



Agenda
Planning Commission Meeting
Wednesday, May 22, 2019
City Hall Council Chamber | 505 Swift Boulevard

Commission Members: Chair Palmer, Vice-Chair Boring, and Commissioners Eadie, Keuhlen, Maier, Mealer, and Townsend

Liaisons: Council Liaison Alvarez and Alternate Council Liaison Lemley
Staff Liaison: Planning Manager Stevens

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

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

January 23, 2019 Meeting Minutes

April 10, 2019 Workshop Minutes

May 8, 2019 Workshop Minutes

Public Comments:

Public Hearing Explanation:

New Business – Public Hearing:

1. 2020-2025 Transportation Improvement Program
2. Draft Title 23 Update

Communications:

Adjournment

The next Planning Commission Workshop is June 12, 2019

The next Planning Commission Meeting is June 26, 2019

This Meeting is broadcast live on CityView Channel 192 and online at CI.RICHLAND.WA.US/CITYVIEW

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be received 48 hours prior to the Planning Commission Meeting by calling the City Clerk's Office at 942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 5/22/2019

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

January 23, 2019 Meeting Minutes

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission meeting held on January 23, 2019.

Summary:

Attachments:

1. DRAFT PC Mtg Mins 1.23.19



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, JANUARY 23, 2019
6:00 PM

Call to Order and Welcome:

Chair Palmer called the meeting to order at 6:00 p.m. and welcomed the public.

Attendance:

Present: Chair Palmer, Vice Chair Boring, Commissioners Eadie, Keuhlen, Maier, and Mealer. Also present were Council Liaison Alvarez, Community Development Director Jensen and Planning Manager Stevens.

Approval of Agenda:

Chair Palmer presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER BORING MOVED AND COMMISSIONER MAIER SECONDED THE MOTION TO APPROVE THE JANUARY 23, 2019 MEETING AGENDA AS WRITTEN. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chair Palmer presented the minutes of the December 19, 2018 meeting for approval.

Commissioner Maier noted one typo under the Communications section, stating the title Chairperson should be amended to Commissioner next to her name.

COMMISSIONER MAIER MOVED AND COMMISSIONER BORING SECONDED THE MOTION TO APPROVE THE MINUTES OF THE DECEMBER 19, 2018 MEETING AS AMENDED. MOTION CARRIED 6-0.

Public Comment

Chair Palmer asked the recorder to read the public comment procedures. After the reading of the procedure, **Chair Palmer** opened the public comment period at 6:03 p.m. Having no one come forward Chair Palmer closed the public comment period at 6:03 p.m.

New Business – Public Hearings:

1. CA2018-103: Text Amendment to RMC Title 22 – Critical Areas Ordinance

Planning Manager Mike Stevens gave the staff report and detailed recent changes to the draft ordinance. He pointed out that some comments received since the last draft had been incorporated. Mr. Stevens also explained why comments requesting additional changes outside the scope of requirements from the Growth Management Hearing Board were not being considered as part of this required revision. Additionally, Mr. Stevens spoke to each finding from the Growth Management Hearing Board decision and provided details as to which sections and amendments satisfied requirements for compliance.

Chair Palmer opened the Public Hearing at 6:17 p.m.

Alison Cable, 3555 Strawberry Lane, submitted testimony on behalf of Future Wise. During her comments, she thanked city staff for their work on the draft ordinance and consideration of submitted comments. Ms. Cable also stated support from Future Wise for the draft ordinance before the commission.

Patrick Paulson, 2253 Davison, provided additional comments in written form and testified to his written comments.

Chair Palmer closed the public hearing at 6:24 p.m. and opened commission discussion on the item.

Vice Chair Boring asked Mr. Stevens about mapping related to the CAO.

Commissioner Maier thanked Mr. Stevens for his help and guidance managing the public comments and support to the Planning Commission. Commissioner Maier also asked for clarification on the nomination process going forward.

Vice Chair Boring commented on the addition of species of local importance in the latest draft and expressed her support

Commissioner Mealer asked for clarification on the path forward for mapping. Mr. Stevens detailed the cities current Critical Areas map and stated staff is working to purchase mapping information from Fish and Wildlife to update the city's existing maps.

VICE CHAIR BORING MOVED AND COMMISSIONER KEUHLEN SECONDED THE MOTION TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO CHAPTER 21.10 OF THE RICHLAND MUNICIPAL CODE AS CONTAINED IN THE DRAFT 3 ORDINANCE, EXHIBIT 5, BASED UPON THE ABOVE LISTED FINDINGS OF FACT AND CONCLUSIONS OF LAW.

MOTION PASSED 6-0.

Communications:

Mr. Stevens advised Commissioners that there may not be a meeting next month.

Mr. Jensen pointed out a letter from Elijah Family Homes expressing gratitude for the Commission's involvement reviewing CDBG applications.

Councilman Alvarez thanked viewers and commissioners for watching on CityView TV and thanked Commissioners for their time.

Vice Chair Boring appreciated the thank you letter from Elijah Family Homes.

Adjournment:

Chairman Palmer adjourned the meeting at 6:35 p.m.

PREPARED BY: Lynne Follett, Executive Assistant
REVIEWED BY: Mike Stevens, Planning Manager



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 5/22/2019

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

April 10, 2019 Workshop Minutes

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission workshop held on April 10, 2019.

Summary:

Attachments:

1. DRAFT PC Workshop Mins 4.10.19



MINUTES
PLANNING COMMISSION WORKSHOP
City Manager Conference Room, 975 George Washington Way
WEDNESDAY, APRIL 10, 2019
6:00 PM

Call to Order:

Vice Chairwoman Boring called the meeting to order at 6:00 p.m. **Chairman Palmer** arrived shortly after and stepped in to lead the workshop.

Attendance:

Present: Chairman Palmer, Vice Chair Boring, Commissioners, Mealer, Madsen, Maier, and Eadie. Planning Manager Mike Stevens was also present.

Agenda Items:

Critical Areas Mapping

Mr. Stevens briefed the Commission on the need for critical area mapping. Commissioners discussed current critical areas and asked questions about how the mapping will occur. Key areas identified by Mr. Stevens for mapping were the Badger Mountain Centennial Preserve, Amon Creek Preserve and Yakima River Delta.

Mr. Stevens also briefed the Commission on current mapping capabilities and items that Planning Staff are working on, such as updating the Land Division Code and yearly Comprehensive Plan Amendments.

Adjournment:

Chairman Palmer adjourned the meeting at 8:25 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: Mike Stevens, Planning Manager



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 5/22/2019

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

May 8, 2019 Workshop Minutes

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission meeting held on May 8, 2019.

Summary:

Attachments:

1. DRAFT PC Workshop Mins 5.08.19



MINUTES
PLANNING COMMISSION WORKSHOP
City Manager Conference Room, 975 George Washington Way
WEDNESDAY, MAY 8, 2019
6:00 PM

Call to Order:

Chairman Palmer called the meeting to order at 6:00 p.m.

Attendance:

Present: Chairman Palmer, Vice Chair Boring, Commissioners, Mealer, Madsen, Maier, and Eadie. Planning Manager Mike Stevens was also present.

Agenda Items:

2020-2025 Transportation Improvement Program (TIP)

Julie West, Transportation & Development Manager, presented the 2020-2025 TIP to the Commission. Commissioners held a brief question and answer period. Ms. West indicated the TIP would be brought before the Commission for consideration at the May 22, 2019 meeting.

Adjournment:

Chairman Palmer adjourned the meeting at 7:15 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: Mike Stevens, Planning Manager



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 5/22/2019

Agenda Category: New Business – Public Hearing

Prepared By: Pete Rogalsky, Public Works Director

Subject:

2020-2025 Transportation Improvement Program

Request:

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Recommended Motion:

Recommend Council adopt the 2020-2025 Traffic Improvement Program.

Summary:

Washington State Law requires the City to prepare a six-year Transportation Improvement Program (TIP) each year. The City's TIP is integrated into regional and state Transportation Improvement Program's in an effort to assemble an integrated multi-jurisdictional system plan. The TIP's primary functions are to: 1) publicly establish the City's transportation system improvement goals for the coming six-year period; and 2) support management of state and federal funds applied to transportation system improvements. The TIP preparation schedule is dictated by a state-wide schedule of program preparation and adoption.

The City conducts a very thorough public involvement program each year to support the Council's TIP adoption process. By State regulation the City is required to conduct one public hearing in its process. The City typically conducts three public hearings during its process, one each at the Planning Commission, Parks and Recreation Commission, and City Council.

The Planning Commission's consideration of the TIP is not mandated by the State or the municipal code. Several of the Commission's general duties, as defined in Richland Municipal Code (RMC) Section 2.16.050, guide the Commission's role with regard to the TIP. RMC 2.16.050 A. and E. speak to the Commission advising Council on "the orderly physical development and growth of the City" and "Advance planning for public works programs and long range capital budget therefor". Staff will present a draft TIP for Commission consideration at the meeting. A graphic presentation of the general location and description of projects to be included in the TIP is attached. Tonight the Planning Commission will hold its public hearing on the TIP and deliberate on its content and the public comments received.

