (1) (ii): Discuss Current or Potential Litigation (45 minutes)

Summary:

Attachments: