



Agenda
City Council Workshop Meeting
Tuesday, April 23, 2019
City Hall Council Chamber | 505 Swift Boulevard

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

Agenda Items:

1. 2018-2019 Comprehensive Plan Annual Amendments Discussion (45 Minutes)
 - Kerwin Jensen, Community Development Director
2. Public Works Summer Projects Update (30 minutes)
 - Pete Rogalsky, Public Works Director
3. Parks Master Plan Update (30 minutes)
 - Joe Schiessl, Parks and Public Facilities Director

Adjournment

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 City Council Workshop by calling the City Clerk's Office at 942-7389.



COUNCIL WORKSHOP COVERSHEET

Council Date: 4/23/2019

Department: Development Services

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 3 - Increase Economic Vitality

Subject:

2018-2019 Comprehensive Plan Annual Amendments Discussion (45 Minutes)

Summary:

The Planning Division has received six private party applications for yearly amendments to the City's Comprehensive Plan (Comp Plan). In addition, staff have identified several other possible mapping amendments involving City-owned land.

Pursuant to RMC 19.90.060, staff is prepared to describe the proposed Comp Plan amendments during a workshop prior to requesting Commission consideration of the suggested amendments.

Proposed Comp Plan Amendments:

COR Fire Station – Triangle shaped piece of property at the intersection of Stevens and SR-240, which currently has no Comp Plan or Zoning designations. The Fire and Emergency Services Department would like to have it zoned PPF in order to construct a fire station.

Horn Rapids Golf Course – Brad Rew application to amend the Comp Plan from Developed Open Space (DOS) to Medium Density Residential and associated rezone to R2 in order to construct townhouses. This area is encumbered by a deed restriction.

COR housecleaning – Inconsistencies between Comp Plan and Zoning in various areas owned by the City.

Horn Rapids (Stew Stone – with rezone) – Amend the Comp Plan and Rezone within undeveloped area of Horn Rapids to accommodate Northstone's typical housing product.

Tim Bush (Lot 2 – with rezone) – North end of Lawless Park, which was sold to Mr. Bush. He wants to build residential on the property.

Tim Bush (Lot 4 – with rezone) – South end of Lawless Park, would like it zoned commercial.

Bethel Church (with rezone) – South side of Keene Road (10 acres), would like to amend Comp Plan and Rezone to R3 in order to allow more residential development. Proposing a development agreement to not allow apartments.

Proposed Comp Plan Text Amendments:

COR Fire and Emergency Services Department – Modify language to include future projects within the Comp Plan document.

Attachments:

- I. City of Richland Comp Plan Amendments 2018-2019

CITY OF RICHLAND

2018-2019 COMPREHENSIVE PLAN AMENDMENTS

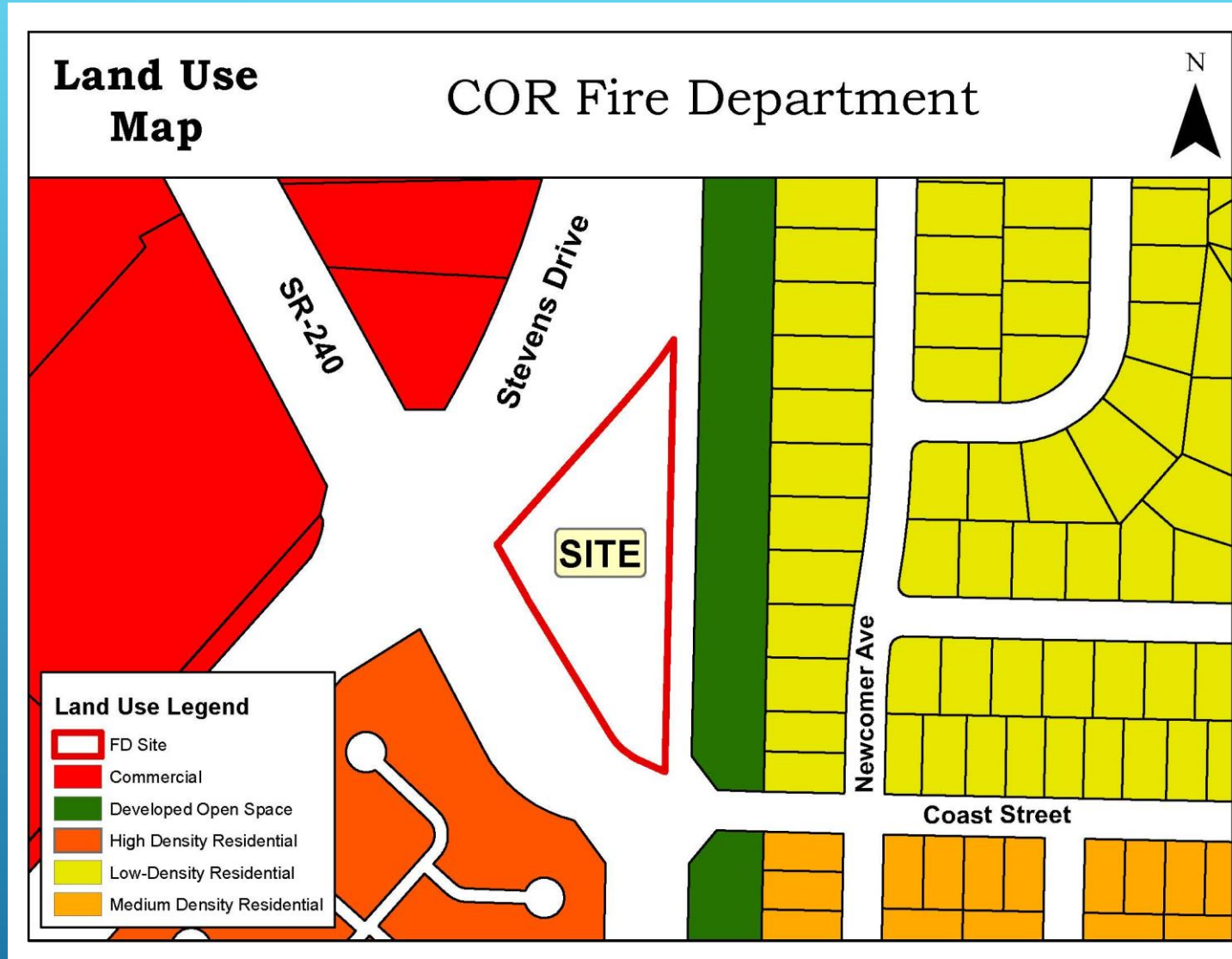
City Council Workshop

April 23, 2019

CITY OF RICHLAND – FIRE STATION

CPA 2018-102

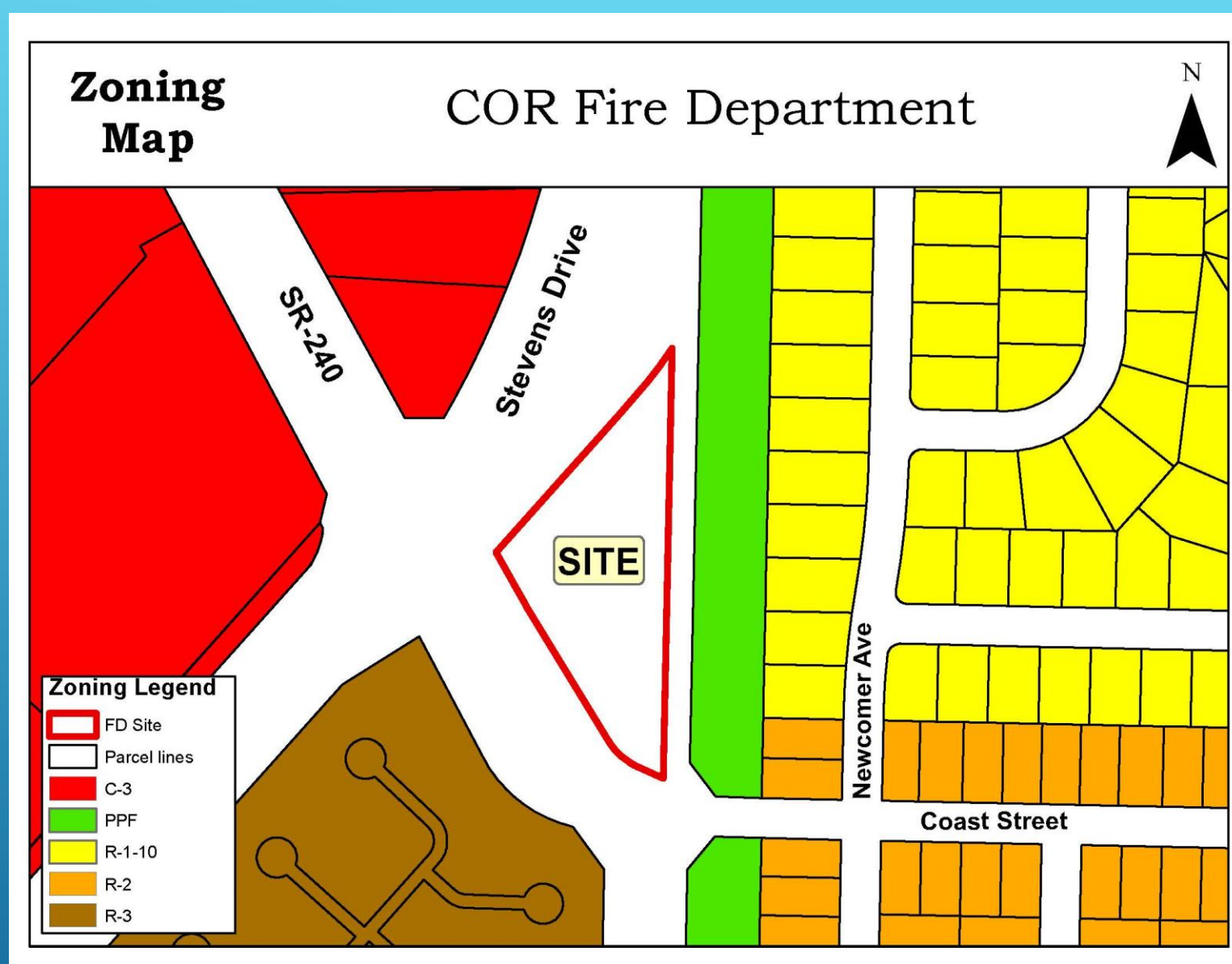
Z 2018-105



CPA 2018-102

CURRENT LAND USE DESIGNATION = N/A

PROPOSED LAND USE DESIGNATION = PUBLIC FACILITY



Z 2018-105

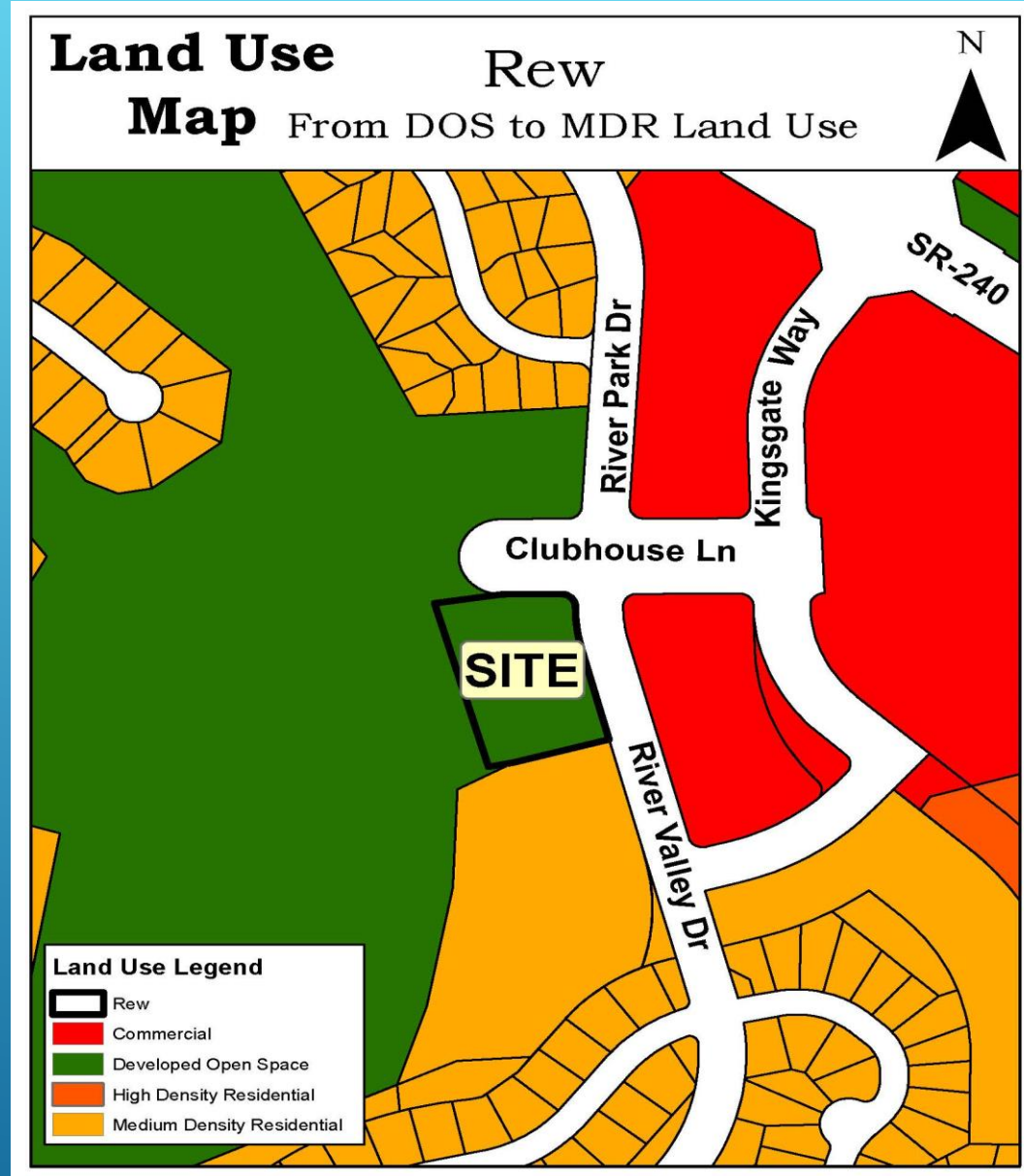
CURRENT ZONING DISTRICT = N/A

PROPOSED ZONING DISTRICT = PARKS & PUBLIC FACILITIES (PPF)

CPA 2018-103

Z 2018 - 107

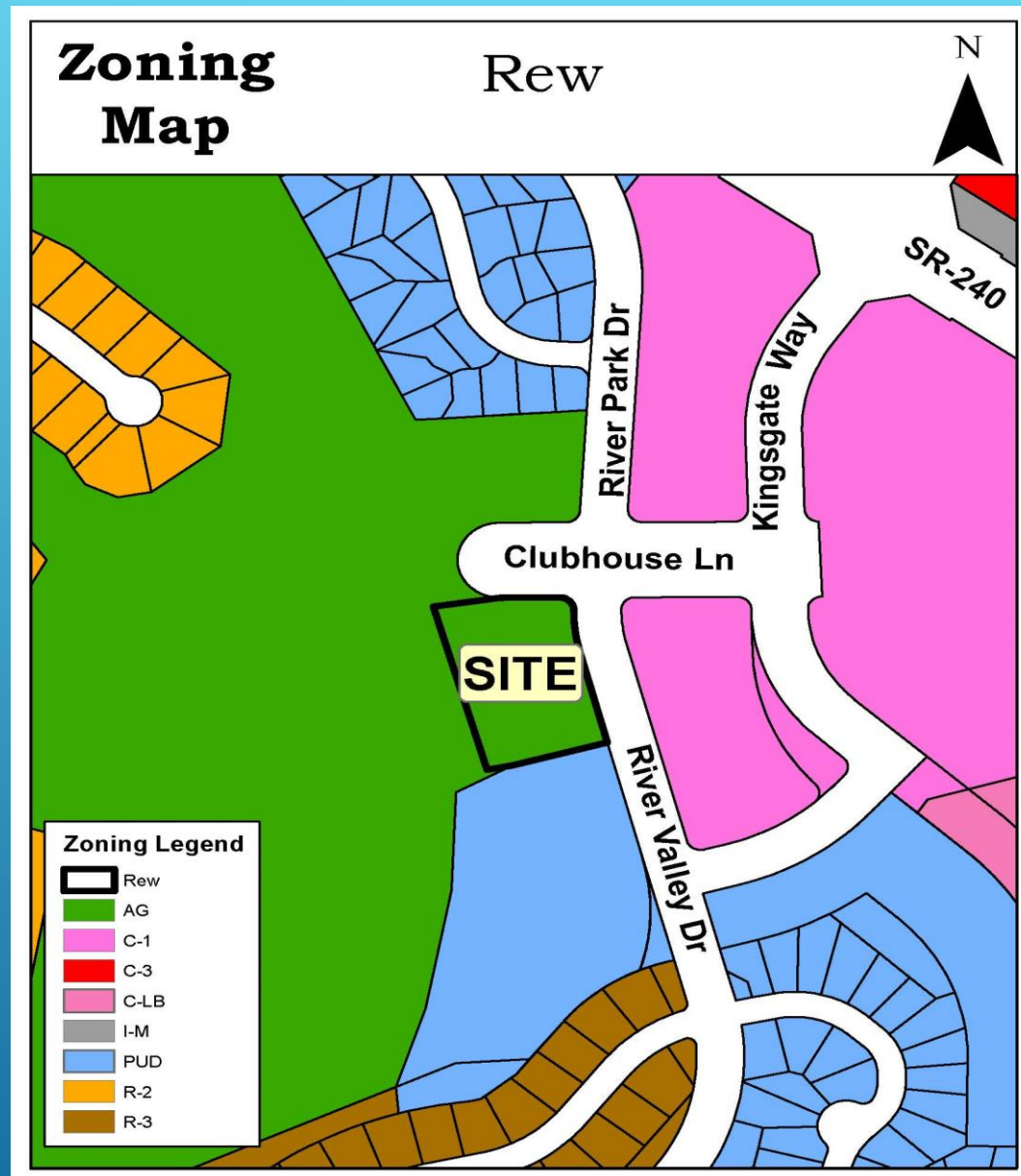
**HORN RAPIDS GOLF COURSE –
(REW)**



CPA 2018-103

CURRENT LAND USE DESIGNATION = DEVELOPED OPEN SPACE

PROPOSED LAND USE DESIGNATION = MEDIUM DENSITY RESIDENTIAL



Z 2018-107

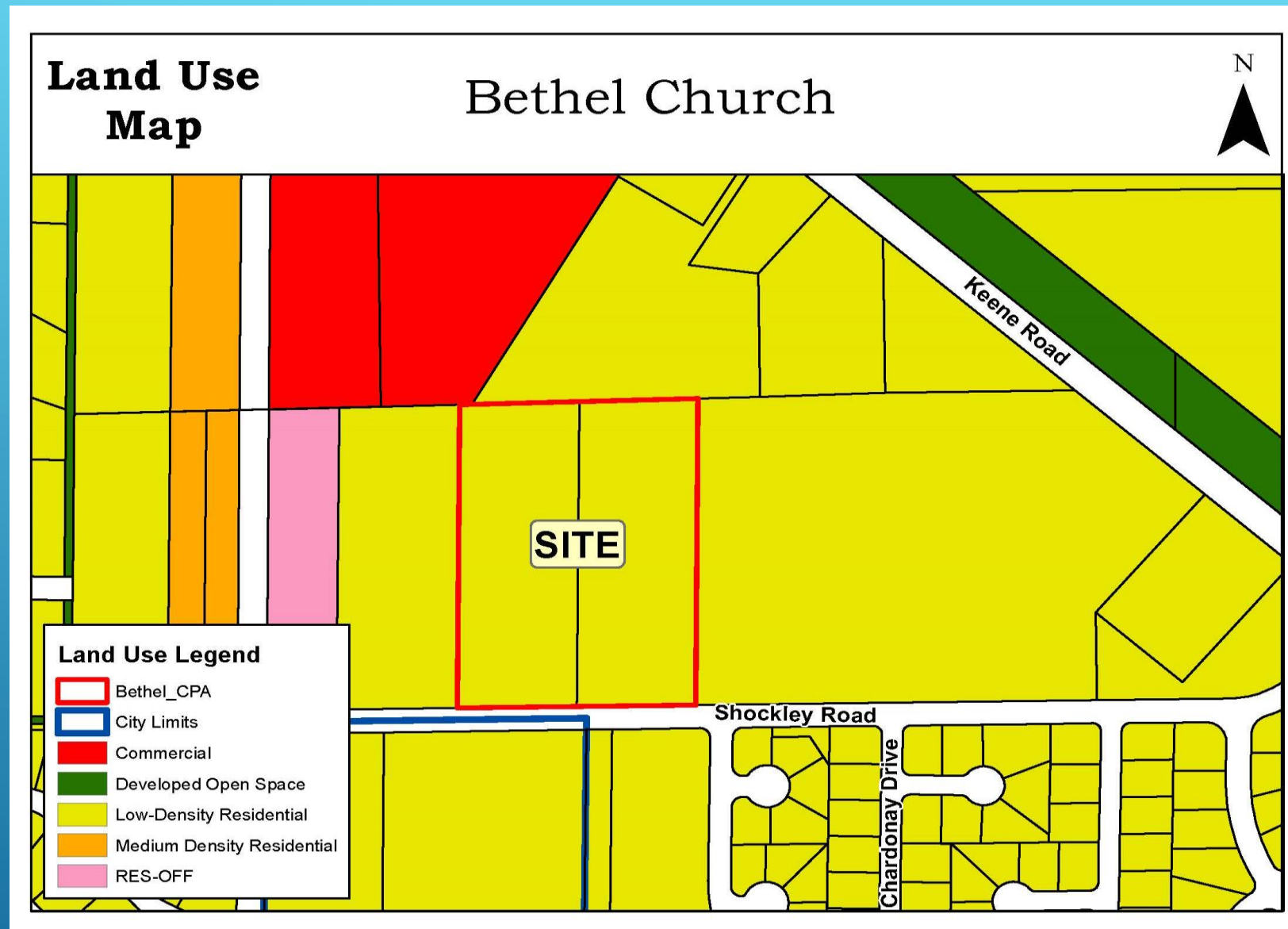
CURRENT ZONING DISTRICT = AGRICULTURE (A)

PROPOSED ZONING DISTRICT = MEDIUM DENSITY RESIDENTIAL (R-2)

BETHEL CHURCH

CPA 2019-101

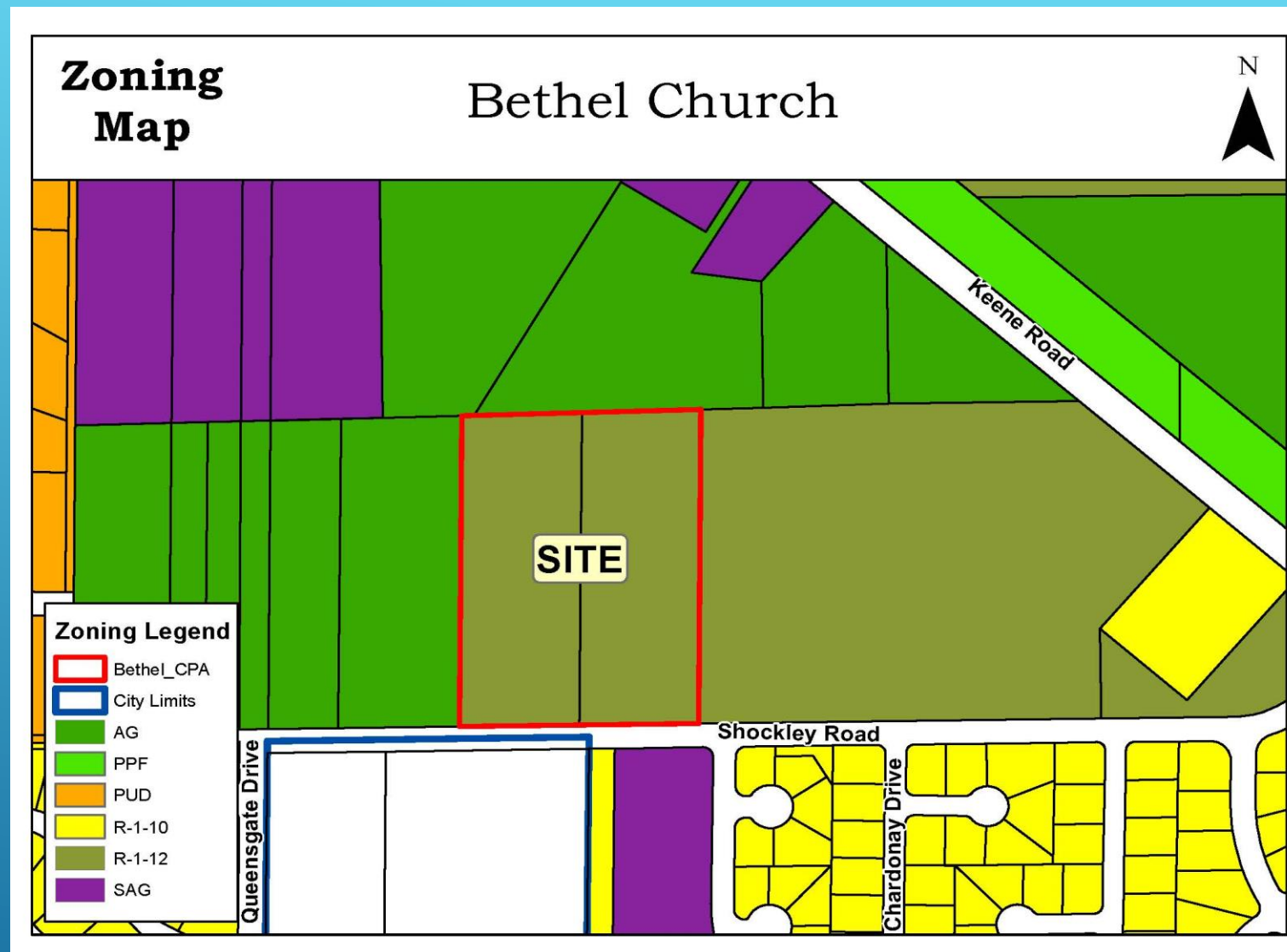
Z 2019 - 101



CPA 2019-101

CURRENT LAND USE DESIGNATION = LOW DENSITY RESIDENTIAL

PROPOSED LAND USE DESIGNATION = HIGH DENSITY RESIDENTIAL



Z 2019-101

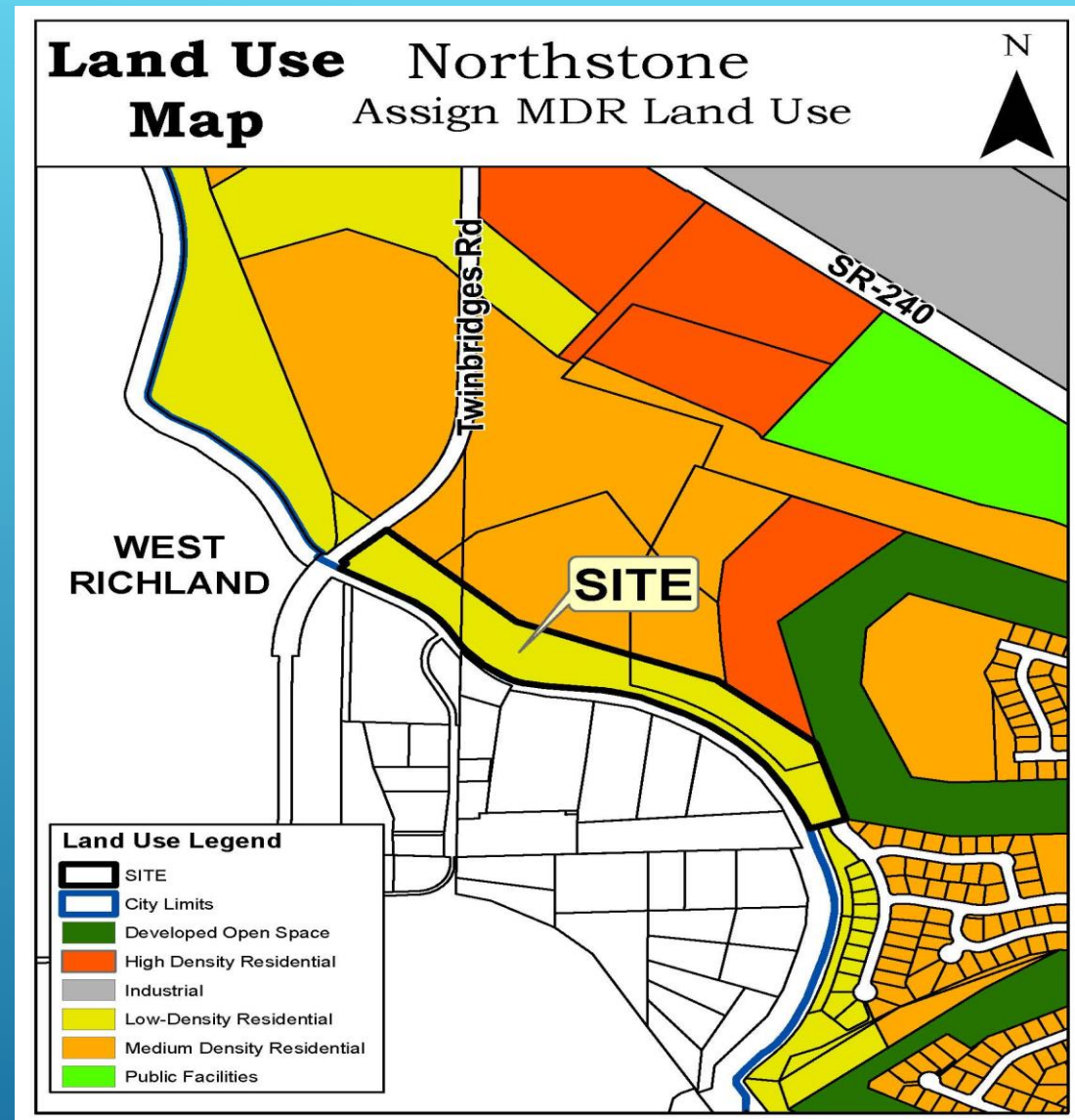
CURRENT ZONING DISTRICT = LOW DENSITY RESIDENTIAL (R-1-12)