Staff will be seeking a Commission recommendation that Council adopt the TIP. Council action is scheduled for June 4.

Attachments:

1. TIP 2020-2025
2. 2020-2025 TIP Map
3. 2019 TIP Interpretation Key



Six Year Transportation Improvement Program From 2020 to 2025

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	1	/ 3440(001) Duportail Bridge - Phase 2 Duportail Street Riverstone Drive to Cottonwood Street Reconstruct roadway, railroad crossing, and the signalized SR 240 intersection to accommodate additional lanes on Duportail Street and SR 240.	R036	06/04/19	06/04/19			03	O P W	0.200	EA	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2020		0	CWA	4,184,195	894,805	5,079,000
Totals				0		4,184,195	894,805	5,079,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	4,184,195	0	0	0	0
Totals	4,184,195	0	0	0	0



Six Year Transportation Improvement Program From 2020 to 2025

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	2	Columbia Park Trail - East Columbia Park Trail SR 240 WB Offramp to East City Limits Reconstruct the street to provide 3-lanes, with curb, gutter, sidewalks, bike lanes, street lights, drainage facilities and streetscape on both sides. TAP funds will be used for the sidewalk and bike lanes.	R010	06/19/18	06/19/18			04	C P S T W	0.720	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2020	TAP(UL)	353,623		0	55,190	408,813
S	CN	2020	STP(UL)	918,700		0	143,381	1,062,081
S	CN	2020	HIP(UL)	393,462		0	43,718	437,180
S	CN	2020		0		0	662,711	662,711
Totals				1,665,785		0	905,000	2,570,785

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	2,570,785	0	0	0	0
Totals	2,570,785	0	0	0	0



Six Year Transportation Improvement Program From 2020 to 2025

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	3	/ 3459(001) Center Parkway North Extension Center Parkway Gage Blvd to Tapteal Dr Construct new 3-lane roadway with bike lanes, curb, gutter and sidewalk on both sides. Construct a signalized/gated at-grade crossing of the Port of Benton R/R track.	R001	06/04/19	06/04/19			01		0.330	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2021		0	TIB	219,714	0	219,714
P	CN	2021		0		0	1,154,430	1,154,430
Totals				0		219,714	1,154,430	1,374,144

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	0	1,374,144	0	0	0
Totals	0	1,374,144	0	0	0



Six Year Transportation Improvement Program From 2020 to 2025

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County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	4	Vantage Highway Pathway - Phase 2 Saint Street Hagen Road to Stevens Drive Construct a new, separated Hot Mix Asphalt multi-use pathway connecting the Vantage Highway Pathway Phase 1 with the Stevens Drive Pathway.	R018	06/04/19	06/04/19			28	P W	0.400	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020	TAP(UL)	47,220		0	7,370	54,590
P	RW	2020	TAP(UL)	23,615		0	3,685	27,300
P	CN	2021	TAP(UL)	717,838		0	112,032	829,870
Totals				788,673		0	123,087	911,760

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	54,590	0	0	0	0
RW	27,300	0	0	0	0
CN	0	829,870	0	0	0
Totals	81,890	829,870	0	0	0



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MPO/RTPO: BFCG

Y Inside

N Outside

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14	5	South George Washington Way Intersection Improvements George Washington Way I-182 to Comstock Street Upgrade and reconfigure George Washington Way(GWW) including the intersections of GWW/Columbia Point Drive/Adams Street and GWW/Comstock Street to provide improved safety, capacity, and mobility. Also includes modifying the WB I-182, NB SR 240, and SB SR 240 ramps to improve safety.	R031	06/04/19	06/04/19			03	O S W	0.680	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2022	STP(UL)	146,200	TIB	350,860	87,710	584,770
P	RW	2022	STP(UL)	132,610	TIB	79,570	318,270	530,450
P	CN	2023	STP(UL)	1,654,700	TIB	3,971,250	992,820	6,618,770
Totals				1,933,510		4,401,680	1,398,800	7,733,990

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	584,770	0	0
RW	0	0	530,450	0	0
CN	0	0	0	6,618,770	0
Totals	0	0	1,115,220	6,618,770	0



Six Year Transportation Improvement Program From 2020 to 2025

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County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	6	South George Washington Way Pedestrian Access & Safety Improvements George Washington Way Aaron Way to Columbia Point Drive Improve pedestrian access an safety crossing George Washington Way by constructing a grade-separated pedestrian crossing.	WA-11158	06/04/19	06/04/19			28	O S W	0.050	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2022		0		0	212,180	212,180
P	CN	2023		0	TIB	265,230	1,432,220	1,697,450
P	CN	2023		0	Ped/Bike Program	848,720	0	848,720
Totals				0		1,113,950	1,644,400	2,758,350

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	212,180	0	0
CN	0	0	0	2,546,170	0
Totals	0	0	212,180	2,546,170	0



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Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
12	7	SR240/Aaron Intersection Improvements SR240 SR240 EB Ramp to I-182 EB Ramp Construct grade separated eastbound ramp from EB SR240 to EB I-182. Reconstruct existing SR240/Aaron Dr intersection.	WA-11163	06/04/19	06/04/19			03	O	0.570	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	4,120,000	4,120,000
P	CN	2024		0		0	37,080,000	37,080,000
Totals				0		0	41,200,000	41,200,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	4,120,000	0
CN	0	0	0	0	37,080,000
Totals	0	0	0	4,120,000	37,080,000



Six Year Transportation Improvement Program From 2020 to 2025

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MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	8	VanGiesen/Thayer Intersection Improvements VanGiesen St Thayer Dr to Thayer Dr Reconstruct the intersection of VanGiesen Street and Thayer Drive as a single lane roundabout.	WA-11165	06/04/19	06/04/19			21	P S	0.100	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	RW	2020	HSIP	11,100		0	1,200	12,300
S	CN	2021	HSIP	741,200		0	0	741,200
Totals				752,300		0	1,200	753,500

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	12,300	0	0	0	0
CN	0	741,200	0	0	0
Totals	12,300	741,200	0	0	0



Six Year Transportation Improvement Program From 2020 to 2025

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MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
00	9	Traffic Signal Systemic Safety Upgrades City Wide to Upgrade traffic signal equipment and phasing throughout the City.	WA-11916	06/04/19	06/04/19			21				Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2020	HSIP	522,500		0	0	522,500
Totals				522,500		0	0	522,500

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	522,500	0	0	0	0
Totals	522,500	0	0	0	0



Six Year Transportation Improvement Program From 2020 to 2025

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MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	10	VanGiesen/SR240 Intersection Improvements VanGiesen St SR240 to Birch Ave Re-stripe existing pavement to add additional signal que storage. Re-route pathway to signalized intersection.	WA-11968	06/04/19	06/04/19			03		0.100	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020	STP(UL)	12,975		0	2,025	15,000
P	CN	2020	STP(UL)	73,525		0	11,475	85,000
Totals				86,500		0	13,500	100,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	15,000	0	0	0	0
CN	85,000	0	0	0	0
Totals	100,000	0	0	0	0



Six Year Transportation Improvement Program From 2020 to 2025

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MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	11	Swift/SR240 Intersection Improvements Swift Blvd SR240 to Cottonwood Construct curb, gutter, sidewalks and tapered roadway. Re-stripe existing pavement to add additional signal que storage.	WA-11969	06/04/19	06/04/19			03		0.070	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020	STP(UL)	12,975		0	2,025	15,000
P	CN	2020	STP(UL)	73,525		0	11,475	85,000
Totals				86,500		0	13,500	100,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	15,000	0	0	0	0
CN	85,000	0	0	0	0
Totals	100,000	0	0	0	0



Six Year Transportation Improvement Program From 2020 to 2025

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MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	12	Wright/Swift Intersection Improvements Swift Blvd Wright Ave to Wright Ave Reconstruct the intersection of Swift and Wright as a single lane roundabout.	WA-11970	06/04/19	06/04/19			03		0.050	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020	STP(UL)	43,250		0	6,750	50,000
P	RW	2020	STP(UL)	69,200		0	10,800	80,000
P	CN	2021	STP(UL)	389,250		0	60,750	450,000
Totals				501,700		0	78,300	580,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	50,000	0	0	0	0
RW	80,000	0	0	0	0
CN	0	450,000	0	0	0
Totals	130,000	450,000	0	0	0



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Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	13	Center Parkway South Extension Center Parkway Leslie Rd to Clearwater Creek Construct a 2-lane rural collector with bike lanes, separated pathway, street lights and storm drainage on both sides of the street. Left turn lanes will be constructed where needed.	R008	06/04/19	06/04/19			01	O P S W	0.520	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	RW	2020		0		0	100,000	100,000
P	CN	2021		0		0	1,572,810	1,572,810
Totals				0		0	1,672,810	1,672,810

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	100,000	0	0	0	0
CN	0	1,572,810	0	0	0
Totals	100,000	1,572,810	0	0	0



Six Year Transportation Improvement Program From 2020 to 2025

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	14	Queensgate Drive Extension - Phase 1 Queensgate Drive Shockley Rd to Keene Rd Construct a 3-lane street with curb, gutter, sidewalk, street lights and drainage facilities on both sides. Construct a roundabout at the Queensgate Drive/Shockley Road intersection. Modify the Keene Road/Queensgate Drive traffic signal to accommodate the new south leg of Queensgate Drive.	R012	06/04/19	06/04/19			01	C G P S T W	0.450	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	77,020	77,020
P	RW	2023		0		0	575,760	575,760
P	CN	2024		0		0	256,730	256,730
Totals				0		0	909,510	909,510

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	77,020	0
RW	0	0	0	575,760	0
CN	0	0	0	0	256,730
Totals	0	0	0	652,780	256,730



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Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	15	Step toe Street / Tap teal Drive Intersection Improvements CID Canal to Canyon Street Realign Tap teal Drive and Step toe Street intersection by constructing a new intersection. Also includes sidewalks, street lights, fully signalized and gated at-grade railroad crossing, storm drainage.	R029	06/04/19	06/04/19			03	S W	0.230	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	RW	2020		0		0	20,000	20,000
P	CN	2021		0		0	1,411,000	1,411,000
Totals				0		0	1,431,000	1,431,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	20,000	0	0	0	0
CN	0	1,411,000	0	0	0
Totals	20,000	1,411,000	0	0	0



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
12	16	Island View to Vista Field Trail Georgia Ave Tapteal to Columbia Park Trail Construct a grade separated pathway across SR240 with continued pathway connecting into existing and proposed sidewalks on either end.	WA-11160	06/04/19	06/04/19			28	O	0.510		Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	767,940	767,940
P	RW	2024		0		0	164,800	164,800
P	CN	2025		0		0	4,377,500	4,377,500
Totals				0		0	5,310,240	5,310,240

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	767,940	0
RW	0	0	0	0	164,800
CN	0	0	0	0	4,377,500
Totals	0	0	0	767,940	4,542,300



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County: Benton

MPO/RTPO: BFCG

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N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	17	Duportail/Queensgate Intersection Improvements Duportail Street Queensgate Drive to Queensgate Dr. Increase lanes and signal capacity.	WA-11971	06/04/19	06/04/19			03		0.050	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020		0		0	80,000	80,000
P	CN	2020		0		0	722,000	722,000
Totals				0		0	802,000	802,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	80,000	0	0	0	0
CN	722,000	0	0	0	0
Totals	802,000	0	0	0	0



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	18	Duportail/Keene Intersection Improvements Duportail Street Keene Rd to Keene Rd Increase lanes and signal capacity.	WA-11972	06/04/19	06/04/19			03		0.050	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2021		0		0	50,000	50,000
P	CN	2022		0		0	450,000	450,000
Totals				0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	50,000	0	0	0
CN	0	0	450,000	0	0
Totals	0	50,000	450,000	0	0



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	19	Duportail/Kennedy Intersection Improvements Duportail Street Kennedy Road to Kennedy Road Reconstruct intersection.	WA-11973	06/04/19	06/04/19			03		0.050	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2022		0		0	50,000	50,000
P	CN	2022		0		0	450,000	450,000
Totals				0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	50,000	0	0
CN	0	0	450,000	0	0
Totals	0	0	500,000	0	0



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	20	Duportail/Driveway Intersection Improvement Duportail Street Driveway to Driveway Reconstruct intersection.	WA-11974	06/04/19	06/04/19			03		0.050	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2022		0		0	50,000	50,000
P	CN	2022		0		0	450,000	450,000
Totals				0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	50,000	0	0
CN	0	0	450,000	0	0
Totals	0	0	500,000	0	0



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	21	Dallas Rd/Trowbridge Blvd I/S Improvements Trowbridge Blvd Dallas Rd to Dallas Rd Reconstruct intersection for additional capacity.	WA-11173	06/04/19	06/04/19			03	P S	0.110	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	65,000	65,000
P	CN	2024		0		0	435,000	435,000
Totals				0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	65,000	0
CN	0	0	0	0	435,000
Totals	0	0	0	65,000	435,000



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	22	Dallas Rd/Ava Way I/S Improvements Ava Way Dallas Rd to Dallas Rd Reconstruct intersection for additional capacity.	WA-11174	06/04/19	06/04/19			03		0.110	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2021		0		0	65,000	65,000
P	CN	2022		0		0	435,000	435,000
Totals				0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	65,000	0	0	0
CN	0	0	435,000	0	0
Totals	0	65,000	435,000	0	0



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	23	Queensgate Drive Extension - Phase II Queensgate Drive Legacy Ln to City Limit Construct new 2-lane collector with curb, gutter, sidewalk, bike lanes, street lights, and storm drainage facilities	R013	06/04/19	06/04/19			01	P S W	0.640	CE	Yes

Funding							
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Total Funds
P	PE	2024		0		0	102,270
P	RW	2024		0		0	549,590
P	CN	2025		0		0	440,160
Totals				0		0	1,092,020

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	102,270
RW	0	0	0	0	549,590
CN	0	0	0	0	440,160
Totals	0	0	0	0	1,092,020



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N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	24	Shockley Rd Extension Shockley Rd Keene Rd to S of Badger Valley Way Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities	WA-11166	06/04/19	06/04/19			01	O P S W	0.600	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	110,280	110,280
P	RW	2024		0		0	824,380	824,380
P	CN	2025		0		0	367,600	367,600
Totals				0		0	1,302,260	1,302,260

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	110,280
RW	0	0	0	0	824,380
CN	0	0	0	0	367,600
Totals	0	0	0	0	1,302,260



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Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	25	Trowbridge Blvd Trowbridge Blvd Ava Way to Road B-C Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	WA-11169	06/04/19	06/04/19			01	O P S W	1.040	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	422,860	422,860
P	RW	2023		0		0	1,480,610	1,480,610
P	CN	2024		0		0	1,409,540	1,409,540
Totals				0		0	3,313,010	3,313,010

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	422,860	0
RW	0	0	0	1,480,610	0
CN	0	0	0	0	1,409,540
Totals	0	0	0	1,903,470	1,409,540



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Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	26	Dallas Road Widening Dallas Road City Limits to I-82 Widening Dallas Road from 2-lanes to 4-lanes with curb, gutter, sidewalk, bike lanes, streets lights and storm drainage facilities.	WA-11171	06/04/19	06/04/19			03	P S	0.720	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	274,270	274,270
P	CN	2025		0		0	914,230	914,230
Totals				0		0	1,188,500	1,188,500

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	274,270
CN	0	0	0	0	914,230
Totals	0	0	0	0	1,188,500



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
11	27	Dallas Rd/I-82 WB Ramp I/S Improvements Dallas Road I-82 to I-82 Reconstruct ramp and intersection for added capacity.	WA-11177	06/04/19	06/04/19			03	P S	0.410	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	78,000	78,000
P	CN	2025		0		0	522,000	522,000
Totals				0		0	600,000	600,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	78,000
CN	0	0	0	0	522,000
Totals	0	0	0	0	600,000



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
11	28	Dallas Rd/I-82 EB Ramp I/S Improvements Dallas Road I-82 to I-82 Reconstruct ramp and intersection for added capacity.	WA-11178	06/04/19	06/04/19			03	P S	0.410	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	78,000	78,000
P	CN	2025		0		0	522,000	522,000
Totals				0		0	600,000	600,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	78,000
CN	0	0	0	0	522,000
Totals	0	0	0	0	600,000



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	29	Bella Coola Ln Bella Coola Ln Trowbridge Blvd to Road B-C Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	WA-11172	06/04/19	06/04/19			01	O P S W	1.340	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	534,420	534,420
P	RW	2023		0		0	1,858,130	1,858,130
P	CN	2024		0		0	1,781,400	1,781,400
Totals				0		0	4,173,950	4,173,950

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	534,420	0
RW	0	0	0	1,858,130	0
CN	0	0	0	0	1,781,400
Totals	0	0	0	2,392,550	1,781,400



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16	30	Road B-C/Trowbridge I/S Improvements Trowbridge Blvd Road B-C to Road B-C Reconstruct intersection for additional capacity.	WA-11179	06/04/19	06/04/19			03	P S	0.110	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	65,000	65,000
P	CN	2025		0		0	435,000	435,000
Totals				0		0	500,000	500,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	65,000
CN	0	0	0	0	435,000
Totals	0	0	0	0	500,000



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16	31	Road B-C Road B-C Corvina St to Queensgate Dr. Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	WA-11167	06/04/19	06/04/19			01	O P S W	0.880	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	162,650	162,650
P	RW	2024		0		0	1,215,900	1,215,900
P	CN	2025		0		0	542,180	542,180
Totals				0		0	1,920,730	1,920,730

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	162,650
RW	0	0	0	0	1,215,900
CN	0	0	0	0	542,180
Totals	0	0	0	0	1,920,730