PROPOSED ZONING DISTRICT = HIGH DENSITY RESIDENTIAL (MULTIPLE FAMILY RESIDENTIAL R-3)

HORN RAPIDS – NORTHSTONE

CPA 2019-102

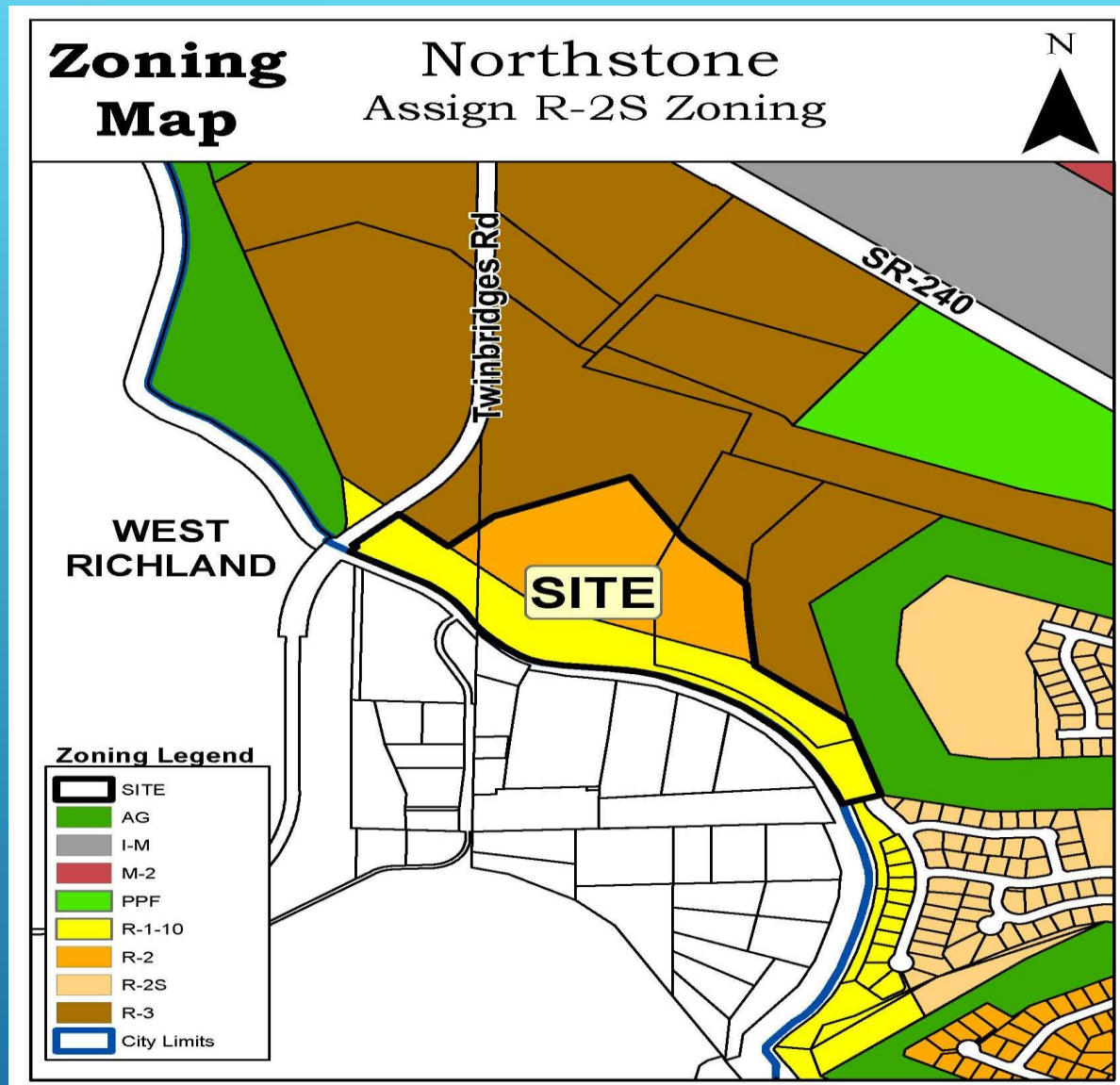
Z 2019-102



CPA 2019-102

CURRENT LAND USE DESIGNATION = LOW DENSITY RESIDENTIAL AND MEDIUM DENSITY RESIDENTIAL

PROPOSED LAND USE DESIGNATION = MEDIUM DENSITY RESIDENTIAL



Z 2019-102

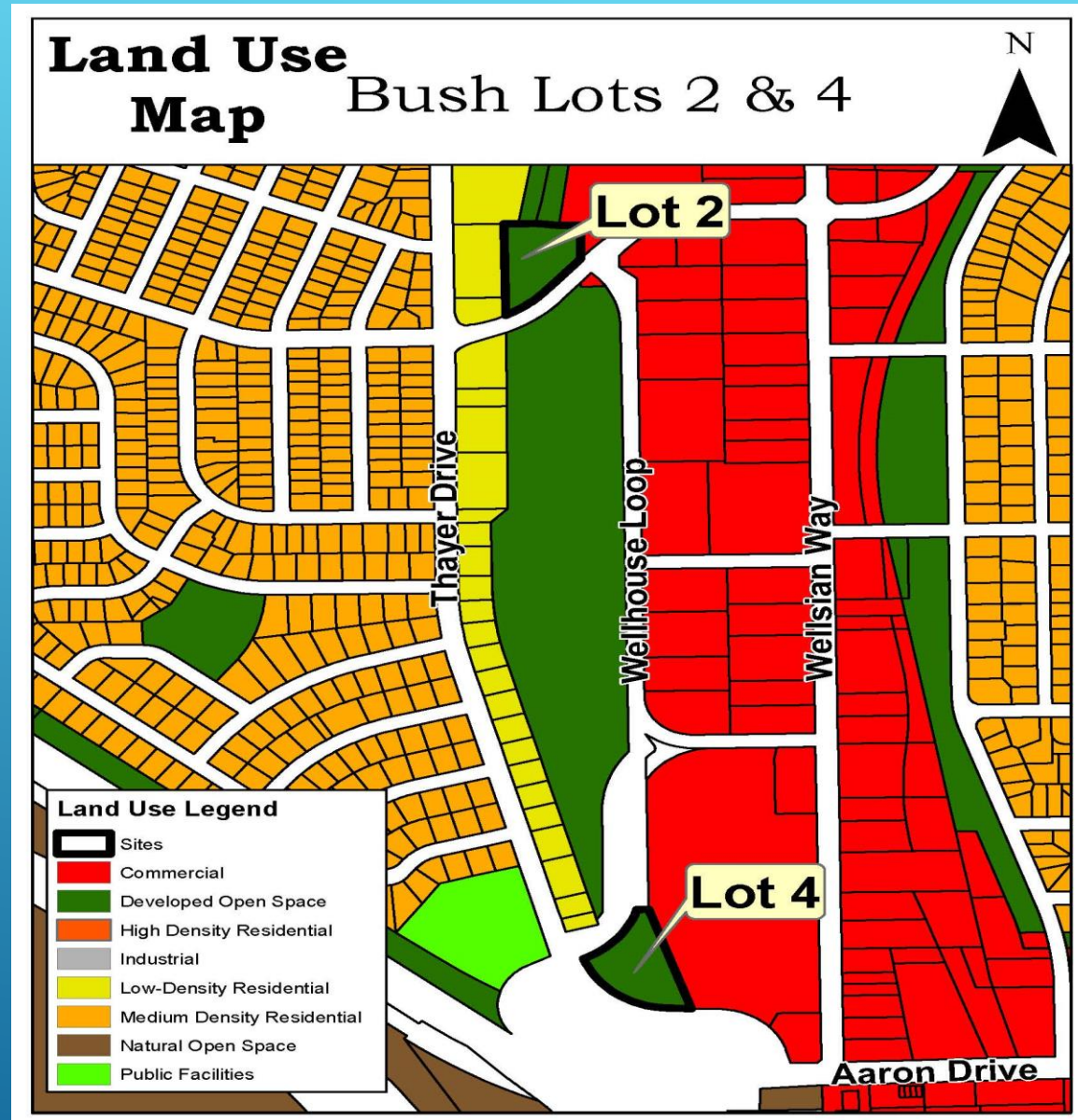
CURRENT ZONING DISTRICTS = LOW DENSITY RESIDENTIAL (R-1-10) & MEDIUM DENSITY RESIDENTIAL (R-2)

PROPOSED ZONING DISTRICTS = MEDIUM DENSITY RESIDENTIAL (R-2S)