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	32	Gage Boulevard Improvements Gage Boulevard Penny Royal Ave to Morency Dr. Add curb, gutter, sidewalks, bike lanes, street lights, storm drainage on Gage Boulevard.	R028	06/04/19	06/04/19			04	O P	0.750	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023	STP(UL)	66,820		0	10,430	77,250
P	CN	2024	STP(UL)	668,210		0	104,290	772,500
Totals				735,030		0	114,720	849,750

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	77,250	0
CN	0	0	0	0	772,500
Totals	0	0	0	77,250	772,500



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	33	Gage Boulevard Extension Gage Boulevard Morency Dr. to Queensgate Blvd. Construct a 3-lane street with curb, gutter, sidewalk, bike lanes, street lights and drainage facilities.	WA-11159	06/04/19	06/04/19			01	O P	0.600	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023		0		0	192,420	192,420
P	RW	2023		0		0	983,710	983,710
P	CN	2024		0		0	823,130	823,130
Totals				0		0	1,999,260	1,999,260

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	192,420	0
RW	0	0	0	983,710	0
CN	0	0	0	0	823,130
Totals	0	0	0	1,176,130	823,130



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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	34	Stevens Drive Pathway Stevens Drive Spengler St to Horn Rapids Rd Construct a separated multi-use pathway on east side of Stevens Drive.	R016	06/04/19	06/04/19			28	C P T	2.250	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	74,260	74,260
P	CN	2025		0		0	933,590	933,590
Totals				0		0	1,007,850	1,007,850

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	74,260
CN	0	0	0	0	933,590
Totals	0	0	0	0	1,007,850



Six Year Transportation Improvement Program From 2020 to 2025

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
12	35	Vantage Highway Pathway - Phase 3 SR 240 Twin Bridges Road to Kingsgate Way Construct a separated multi-use pathway on the north side of SR 240.	R034	06/04/19	06/04/19			28		1.750	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2023	TAP(UL)	32,750		0	21,840	54,590
P	CN	2024	TAP(UL)	545,900		0	54,590	600,490
Totals				578,650		0	76,430	655,080

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	54,590	0
CN	0	0	0	0	600,490
Totals	0	0	0	54,590	600,490



Six Year Transportation Improvement Program From 2020 to 2025

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	36	Kingsgate/Queensgate Corridor Improvements Kingsgate Way Kennedy Road to SR240 Construct a new 2-lane street and bridge over the Yakima River with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	WA-11161	06/04/19	06/04/19			01		4.770	EA	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2024		0		0	9,931,260	9,931,260
P	RW	2024		0		0	8,832,650	8,832,650
P	CN	2025		0		0	47,444,500	47,444,500
Totals				0		0	66,208,410	66,208,410

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	9,931,260
RW	0	0	0	0	8,832,650
CN	0	0	0	0	47,444,500
Totals	0	0	0	0	66,208,410

	Federal Funds	State Funds	Local Funds	Total Funds
Grand Totals for Richland	7,651,148	9,919,539	144,149,722	161,720,409

City of Richland

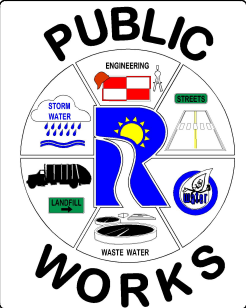
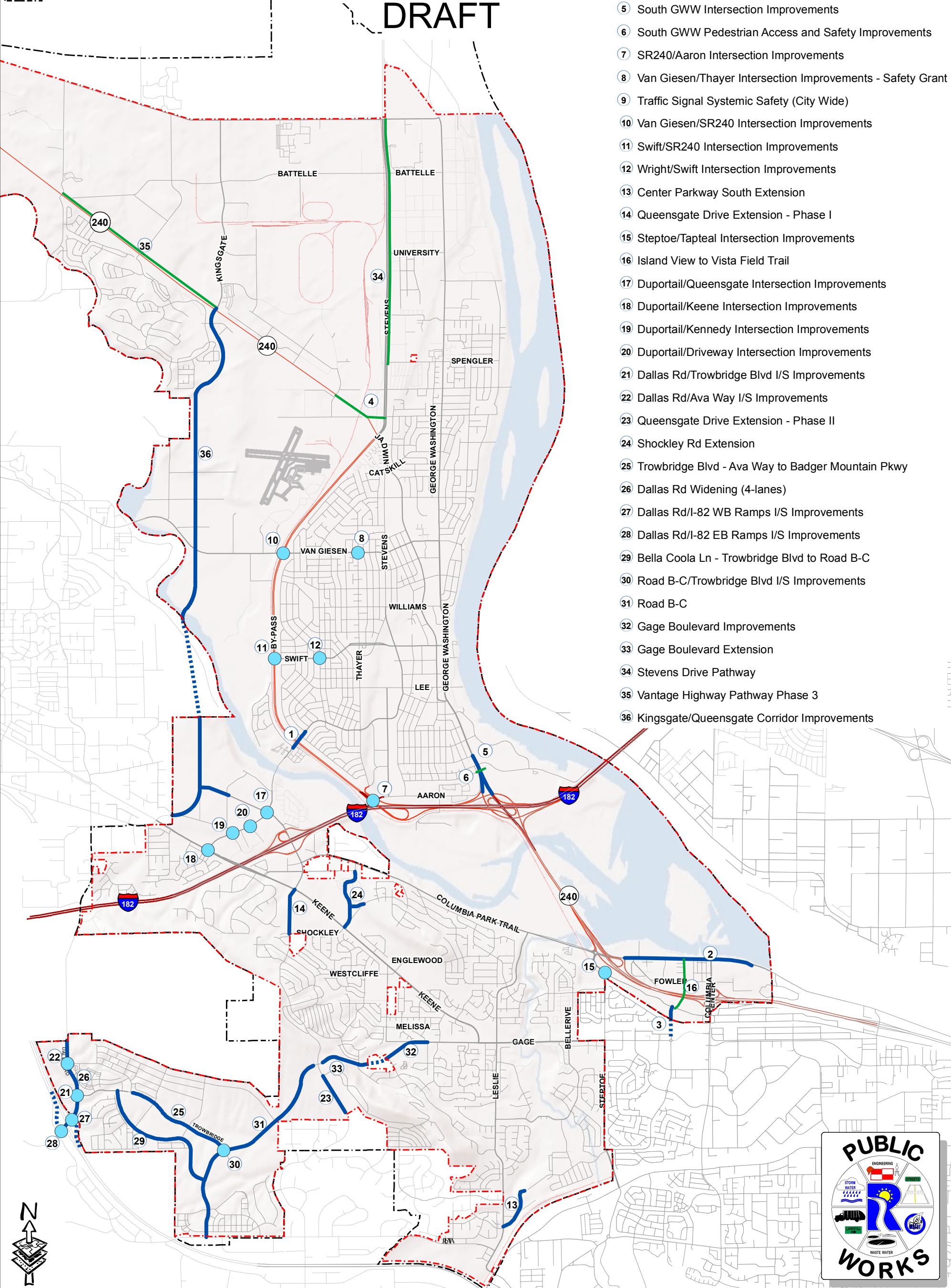
2020 - 2025 SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM MAP

DRAFT

Project List

- 1 Duportail Bridge - Phase II
- 2 Columbia Park Trail East
- 3 Center Parkway North Extension
- 4 Vantage Highway Pathway Phase 2
- 5 South GWW Intersection Improvements
- 6 South GWW Pedestrian Access and Safety Improvements
- 7 SR240/Aaron Intersection Improvements
- 8 Van Giesen/Thayer Intersection Improvements - Safety Grant
- 9 Traffic Signal Systemic Safety (City Wide)
- 10 Van Giesen/SR240 Intersection Improvements
- 11 Swift/SR240 Intersection Improvements
- 12 Wright/Swift Intersection Improvements
- 13 Center Parkway South Extension
- 14 Queensgate Drive Extension - Phase I
- 15 Steptoe/Tapteal Intersection Improvements
- 16 Island View to Vista Field Trail
- 17 Duportail/Queensgate Intersection Improvements
- 18 Duportail/Keene Intersection Improvements
- 19 Duportail/Kennedy Intersection Improvements
- 20 Duportail/Driveway Intersection Improvements
- 21 Dallas Rd/Trowbridge Blvd I/S Improvements
- 22 Dallas Rd/Ava Way I/S Improvements
- 23 Queensgate Drive Extension - Phase II
- 24 Shockley Rd Extension
- 25 Trowbridge Blvd - Ava Way to Badger Mountain Pkwy
- 26 Dallas Rd Widening (4-lanes)
- 27 Dallas Rd/I-82 WB Ramps I/S Improvements
- 28 Dallas Rd/I-82 EB Ramps I/S Improvements
- 29 Bella Coola Ln - Trowbridge Blvd to Road B-C
- 30 Road B-C/Trowbridge Blvd I/S Improvements
- 31 Road B-C
- 32 Gage Boulevard Improvements
- 33 Gage Boulevard Extension
- 34 Stevens Drive Pathway
- 35 Vantage Highway Pathway Phase 3
- 36 Kingsgate/Queensgate Corridor Improvements

- Intersection Improvements
- Other Transportation Improvements
- Multi-Use Trails
- Richland City Limits
- Urban Growth Area



THE CITY OF RICHLAND DOES NOT WARRANT, GUARANTEE OR ACCEPT ANY LIABILITY FOR THE ACCURACY, PRECISION OR COMPLETENESS OF ANY INFORMATION SHOWN HEREON OR FOR ANY INTERFERENCES MADE THEREFROM. ANY USE MADE OF THIS INFORMATION IS SOLELY AT THE RISK OF THE USER. THE CITY MAKES NO WARRANTY, EXPRESS OR IMPLIED, AND ANY STATEMENT BY ANY EMPLOYEE OF THE CITY OR AGENTS THEREOF TO THE CONTRARY, IS VOID AND ULTRA VIRES. THE INFORMATION SHOWN IS A PRODUCT OF THE CITY OF RICHLAND GEOGRAPHIC INFORMATION SYSTEMS, AND IS PREPARED FOR PRESENTATION PURPOSES ONLY.

Transportation Improvement Program

Interpretation Key

- MPO/RTPO
 - o Metropolitan Planning Organization/Regional Transportation Planning Organization [Benton Franklin Council of Governments (BFCG)]
- Functional Class
 - o Federal functional classification of the street
 - 12 – Freeways/Expressways Urban (State Highways)
 - 14 – Other Principal Arterials Urban
 - 16 – Minor Arterial Urban
 - 17 – Collector Urban
 - 19 – Local Access Urban
- Priority Number
 - o City's priority ranking
- Improvement Type
 - o 1 – New Construction Roadway
 - o 3 – Reconstruction – Added Capacity
 - o 4 – Reconstruction – No Added Capacity
 - o 21 – Safety
 - o 28 – Facilities for Pedestrians & Bicycles
 - o 31 – Landscaping & other Scenic Beautification
- Utility Codes
 - o O – Other
 - o P – Power
 - o S – Sewer
 - o W – Water
- Total Length
 - o Project length in miles
- Environmental Type
 - o NEPA only if federal funds
 - CE – Categorical Exclusion
 - DCE – Documented Categorical Exclusion
 - EA – Environmental Assessment
 - EIS – Environmental Impact Statement

- RW Required
 - o Yes – Right-of-way or easements required
 - o No – Right-of-way or easements NOT required
- Funding Status
 - o P – Planned
 - o S – Secured
- Phase
 - o PL – Planning
 - o PE – Preliminary Engineering
 - o RW – Right-of-way
 - o CN – Construction
- Phase Start Year
 - o Year in which phase is anticipated to begin. This is not a hard date.
 - o For projects with Secured federal funding, the date is fixed by the year the funds are allocated from through the BFCG.
- Federal Fund Code
 - o STP(UL) – Surface Transportation Program – Urban Large
 - o TAP(UL) – Transportation Alternatives Program – Urban Large
 - o HSIP – Highway Safety Improvement Program
- State Fund Code
 - o CWA – Connecting Washington Account
 - o TIB – Transportation Improvement Board
 - o Ped/Bike Program
 - o SRTS – Safe Routes to School
- Expenditure Schedule
 - o 1st – 2020
 - o 2nd – 2021
 - o 3rd – 2022
 - o 4th – 2023
 - o 5th – 2024
 - o 6th – 2025



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 5/22/2019

Agenda Category: New Business – Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

Draft Title 23 Update

Request:

Core Focus Area 6 - Neighborhood/Community Safety

Recommended Motion:

Staff recommends that the Planning Commission recommend to the City Council adoption of the proposed code amendments to RMC Title 23, Subsection 23.38.020 - Accessory Buildings in Residential Zoning Districts and Title 23, Subsection 23.06.222 - Definitions.

Summary:

Text Amendments to RMC Title 23, Subsection 23.38.020 - Accessory Buildings in Residential Zoning Districts and Subsection 23.06.222 - Definitions.

The proposed code amendments will prohibit the permanent placement of storage containers (conex boxes) upon residential properties throughout the city. The City developed a policy in 2010 prohibiting the placement of storage containers on residential lots; however, the policy needs to be implemented via code in order to be enforceable. The proposed code amendments will also provide a definition for storage containers.

Attachments:

1. Full Staff Report CA2019-101

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2019-101

PREPARED BY: MIKE STEVENS
MEETING DATE: May 22, 2019

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND CA2019-101

REQUEST: TEXT AMENDMENTS TO RMC Title 23, Subsection 23.38.020 –
Accessory Buildings in Residential Zoning Districts and Subsection
23.06.222 - Definitions

LOCATION: CITYWIDE

REASON FOR REQUEST

In response to increasing code enforcement cases the City needs to clarify whether or not storage containers (conex boxes) can be used as storage buildings on residential lots.

BACKGROUND

In 2010 The City developed a policy that prohibited the placement of storage containers (conex boxes) on residential lots for use as storage buildings (see attached Exhibit 6). An exception is provided to allow use of a storage container during a construction or remodel project. While the policy has worked to prevent the installation of many storage containers as storage buildings, the policy needs to be replaced by code which is enforceable, rather than policy which is not enforceable.

ANALYSIS

Staff has completed its review of the proposed amendments to the city's code governing accessory buildings within residential zoning districts and submits that:

PUBLIC NOTICE/ COMMENTS

Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.

One (1) substantive comment was received from the public and/or entities and is included as an exhibit to this report (Exhibit 5).

SEPA

The City of Richland has utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Friday, May 10, 2019. Any comments received as of the close of business May 10, 2019 have been provided as an attachment to this report. The City of Richland issued a Determination of Non-Significance (DNS) for the proposal on May 14, 2019.

FINDINGS OF FACT

1. The City of Richland is proposing to amend Title 23, Subsection 23.06.222, Definitions and Title 23, Subsection 23.38.020, Accessory Buildings in Residential Zoning District, of the Richland Municipal Code (RMC). Subsection 23.38.020 regulates the installation of accessory storage buildings within residential zones.
2. The purpose of the amendments to Title 23 is to clarify whether or not storage containers (conex boxes) can be used as storage buildings on residential lots.
3. The City's existing code does not contain adequate provisions to prevent the placement of storage containers as accessory storage buildings upon residential properties.
4. In 2010 The City developed a policy that prohibited the placement of storage containers (conex boxes) on residential lots for use as storage buildings.
5. Notice of the proposed amendment was provided to local and state agencies. Notice was also published in the Tri-Cities Herald, posted at the official posting places and on the city's official website. Notice was provided to the Washington State Dept. of Commerce and other state agencies as required by RCW 36.70A.
6. One (1) substantive comment regarding the proposed code amendment was received.
7. The Washington State Department of Commerce granted Expedited Review for the proposed amendments on May 1, 2019.
8. The City issued a SEPA Threshold Determination of Non-Significance on May 14, 2019.
9. The City of West Richland utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Friday, May 10, 2019.

CONCLUSIONS OF LAW

1. The Planning Commission has jurisdiction to hold an open record public hearing and issue a recommendation on the proposed ordinance amendment to the City Council.
2. The proposed code amendment is consistent with the goals and policies of the City's Comprehensive Plan.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (CA2019-101) and recommend to the City Council adoption of the proposed code amendments to RMC Title 23, Subsection 23.38.020 - Accessory Buildings in Residential Zoning Districts and Title 23, Subsection 23.06.222 - Definitions.

ALTERNATIVES

1. Recommend approval of the amendments as proposed;
2. Recommend approval of the amendments, as modified by the Planning Commission.
3. Recommend denial of the amendments;

RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed amendments to Title 23, Subsection 23.38.020 and Subsection 23.06.222 of the Richland Municipal Code, as contained in the attached Draft Code Amendments (Exhibit 2) based upon the above listed Findings of Fact and Conclusions of Law.

EXHIBITS

1. Application Materials
2. Draft Code Amendments
3. SEPA DNS & SEPA Checklist
4. Department of Commerce Notice and Expedited Review Approval
5. Public Notice and Comments Received
6. Conex Box Policy



Zoning Map/Text Amendment Application

Note: A Pre-Application meeting is required prior to submittal of an application

PROPERTY OWNER INFORMATION

☒ Contact Person

Owner: City of Richland Development Services – Planning Division: Shane O’Neill, Senior Planner

Address: 505 Swift Blvd. MS-35, Richland, WA 99352

Phone: 509-942-7587

Email: soneill@ci.richland.wa.us

APPLICANT/CONTRACTOR INFORMATION (if different)

☐ Contact Person

Company:

UBI#

Contact:

Address:

Phone:

Email:

DESCRIPTION OF WORK

Amend Richland Municipal Code Section 23.38.020 and add a definition to RMC 23.06 pertaining to container storage.

PROPERTY INFORMATION

Parcel #: City-Wide Zoning Text Amendment

Legal Description: N/A

Current Zoning: N/A

Current Comp Plan: N/A

Requested Zoning: N/A

Current Use: N/A

Proposed Use: N/A

Area of Property: N/A

APPLICATION MUST INCLUDE

1. Completed Application and Filing Fee
2. Title Report showing ownership, easements, restrictions, and accurate legal description of the property involved
3. Other information as determined by the Administrator

ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE

The unique characteristics, if any, of the property or circumstances of the owner:

N/A for Zoning Text Amendment

Any hardship that may result in the event the rezone is not granted:

N/A for Zoning Text Amendment

The manner in which the proposed rezone conforms to patterns in adjacent zones:

N/A for Zoning Text Amendment

Any beneficial or adverse effects the granting or denial of the rezone would have on adjacent or surrounding zones:

N/A for Zoning Text Amendment

Any beneficial or adverse effects the granting or denial of the rezone would have in relation to the overall purpose and intent of the comprehensive plan and this title:

N/A for Zoning Text Amendment

The benefits or detriments accruing to the city which would result from the granting or denial of this special permit:

N/A for Zoning Text Amendment

Whether the proposed rezone represents a better use of the land from the standpoint of the comprehensive plan than the original zone:

N/A for Zoning Text Amendment

Whether the proposed rezone represents spot zoning and whether a larger area should be considered:

N/A for Zoning Text Amendment

Identify impacts on the environment and public safety:

N/A for Zoning Text Amendment

I authorize employees and officials of the City of Richland the right to enter and remain on the property in question to determine whether a permit should be issued and whether special conditions should be placed on any issued permit. I have the legal authority to grant such access to the property in question.

I also acknowledge that if a permit is issued for land development activities, no terms of the permit can be violated without further approval by the permitting entity. I understand that the granting of a permit does not authorize anyone to violate in any way any federal, state, or local law/regulation pertaining to development activities associated with a permit.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application and have documented all applicable requirements on the site plan.
2. The information provided in this application contains no misstatement of fact.
3. I am the owner(s), the authorized agent(s) of the owner(s) of the above referenced property, or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW or I am exempt from the requirements of the Chapter 18.27 RCW.
4. I understand this permit is subject to all other local, state, and federal regulations.

Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.

Applicant Printed Name: Shane O'Neill, Senior Planner

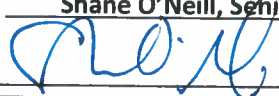
Applicant Signature:  Date 4.16.19

Exhibit 2

Add New Definition:

RMC 23.06.222 Container storage

“Container storage” means a unit originally or specifically used or designed to store goods or other merchandise during shipping or hauling by a vehicle, including but not limited to rail cars of any kind, truck trailers, or multi-modal shipping containers.

23.38.020 Accessory buildings in residential zoning districts.

A. Attached accessory buildings and detached accessory buildings meeting the main building setbacks shall comply with all the site requirements for the main building including maximum building height, minimum setbacks and maximum lot coverage as set forth in RMC [23.18.040](#).

B. Detached accessory buildings not meeting the main building setbacks are subject to the following requirements:

1. Detached accessory buildings shall be erected or altered so as not to be nearer to any street lot line than the minimum depth required for a front yard in the district.
2. Detached accessory buildings built adjacent to the front half of an adjoining lot shall comply with applicable side yard requirements of the underlying zoning district.
3. Detached accessory buildings under 200 feet may be located adjacent to the primary structure provided all building and fire codes are met. Those sheds less than 200 feet located in the side yard shall maintain a minimum five-foot clearance to the property line or primary structure from the leading edge of the shed; see diagram below.
4. When a detached accessory building is built adjacent to the back half of the adjoining lot or is 75 feet or more from any right-of-way line bounding the lot, the following setbacks shall apply:
 - a. If the accessory building is 120 square feet or less in floor area and 10 feet or less in height, a one-and-one-half-foot setback is required from the side and rear property lines.
 - b. Accessory buildings over 10 feet in height and those between 120 square feet and 600 square feet in floor area shall be set back a minimum of three feet from the rear and side property lines.
 - c. Any accessory building exceeding 600 square feet in floor area shall be set back a minimum of five feet from the rear and side property lines.

C. In addition to maintaining compliance with the maximum overall lot coverage set forth in RMC [23.18.040](#), total area of detached accessory buildings located in a rear yard shall not exceed 25 percent of the area of said rear yard.

D. In no case shall a detached accessory building exceed 900 square feet in floor area or 50 percent of the gross floor area of the main building (including the floor area of attached garages but excluding any floor area of a basement), whichever is greater, to a maximum of 1,200 square feet.

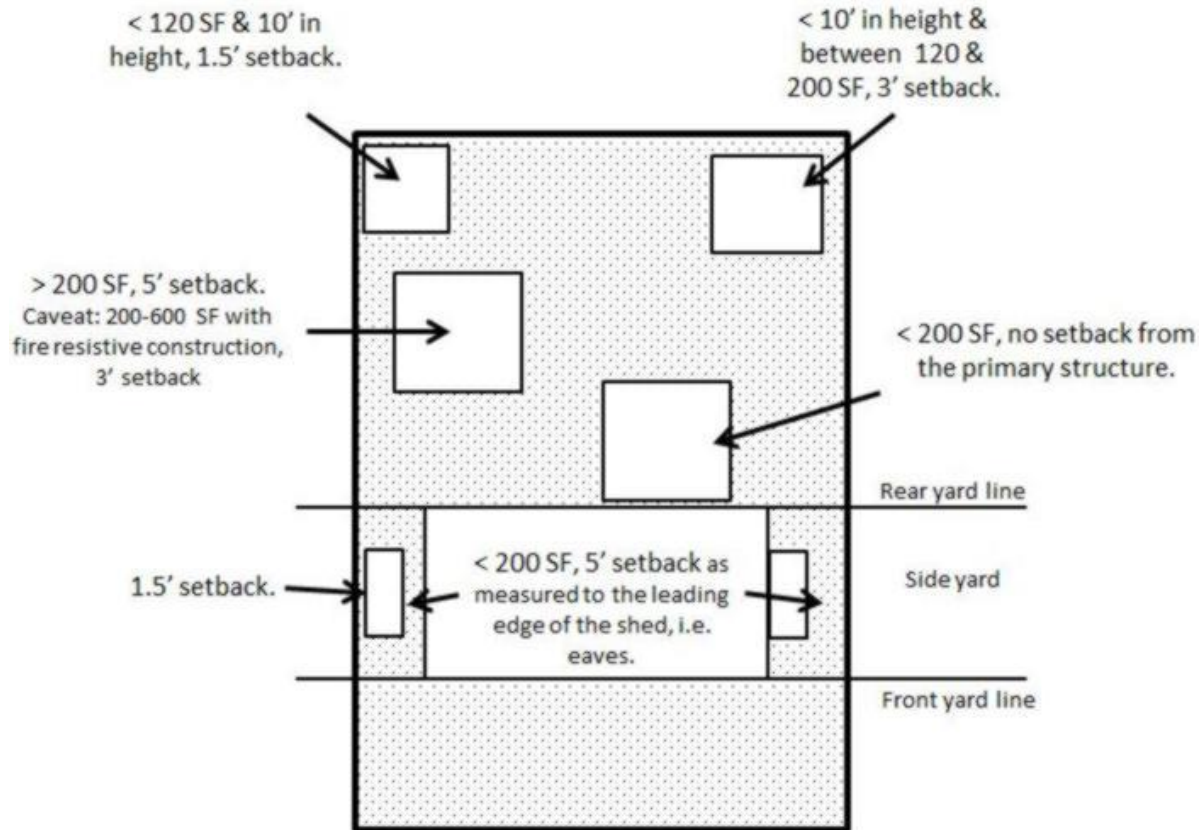
E. To help ensure larger detached accessory buildings are similar in design and appearance to the main building, detached accessory buildings over 900 square feet in floor area or which exceed the height of the main building on the lot shall be subject to the following minimum design standards:

1. In no case shall a detached accessory structure exceed a height of 16 feet.
2. The detached accessory structure shall have a minimum roof pitch of 4:12 or a roof pitch equal to or greater than the roof pitch of the main building on the lot if the roof pitch of the main building is less than 4:12.
3. Exterior siding shall consist of wood, hardboard, stucco, aluminum, vinyl or steel siding commonly used in standard residential construction. Corrugated metal siding or similar industrial type siding is not permitted.

The final administrative decision as to a proposed accessory building's conformance with the design standards set forth in this subsection shall be appealable to the board of adjustment in accordance with the procedures set forth in RMC [23.70.070](#), Administrative review – Procedures.

F. Detached residential accessory buildings built pursuant to this section shall not be more than one story.

G. Container storage, as defined in RMC [23.06.222](#), is not permitted as a permanent storage building or as temporary storage for longer than 180 consecutive days.



[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-10 § 1.02; Ord. 20-14 § 1.02].



File No. EA2019-111

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Text amendment to RMC Title 23, Subsection 23.38.020 – Accessory Buildings in Residential Zoning Districts and Subsection 23.06.222 - Definitions.