TIM BUSH – LOT 2

CPA 2019-103

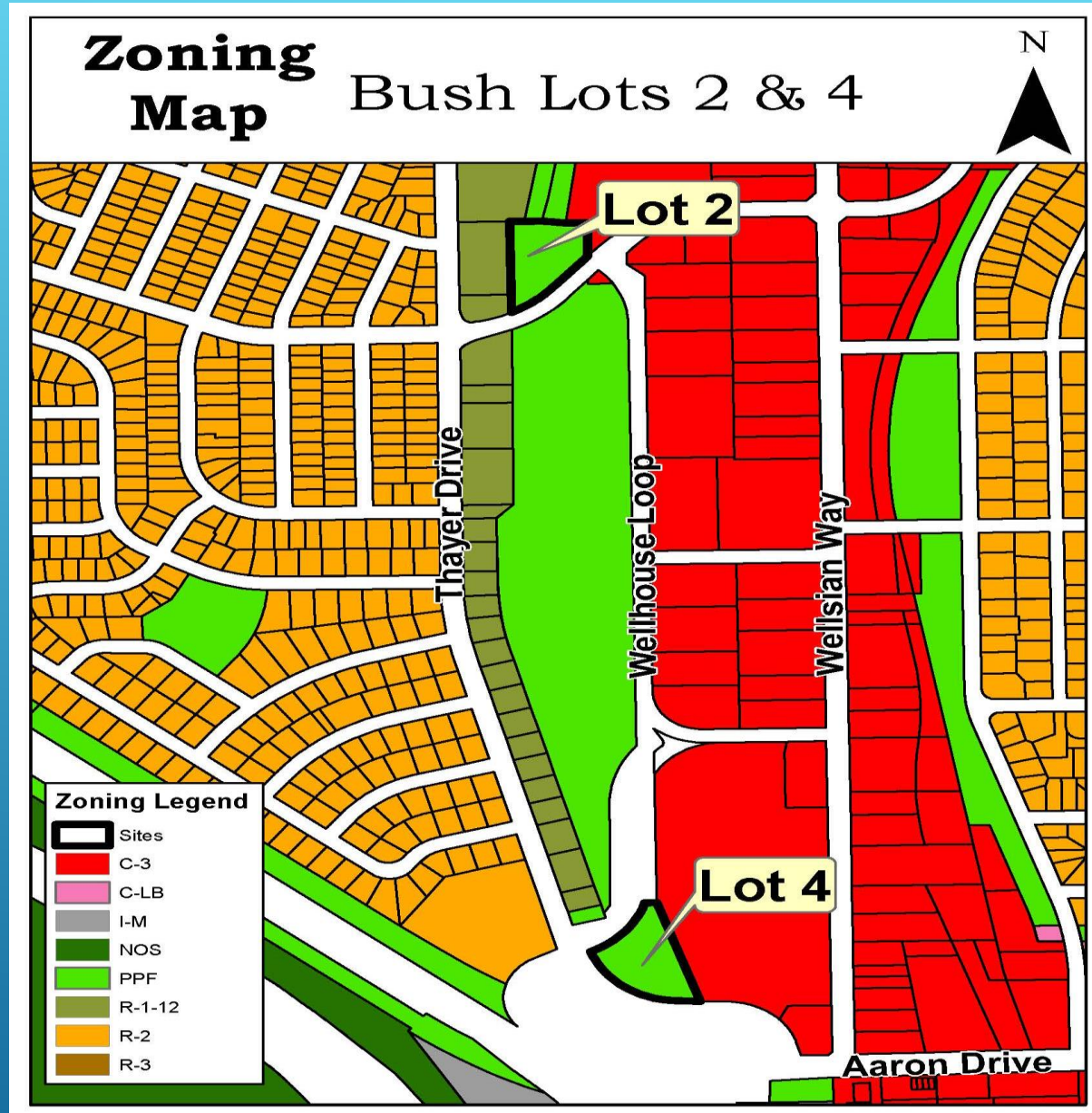
Z 2019 - 103



CPA 2019-103

CURRENT LAND USE DESIGNATION = DEVELOPED OPEN SPACE

PROPOSED LAND USE DESIGNATION = HIGH DENSITY RESIDENTIAL



Z 2019-103

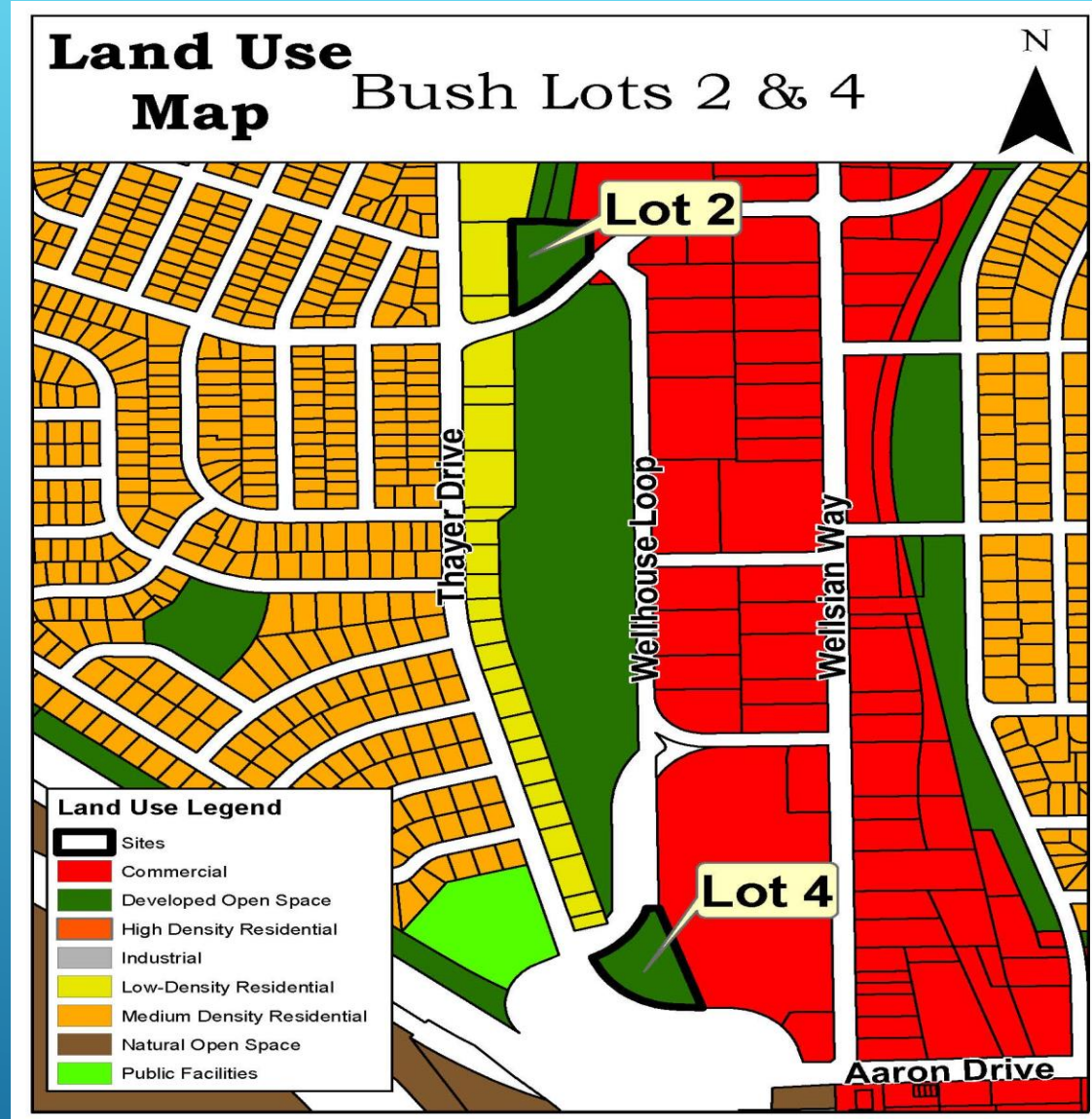
CURRENT ZONING DISTRICT = PARKS & PUBLIC FACILITIES (PPF)

PROPOSED ZONING DISTRICT = MULTIPLE FAMILY RESIDENTIAL (R-3)

TIM BUSH – LOT 4

CPA 2019-104

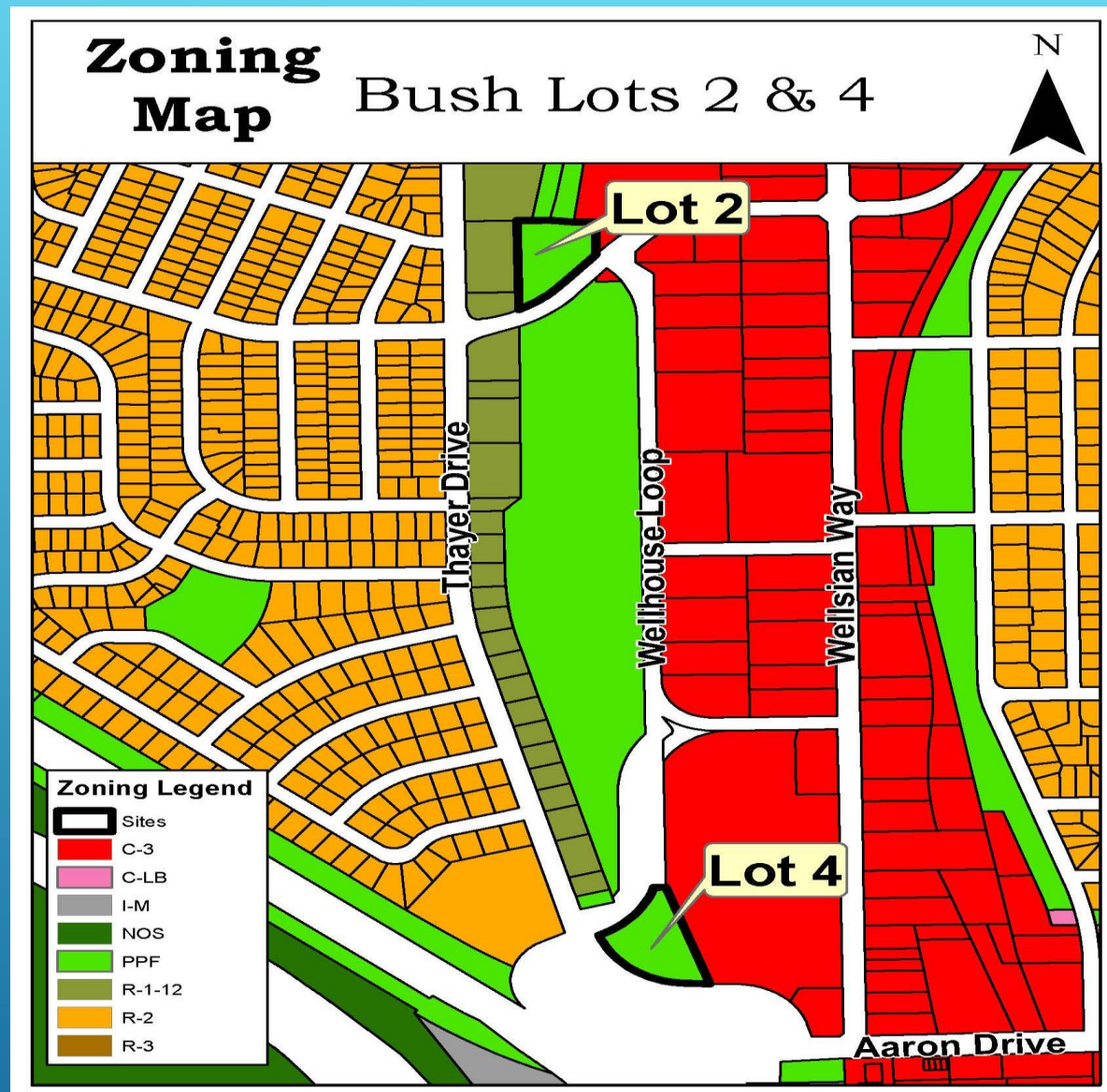
Z 2019 - 104



CPA 2019-104

CURRENT LAND USE DESIGNATION = DEVELOPED OPEN SPACE

PROPOSED LAND USE DESIGNATION = COMMERCIAL



Z 2019-104

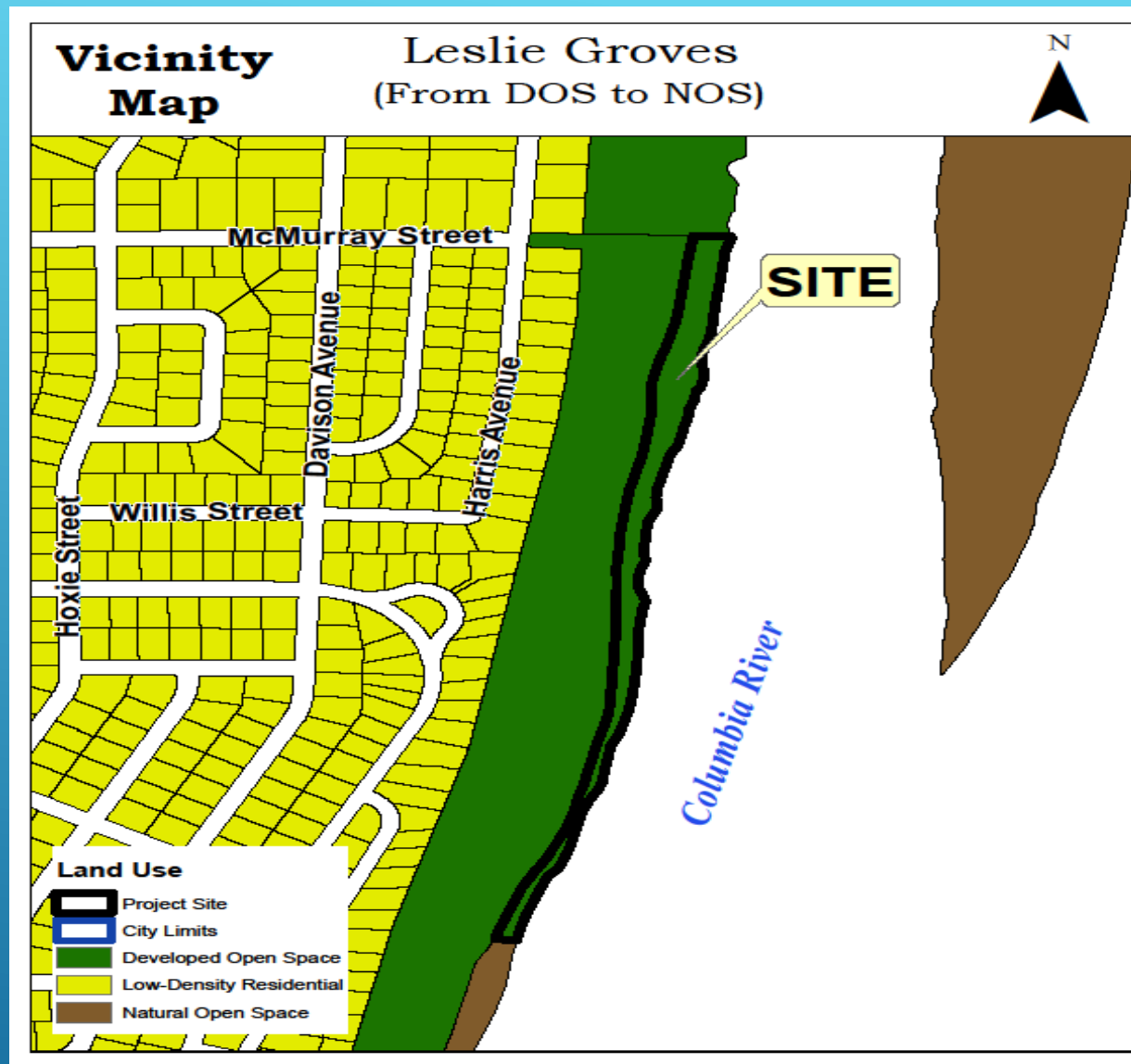
CURRENT ZONING DISTRICT = PARKS AND PUBLIC FACILITIES (PPF)

PROPOSED ZONING DISTRICT – RETAIL BUSINESS (C-2)

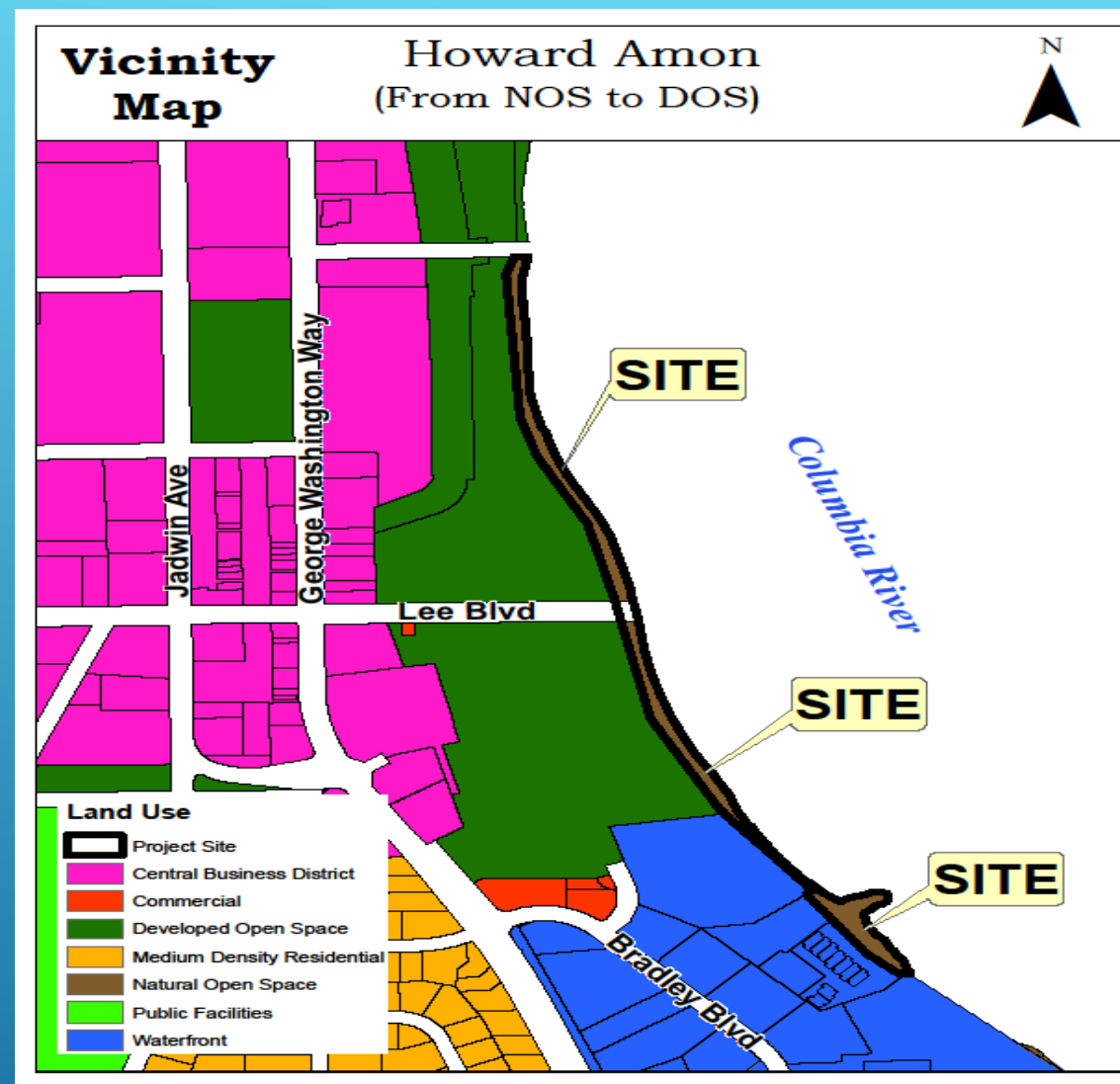
CITY OF RICHLAND – MISC.