Proponent: City of Richland

Location of Proposal: City Wide Code Amendment

Lead Agency: City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

() There is no comment for the DNS.

() This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

(X) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

Responsible Official: Mike Stevens

Position/Title: Planning Manager

Address: 505 Swift Boulevard, Richland, WA 99352

Date: May 14, 2019

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants:

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals:

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. Background [\[HELP\]](#)

1. Name of proposed project, if applicable: **City of Richland Municipal Code Amendment – Section 23.38.020 and RMC 23.06 (definitions) pertaining to accessory buildings, specifically container storage, within residential zoning districts.**

2. Name of applicant: **Shane O'Neill, Senior Planner**

3. Address and phone number of applicant and contact person: **City of Richland Development Services, 505 Swift Blvd. MS-35, Richland, WA 99352**
4. Date checklist prepared: **April 16, 2019**
5. Agency requesting checklist: **City of Richland Development Services (Planning Division)**
6. Proposed timing or schedule (including phasing, if applicable): **Upon adoption by City of Richland City Council, Summer 2019.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No, this is a stand alone text amendment.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **None other than this SEPA Checklist. The original City of Richland Comprehensive Plan and Zoning Code were prepared through an EIS process.**
9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. **N/A as this is a text amendment only.**
10. List any government approvals or permits that will be needed for your proposal, if known. **The proposed text amendment will need to be adopted via ordinance by the City Council.**
11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) **Proposed text amendment to Subsection 23.38.020 and proposed addition of a definition to RMC 23.06 of the Richland Municipal Code (RMC). The proposed text amendment provides a definition for container storage and prohibits the placement of storage containers within residential zoning districts.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The proposed text amendment will apply to all residential areas of the City in which residential accessory structures are proposed.**

B. Environmental Elements [\[HELP\]](#)

1. Earth [\[help\]](#)

a. General description of the site:

(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____

N/A as this is a text amendment only. However, the city contains areas which meet each of the descriptions above.

b. What is the steepest slope on the site (approximate percent slope)? **N/A as this is a text amendment only.**

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. **N/A as this is a text amendment only.**

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **N/A as this is a text amendment only.**

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **N/A as this is a text amendment only.**

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **N/A as this is a text amendment only.**

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **N/A as this is a text amendment only.**

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **N/A as this is a text amendment only.**

2. Air [\[help\]](#)

a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **N/A as this is a text amendment only.**

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **N/A as this is a text amendment only.**

c. Proposed measures to reduce or control emissions or other impacts to air, if any: **N/A as this is a text amendment only.**

3. Water [\[help\]](#)

a. Surface Water: [\[help\]](#)

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. **N/A as**

this is a text amendment only. However, the City of Richland is located adjacent to the Columbia and Yakima Rivers.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. **N/A as this is a text amendment only.**
- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. **N/A as this is a text amendment only.**
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **N/A as this is a text amendment only.**
- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **N/A as this is a text amendment only. However, there are areas within the city that are located within the 100-year floodplain. Accessory structures within floodplain areas will be required to comply with the requirements of the city's Flood Damage Prevention Ordinance and Critical Areas Ordinance.**
- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **N/A as this is a text amendment only.**

b. Ground Water: [\[help\]](#)

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. **N/A as this is a text amendment only.**
- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. **N/A as this is a text amendment only.**

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. **N/A as this is a text amendment only.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **N/A as this is a text amendment only.**

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **N/A as this is a text amendment only.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **N/A as this is a text amendment only.**

4. **Plants** [help]

a. Check the types of vegetation found on the site: **N/A as this is a text amendment only. However, a variety of shrub-steppe and other types of vegetation can be found throughout the city.**

- ☐ deciduous tree: alder, maple, aspen, other
- ☐ evergreen tree: fir, cedar, pine, other
- ☐ shrubs
- ☐ grass
- ☐ pasture
- ☐ crop or grain
- ☐ Orchards, vineyards or other permanent crops.
- ☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- ☐ water plants: water lily, eelgrass, milfoil, other
- ☐ other types of vegetation

b. What kind and amount of vegetation will be removed or altered? **N/A as this is a text amendment only.**

c. List threatened and endangered species known to be on or near the site. **N/A as this is a text amendment only. However, the City's Municipal Code has provisions for the protection of threatened and endangered species which will have to be complied with for any new residential accessory structure permit approval.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **N/A as this is a text amendment only.**

e. List all noxious weeds and invasive species known to be on or near the site. **N/A as this is a text amendment only.**

5. **Animals** [help]

a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. **N/A as this is a text amendment only. However, many different types of birds, mammals and fish live within or near the city.**

Examples include:

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:
fish: bass, salmon, trout, herring, shellfish, other _____

b. List any threatened and endangered species known to be on or near the site. **N/A as this is a text amendment only.**

c. Is the site part of a migration route? If so, explain. **The City of Richland is located within the Mid-Columbia Flyway.**

d. Proposed measures to preserve or enhance wildlife, if any: **N/A as this is a text amendment only.**

e. List any invasive animal species known to be on or near the site. **N/A as this is a text amendment only.**

6. Energy and Natural Resources [\[help\]](#)

a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. **N/A as this is a text amendment only.**

b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. **N/A as this is a text amendment only.**

c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

7. Environmental Health [\[help\]](#)

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. **N/A as this is a text amendment only.**

1) Describe any known or possible contamination at the site from present or past uses.
N/A as this is a text amendment only.

2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.
N/A as this is a text amendment only.

3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.
N/A as this is a text amendment only.

4) Describe special emergency services that might be required.
N/A as this is a text amendment only.

- 5) Proposed measures to reduce or control environmental health hazards, if any:
N/A as this is a text amendment only.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **N/A as this is a text amendment only.**
- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. **N/A as this is a text amendment only.**
- 3) Proposed measures to reduce or control noise impacts, if any: **N/A as this is a text amendment only.**

8. Land and Shoreline Use [\[help\]](#)

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. **N/A as this is a text amendment only.**
- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? **N/A as this is a text amendment only.**
- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how: **N/A as this is a text amendment only.**
- c. Describe any structures on the site. **N/A as this is a text amendment only. However, there are thousands of different structures located within the city limits.**
- d. Will any structures be demolished? If so, what? **N/A as this is a text amendment only.**
- e. What is the current zoning classification of the site? **N/A as this is a text amendment only. The City has a number of different zoning classifications ranging from agriculture, residential, commercial, industrial and open space.**
- f. What is the current comprehensive plan designation of the site? **N/A as this is a text amendment only. However, the City has a number of different land use classifications ranging from Agriculture, residential, commercial, industrial, urban reserve, public facility and open space.**
- g. If applicable, what is the current shoreline master program designation of the site? **N/A as this is a text amendment only. Portions of the city are located within the jurisdiction of**

the Shoreline Master Program; However, this text amendment in and of itself does not result in any physical alterations of the land.

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **N/A as this is a text amendment only. However, different areas of the city are regulated by the City's Critical Areas Ordinance.**
- i. Approximately how many people would reside or work in the completed project? **N/A as this is a text amendment only.**
- j. Approximately how many people would the completed project displace? **N/A as this is a text amendment only.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **N/A as this is a text amendment only.**
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **N/A as this is a text amendment only.**
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: **N/A as this is a text amendment only.**

9. Housing [\[help\]](#)

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **N/A as this is a text amendment only.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **N/A as this is a text amendment only.**
- c. Proposed measures to reduce or control housing impacts, if any: **N/A as this is a text amendment only.**

10. Aesthetics [\[help\]](#)

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **N/A as this is a text amendment only.**
- b. What views in the immediate vicinity would be altered or obstructed? **N/A as this is a text amendment only.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: **N/A as this is a text amendment only.**

11. Light and Glare [\[help\]](#)

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **N/A as this is a text amendment only.**

b. Could light or glare from the finished project be a safety hazard or interfere with views? **N/A as this is a text amendment only.**

c. What existing off-site sources of light or glare may affect your proposal? **N/A as this is a text amendment only.**

d. Proposed measures to reduce or control light and glare impacts, if any: **N/A as this is a text amendment only.**

12. Recreation [\[help\]](#)

a. What designated and informal recreational opportunities are in the immediate vicinity? **N/A as this is a text amendment only. However, the City of Richland has a number of different recreational opportunities including city parks, commercial recreational establishments (theaters, museums, etc.), golf courses, riverfront areas (Columbia River & Yakima River) and eating/drinking establishments.**

b. Would the proposed project displace any existing recreational uses? If so, describe. **N/A as this is a text amendment only.**

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **N/A as this is a text amendment only.**

13. Historic and cultural preservation [\[help\]](#)

a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe. **N/A as this is a text amendment only.**

b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. **N/A as this is a text amendment only.**

c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. **N/A as this is a text amendment only.**

d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required. **N/A as this is a text amendment only.**

14. Transportation [\[help\]](#)

a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. **N/A as this is a text amendment only.**

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? **N/A as this is a text amendment only.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **N/A as this is a text amendment only.**
- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). **N/A as this is a text amendment only.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **N/A as this is a text amendment only.**
- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? **N/A as this is a text amendment only.**
- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. **N/A as this is a text amendment only.**
- h. Proposed measures to reduce or control transportation impacts, if any: **N/A as this is a text amendment only.**

15. Public Services [\[help\]](#)

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. **N/A as this is a text amendment only.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **N/A as this is a text amendment only.**

16. Utilities [\[help\]](#)

- a. Circle utilities currently available at the site: **N/A as this is a text amendment only.**
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **N/A as this is a text amendment only.**

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____



Name of signee Shane O'Neill

Position and Agency/Organization Senior Planner

Date Submitted: April 16, 2019

D. Supplemental sheet for nonproject actions [\[HELP\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise? **N/A as this is a text amendment only. The proposal consists of an amendment to Subsection 23.38.020, Accessory buildings in residential zoning districts, of the Richland Municipal Code. Any new accessory buildings contemplated will need to comply with all local, state and federal regulations including, but not limited to: Zoning, Critical Areas, Shoreline Master Program, Flood Damage Prevention and the International Building Code.**

Proposed measures to avoid or reduce such increases are: **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020, Accessory buildings in residential zoning districts, of the Richland Municipal Code. Any accessory buildings contemplated will need to comply with all local, state and federal regulations including, but not limited to: Zoning, Critical Areas, Shoreline Master Program, Flood Damage Prevention and the International Building Code.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code.**

3. How would the proposal be likely to deplete energy or natural resources? **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code. Any proposed accessory buildings contemplated will need to comply with all local, state and federal regulations including, but not limited to: Zoning, Critical Areas, Shoreline Master Program, Flood Damage Prevention and the International Building Code.**

Proposed measures to protect or conserve energy and natural resources are: **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code.**

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code.**

Proposed measures to protect such resources or to avoid or reduce impacts are: **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code.**

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code. Any/all new accessory buildings will need to comply with all local, state and federal regulations including, but not limited to: Zoning, Critical Areas, Shoreline Master Program, Flood Damage Prevention and the International Building Code.**

Proposed measures to avoid or reduce shoreline and land use impacts are: **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code.**

6. How would the proposal be likely to increase demands on transportation or public services and utilities? **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code.**

Proposed measures to reduce or respond to such demand(s) are: **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code.**

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **N/A as this is a text amendment only. The proposal consists only of an amendment to Subsection 23.38.020 of the Richland Municipal Code.**



Department of Commerce

Innovation is in our nature.

Notice of Proposed Amendment Request for Expedited Review

Pursuant to RCW 36.70A.106(3)(b), the following jurisdiction provides notice of a proposed development regulation amendment and requests expedited state agency review under the Growth Management Act.

Under statute, proposed amendments to comprehensive plans are not eligible for expedited review. The expedited review period is 10 business days (14 calendar days).

(If needed, you may expand this form and the fields below, but please try to keep the entire form under two pages in length.)

Jurisdiction:	City Richland, Development Services - Planning
Mailing Address:	505 Swift Blvd., MS-35 Richland, WA 99352
Date:	April 17, 2019

Contact Name:	Mike Stevens
Title/Position:	Planning Manager
Phone Number:	(509) 942-7596
E-mail Address:	mstevens@ci.richland.wa.us

Brief Description of the Proposed/Draft Development Regulations Amendment: (40 words or less)	Amend RMC Chapter 23.38 – Accessory Structures in Residential Zoning Districts. The proposed amendment would prohibit the placement of storage containers (conex boxes) upon residential lots.
Is this action part of the periodic review and update? GMA requires review every 8 years under RCW 36.70A.130(4)-(6) .	Yes: ____ No: <u>X</u>
Public Hearing Date:	Planning Board/Commission: May 22, 2019 Council/County Commission: June 18, 2019
Proposed Adoption Date:	June 18, 2019 or as soon thereafter as possible

REQUIRED: Attach or include a copy of the proposed amendment text.

Stevens, Mike

From: COM GMU Review Team <reviewteam@commerce.wa.gov>
Sent: Wednesday, May 1, 2019 6:16 AM
To: Stevens, Mike
Subject: City of Richland - Expedited Review Request Granted for Submittal ID: 2019-S-84

Dear Mr. Stevens,

Your request for an Expedited Review has been granted for: Proposed amendment to RMC Chapter 23.38 – Accessory Structures in Residential Zoning Districts. The proposed amendment would prohibit the placement of storage containers (conex boxes) upon residential lots.

As of receipt of this email, you have met the Growth Management notice to state agency requirements in RCW 36.70A.106 for this submittal. Please keep this email as confirmation.

If you have any questions, please contact William Simpson at (509) 280-3602 or by email at william.simpson@commerce.wa.gov.

~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~

Log into our new PlanView system at <https://secureaccess.wa.gov/com/planview> where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

Have questions about using PlanView? Use the PlanView User Manual for assistance at <https://www.commerce.wa.gov/serving-communities/growth-management/washington-department-of-commerce-growth-management-submitting-materials/>.

Sincerely,

Review Team  
Growth Management Services



2015 South Ely Street  
Kennewick, WA 99337  
Customer Service 509-586-9111  
Business 509-586-6012  
FAX 509-586-7663  
[www.kid.org](http://www.kid.org)

May 13, 2019

Mike Stevens  
**City of Richland Planning Department**  
505 Swift Blvd.  
Richland, WA 99352

RE: Review CA2019-101

Dear Mr. Stevens,

The Kennewick Irrigation District has received your Notice of Proposed Amendment submitted by the City of Richland, to amend RMC Chapter 23.387 – Accessory Structures in Residential Zoning Districts. The proposed amendment would prohibit the placement of storage containers (conex boxes) upon residential lots.

1. KID requests a waiver or exemption for Public Entities to be included in the language of this proposed amendment.
  - a. KID occasionally needs temporary storage for equipment and supplies and uses these types of containers on residential lots.

Thank you for the opportunity to comment on this matter.

Sincerely,

A handwritten signature in black ink, appearing to read "J. McShane", is written over the word "Sincerely,".

Jason McShane, P.E.  
Engineering and Operations Manager

C: LB/correspondence/File:



## **“CONEX BOXES” OR LAND/SEA SHIPPING CONTAINERS**

The following policy is based on RMC Title 21 and Title 23 requirements. The term “shipping container” is used here to refer to any and all land/sea shipping containers or similar structures.

1. A shipping container is allowed in certain selected commercial and in industrial zones, provided it is being used as a shipping container and that all applicable Department of Transportation (DOT) licenses for the container are active and valid. The City may require you to show proof of active DOT licenses. Some of the commercial zones require site-obscuring fences to be placed around any outdoor storage, including one or more shipping containers; please talk with one of the City’s planners to determine whether your property requires a site-obscuring fence for outdoor storage, including outdoor storage of one or more shipping containers.
2. Any shipping container to which electricity is run constitutes a “building” under RMC Title 21 and therefore must meet item #5 below. You must obtain a building permit for such a container. Obtaining a building permit requires you to hire an engineer to design a foundation system and attachment for the storage container. All requirements of obtaining a permit, including a scaled site plan and a review, are applicable to shipping containers proposed to be used as buildings.
3. No shipping containers are allowed to be used in residential areas as storage buildings. A temporary placement permit of a shipping container in connection with a remodel or addition permit (after the building permit for the addition or remodel has actually been issued) is allowed up to 180 days for temporary storage ONLY after the building permit is issued. The temporary placement permit cannot be extended even if construction continues on the main project and you keep the building permit active, as the City does not want the attractive nuisance of a prolonged shipping container in residential areas. This temporary placement does not apply to new house permits in new subdivisions. Placing a shipping container on a City street is not allowed.
4. Commercial construction sites where there is an active building permit also are allowed 180 day temporary storage using a shipping container, the same as in item #3 above. The temporary placement permit cannot be extended beyond 180 days even if construction continues on the main project and you keep the building permit active. Please plan accordingly.
5. Shipping containers can be used in certain selected commercial and in industrial zones as storage buildings if a foundation is designed by an engineer and all other codes for placement on the property are met. Obtaining a building permit requires you to hire an engineer to design a foundation system and attachment for the storage container. The City does not have a “pre-designed” foundation for such containers, as they are considered by the building code as non-standard, non-prescriptive “buildings”. All requirements of obtaining a permit, including a scaled site plan and a review, are applicable to shipping containers proposed to be used as buildings.
6. Look-alike shipping container “buildings” or metal buildings marketed as “containers” or “portable storage” are regulated just like any other buildings, requiring foundations and proof of meeting building codes, and all permit processes shall apply. Please be aware that many companies have started making very cheap metal structures and trying to market them as portable storage units, when in reality they are just metal buildings that were not properly engineered. Proof of meeting building codes for a metal building means that an engineer designed the metal building to all building code requirements and stamped the design with a current seal of an engineer. Metal structures that are less than 200 s.f. require a placement permit only insofar as they are used as tool sheds, playhouses, or similar accessory structures per RMC Title 21.