CPA 2019-105

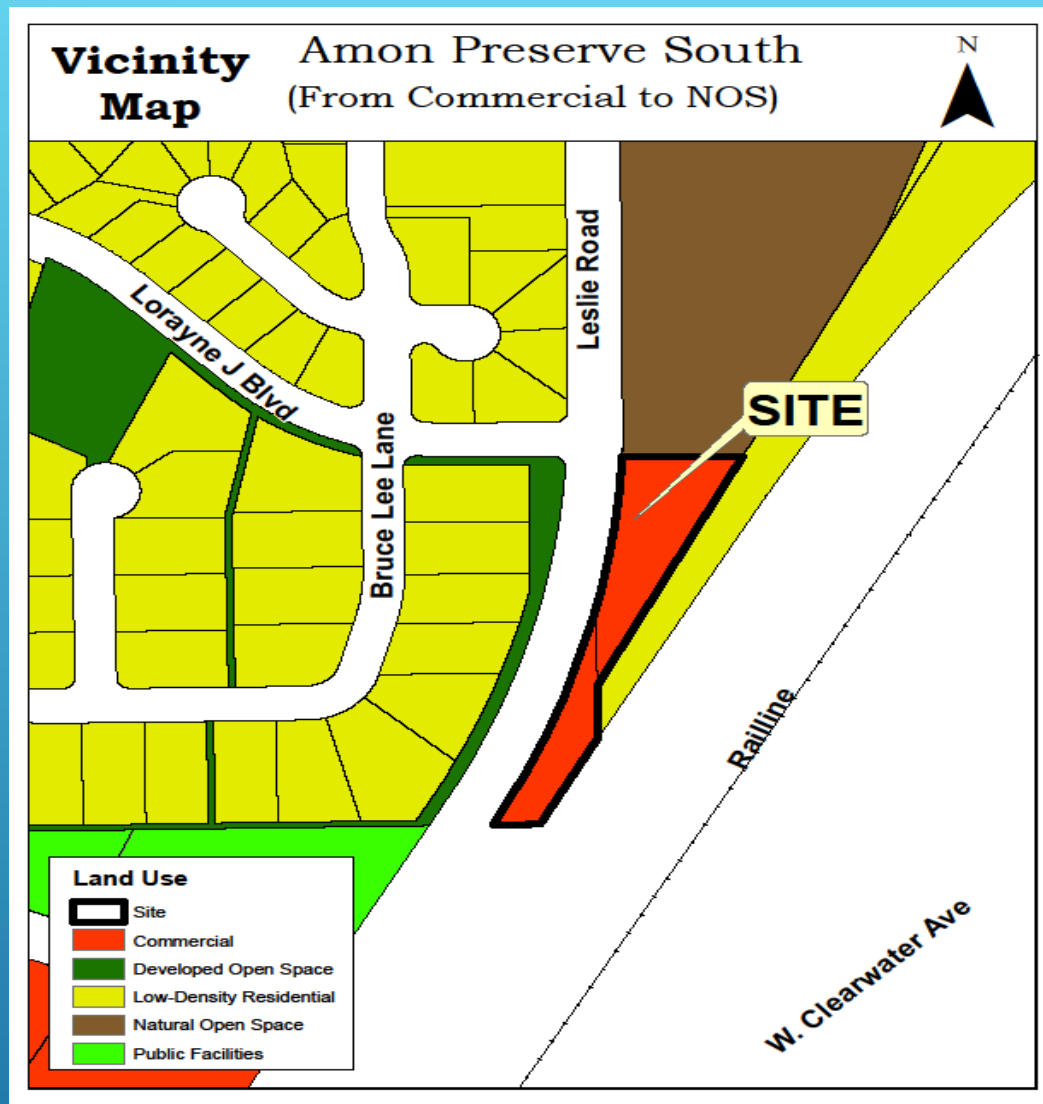
Z 2019-105



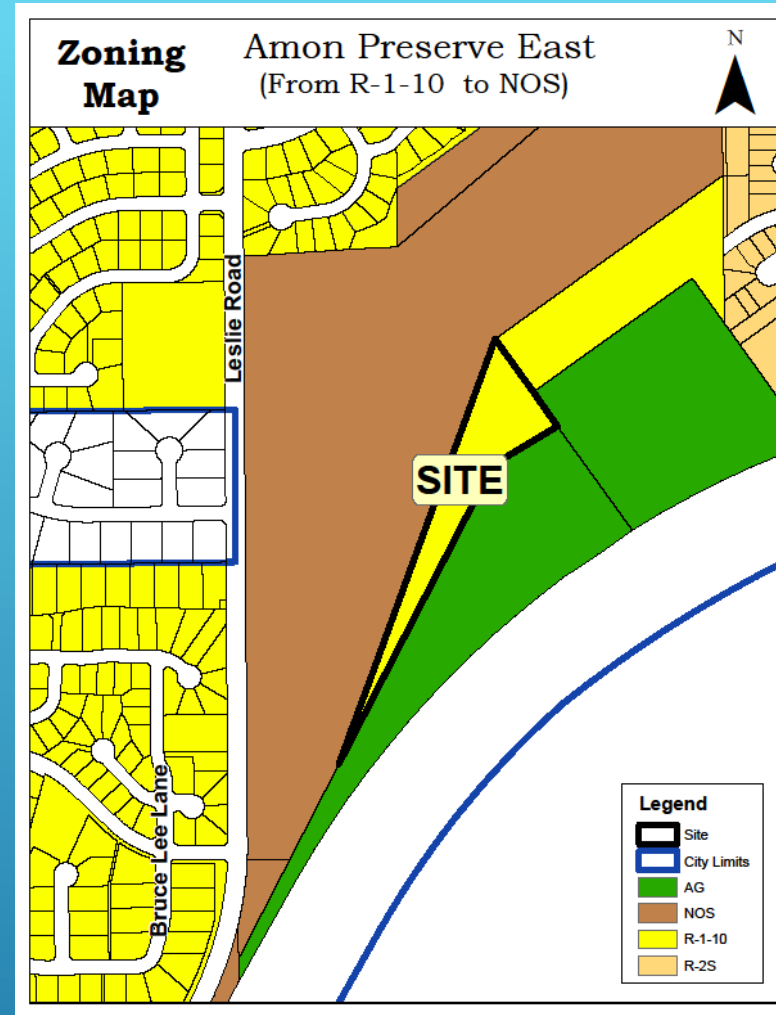
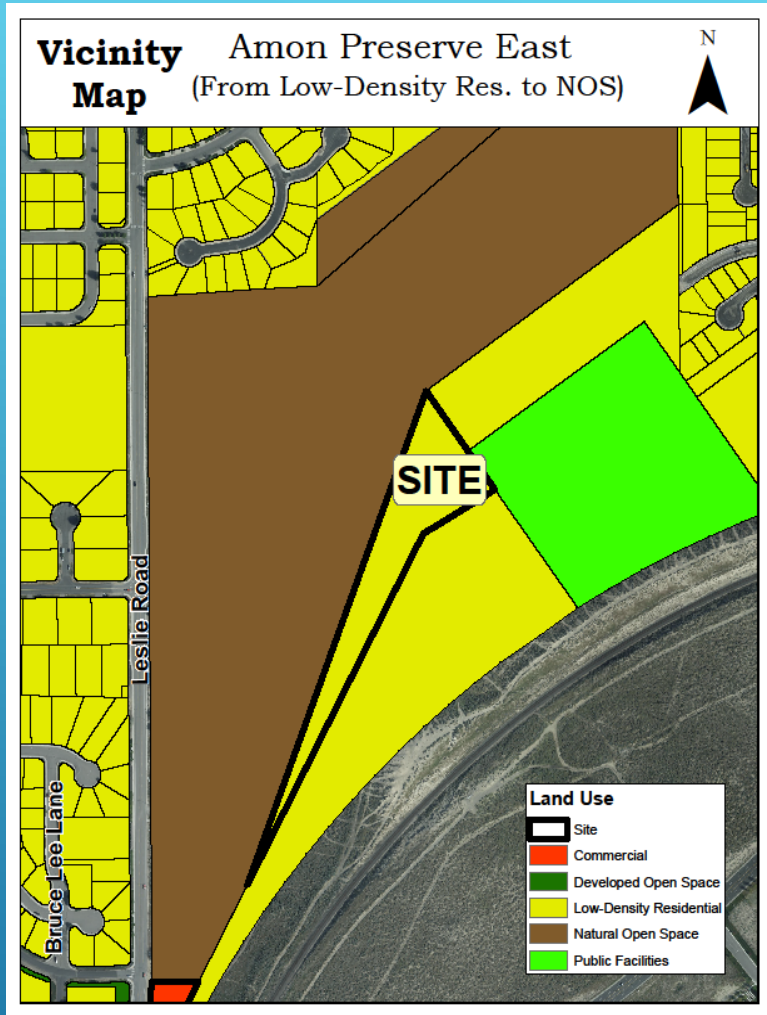
LESLIE GROVE:
EXTEND NATURAL OPEN SPACE (NOS) DESIGNATION NORTH ALONG WATERFRONT FROM
EXISTING NOS BOUNDARY TO NEWCOMER STREET. REZONE WATERFRONT TO NOS.



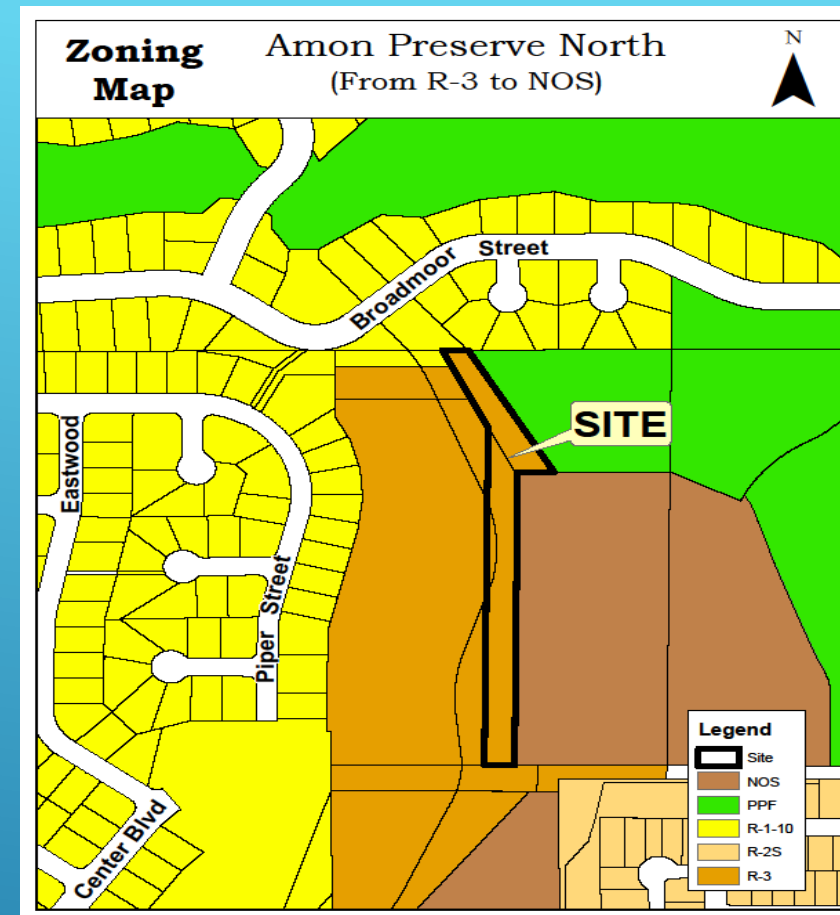
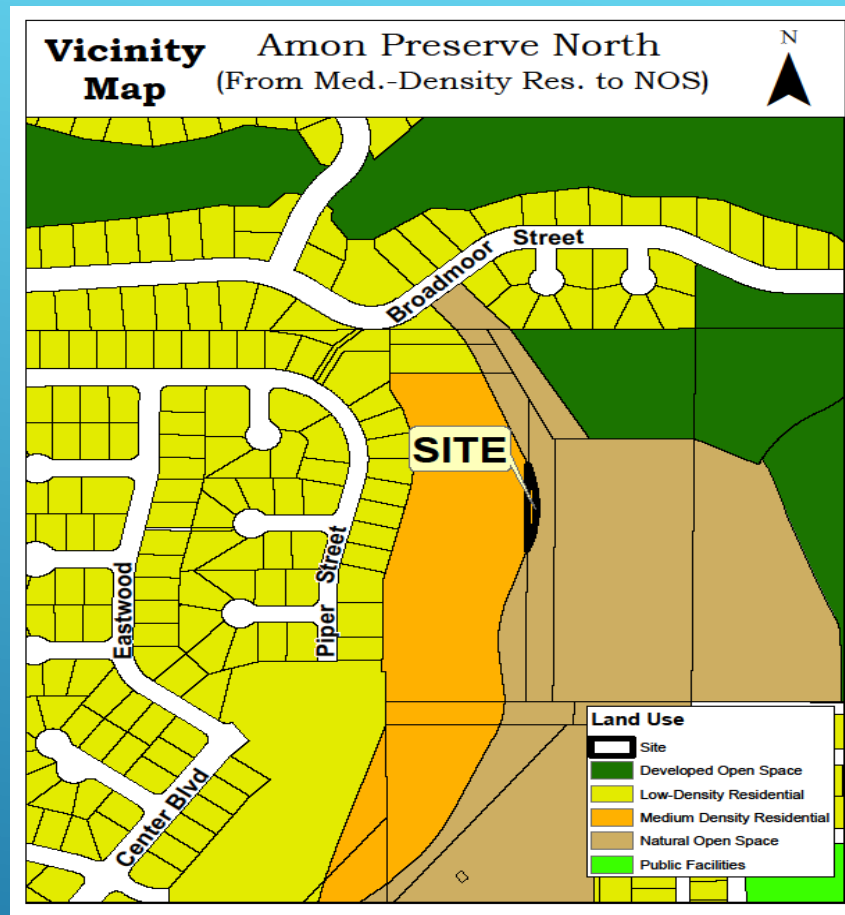
HOWARD AMON:
CHANGE WATERFRONT LAND USE CLASSIFICATION FROM NOS TO
DOS TO MATCH THE REST OF THE PARK AND TO BE CONSISTENT
WITH EXISTING PPF ZONING.



AMON PRESERVE (SOUTH):
CHANGE LAND USE DESIGNATION FROM COMMERCIAL TO NOS IN
ORDER TO BE CONSISTENT WITH THE EXISTING ZONING (NOS).



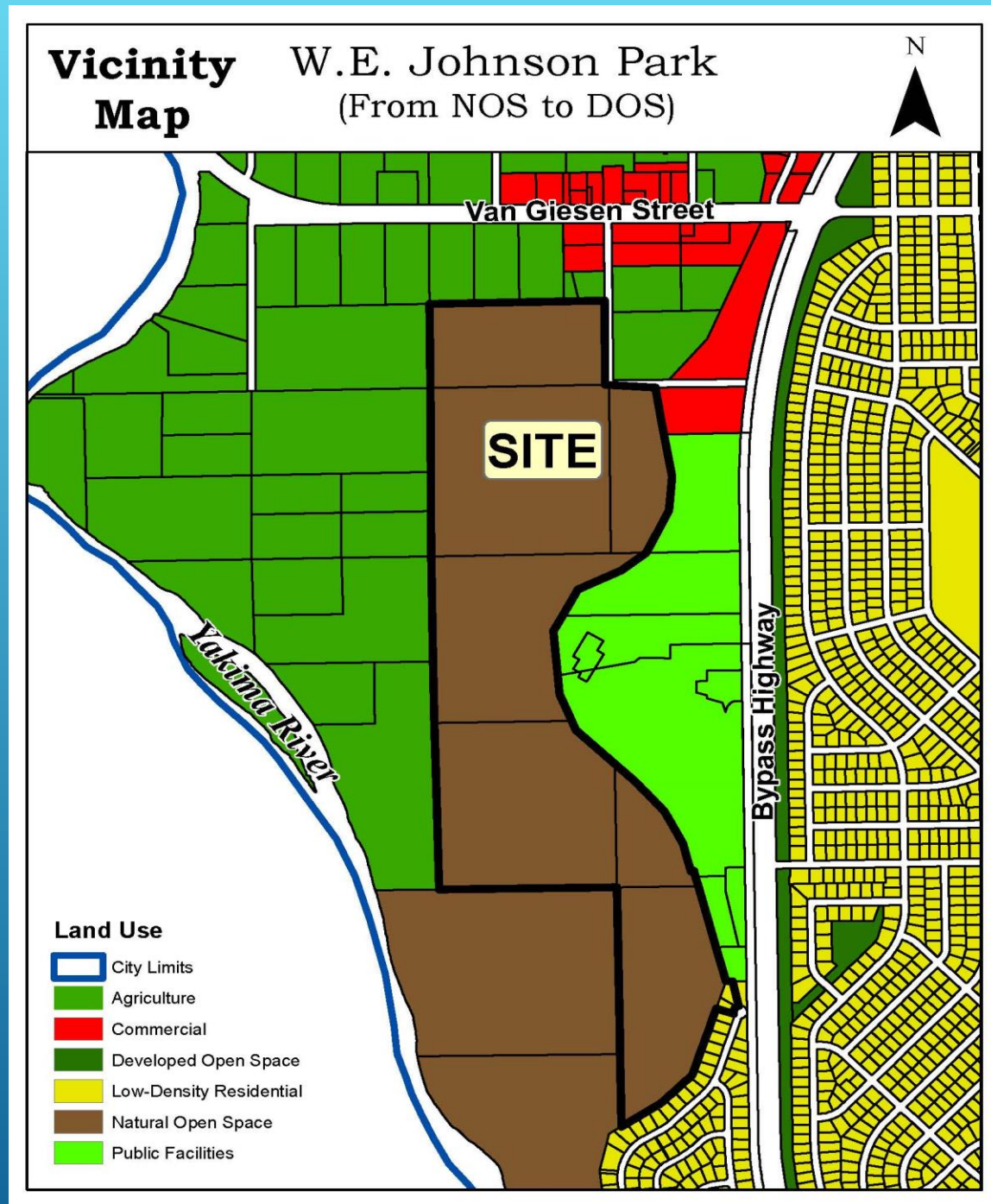
AMON PRESERVE (EAST):
CHANGE LAND USE DESIGNATION FROM LOW DENSITY
RESIDENTIAL TO NATURAL OPEN SPACE.
CHANGE ZONING FROM R-1-10 TO NOS.



AMON PRESERVE (NORTH):
 CHANGE COMP PLAN ALONG WESTERN BOUNDARY FROM HIGH
 DENSITY RESIDENTIAL TO NATURAL OPEN SPACE.
 CHANGE ZONING FROM MULTIPLE FAMILY RESIDENTIAL (R-3) TO
 NOS.

W.E. Johnson Park:

Change Land Use Designation from Natural Open Space (NOS) to Developed Open Space (DOS) to be consistent with the zoning (PPF).



CITY OF RICHLAND – FIRE DEPARTMENT

CPA 2018-104 – Text Amendment

AMEND CAPITAL FACILITIES

GOAL 12 – RELABEL CURRENT POLICY 3 TO POLICY 4: ADD NEW POLICY 3 (BELOW)

Policy 3: 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.

AMEND FIRE AND EMERGENCY SERVICES AND FACILITIES SECTION (PAGE 61)

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 Core Focus Areas as well as meets the mission and vision of Richland Fire & Emergency Services.



COUNCIL WORKSHOP COVERSHEET

Council Date: 4/23/2019

Department: Public Works

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Subject:

Public Works Summer Projects Update (30 minutes)

Summary:

Staff will brief Council on the scope of work, schedule, public information, and Council actions anticipated in relation to several construction projects being implemented by the Public Works Department this summer.

Attachments:



COUNCIL WORKSHOP COVERSHEET

Council Date: 4/23/2019

Department: Parks & Public Facilities

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Core Focus Area 4 - Manage our Natural Resources

Core Focus Area 5 - Maximize Community Amenities

Subject:

Parks Master Plan Update (30 minutes)

Summary:

The City has engaged Mike Terrell-Landscape Architect to work with the public, Parks and Recreation Commission, staff and other stakeholders to update the City's six-year Parks Master Plan. The plan is now at the end of the public participation and data gathering stage and tonight's presentation will focus on the plan's preliminary data. The Parks and Recreation Commission will formally consider the plan in May and provide their recommendation for Council consideration in June.

Attachments: