



Agenda
Planning Commission Workshop
Wednesday, June 12, 2019
The Parkway Conference Room | 625 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 Workshop - 6:00 p.m.

Call to Order / Attendance:

Agenda Items:

- I. 2018-2019 Comprehensive Plan Amendments Docket
 - Mike Stevens, Planning Manager

Adjournment

The next Planning Commission Workshop is July 10, 2019

The next Planning Commission Meeting is June 26, 2019

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 942-7388.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 6/12/2019

Agenda Category: Agenda Items

Prepared By: Mike Stevens, Planning Manager

Subject:

2018-2019 Comprehensive Plan Amendments Docket

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Summary:

The City of Richland accepted applications for Comprehensive Plan and Zoning Code amendments between January 1, 2018 and March 1, 2019. Eight (8) requests were received for the 2018/2019 Docket.

Pursuant to RMC 19.90.020, yearly amendments to the Comprehensive Plan and associated development regulations are considered Type IV (legislative) actions. As a result, Council has the authority to determine which items should be considered for further review by the Planning Commission. On May 7, 2019, City Council approved and referred the 2018/2019 Docket to the Planning Commission for formal public hearing, review and recommendation prior to final review and consideration by the City Council.

Attachments:

1. City of Richland Comp Plan Amendments 2018-2019 - PC Workshop

CITY OF RICHLAND

2018-2019 COMPREHENSIVE PLAN AMENDMENTS

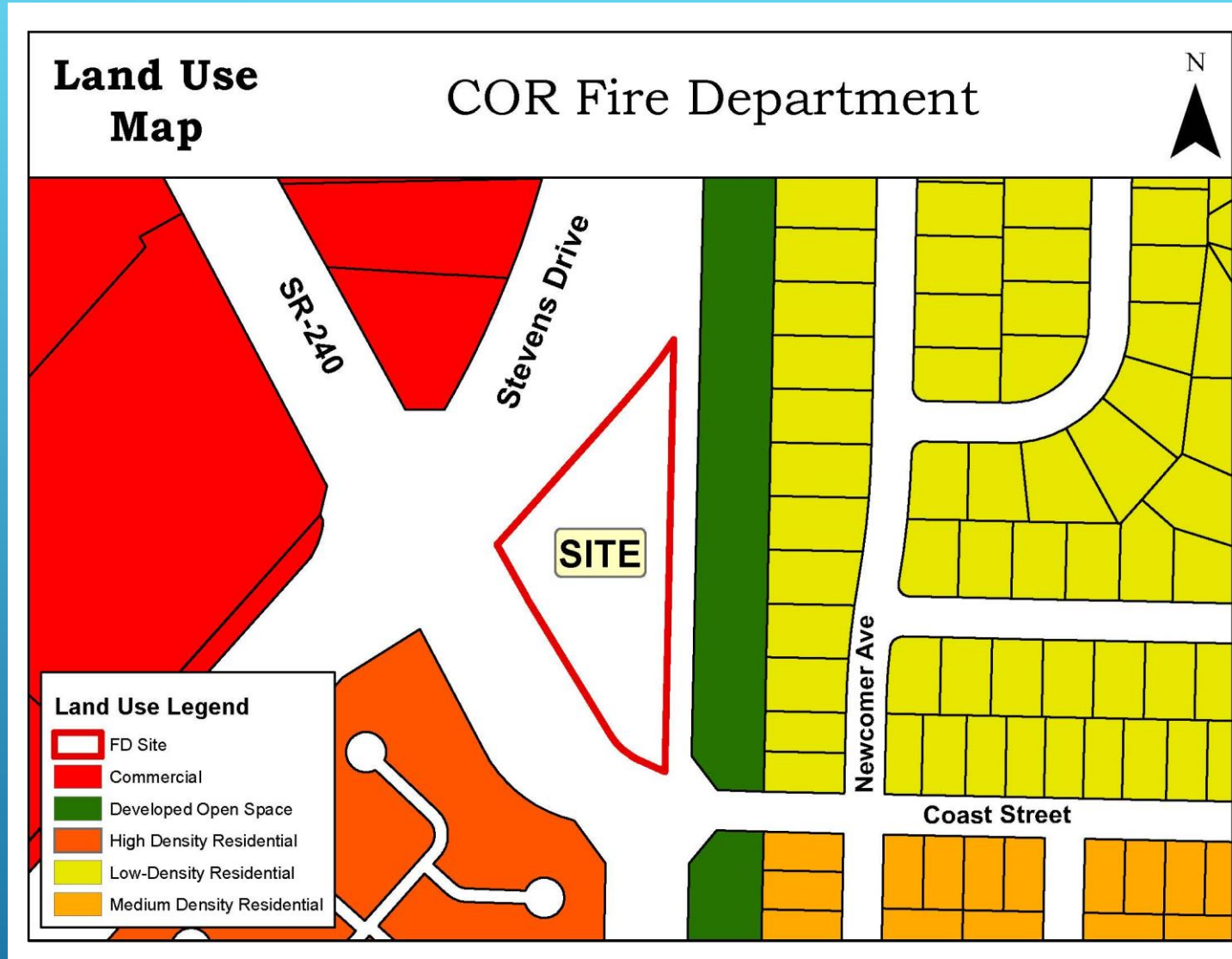
Planning Commission Workshop

June 12, 2019

CITY OF RICHLAND – FIRE STATION

CPA 2018-102

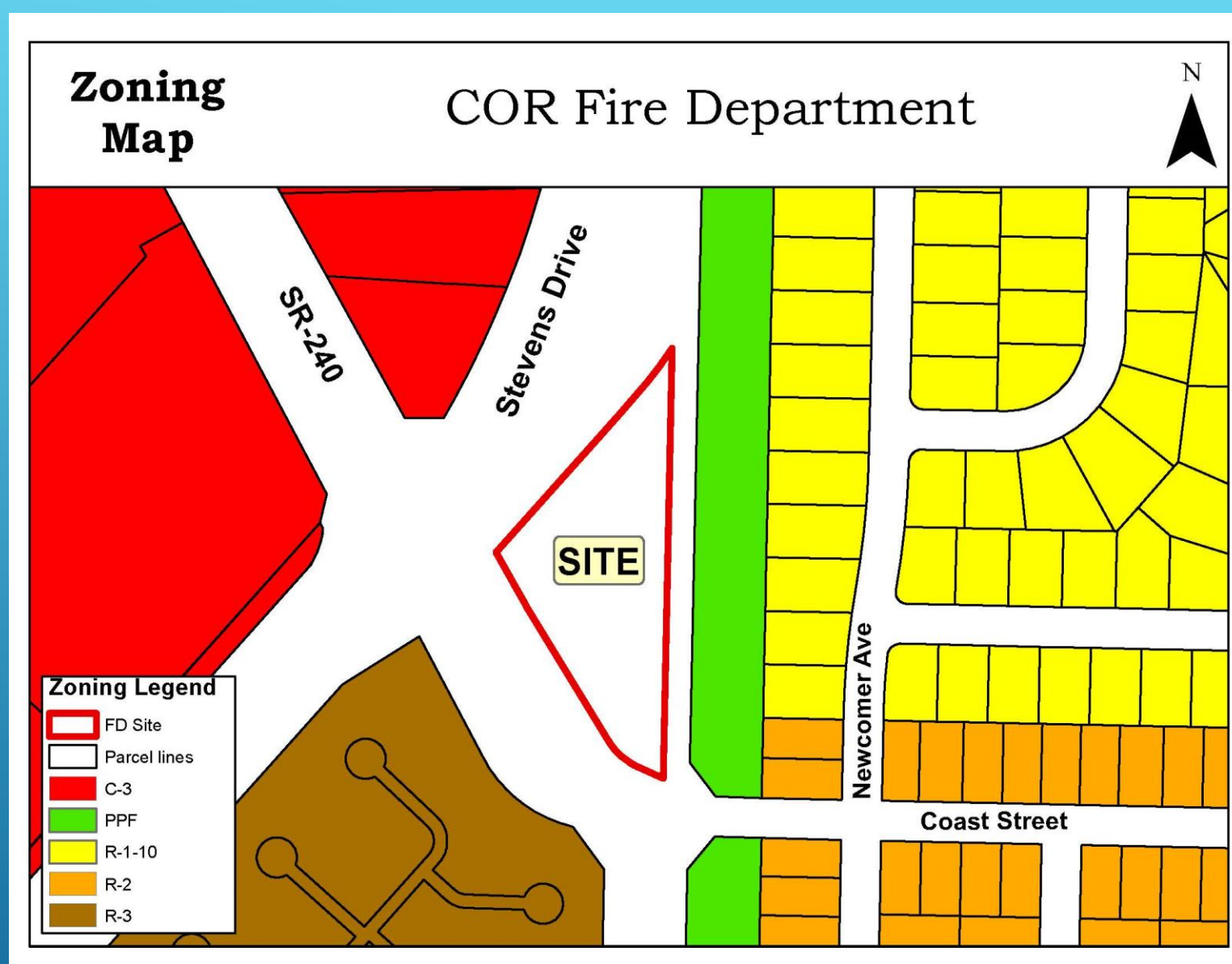
Z 2018-105



CPA 2018-102

CURRENT LAND USE DESIGNATION = N/A

PROPOSED LAND USE DESIGNATION = PUBLIC FACILITY



Z 2018-105

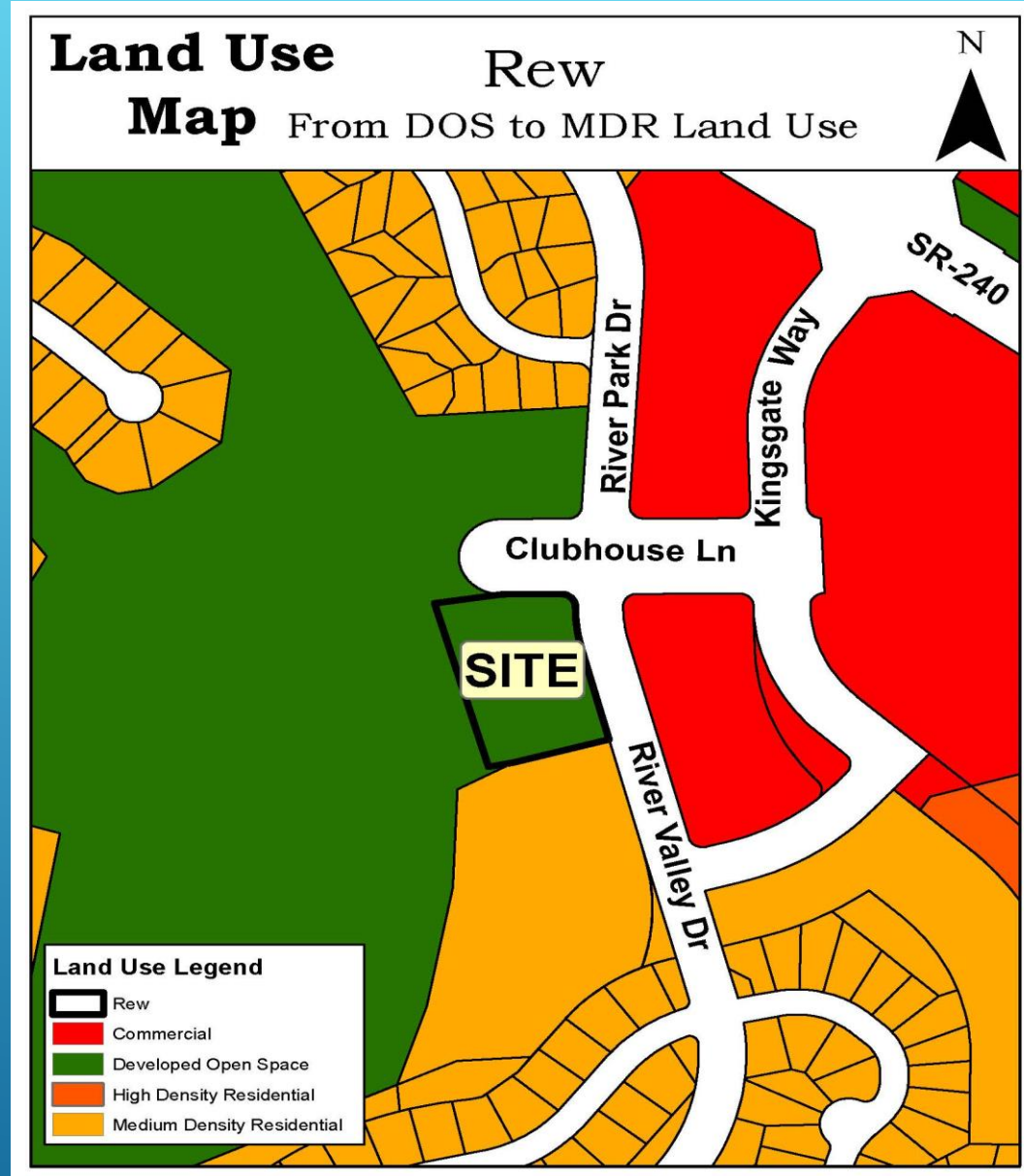
CURRENT ZONING DISTRICT = N/A

PROPOSED ZONING DISTRICT = PARKS & PUBLIC FACILITIES (PPF)

CPA 2018-103

Z 2018 - 107

**HORN RAPIDS GOLF COURSE –
(REW)**



CPA 2018-103

CURRENT LAND USE DESIGNATION = DEVELOPED OPEN SPACE

PROPOSED LAND USE DESIGNATION = MEDIUM DENSITY RESIDENTIAL

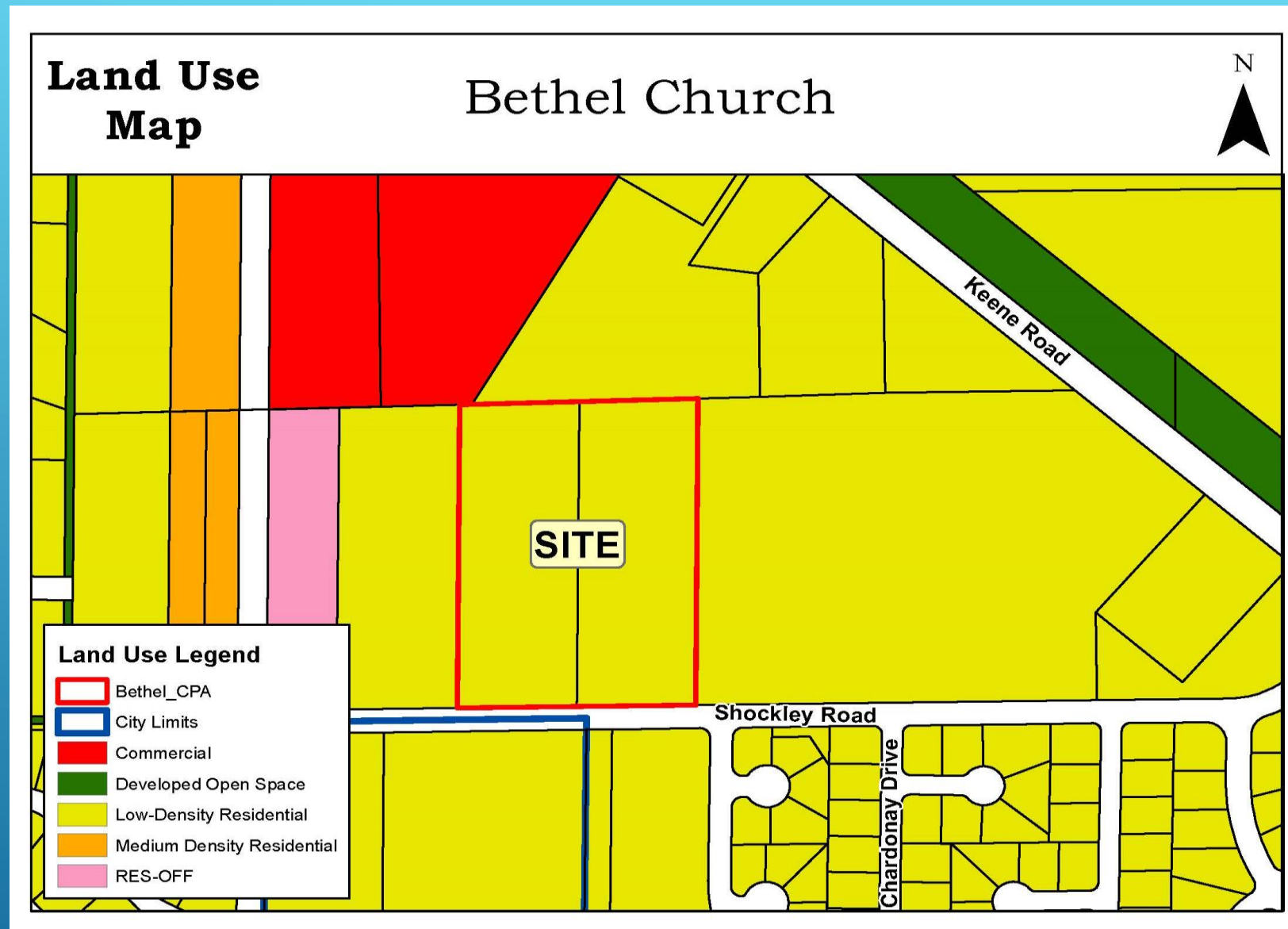


PROPOSED ZONING DISTRICT = MEDIUM DENSITY RESIDENTIAL (R-2)

BETHEL CHURCH

CPA 2019-101

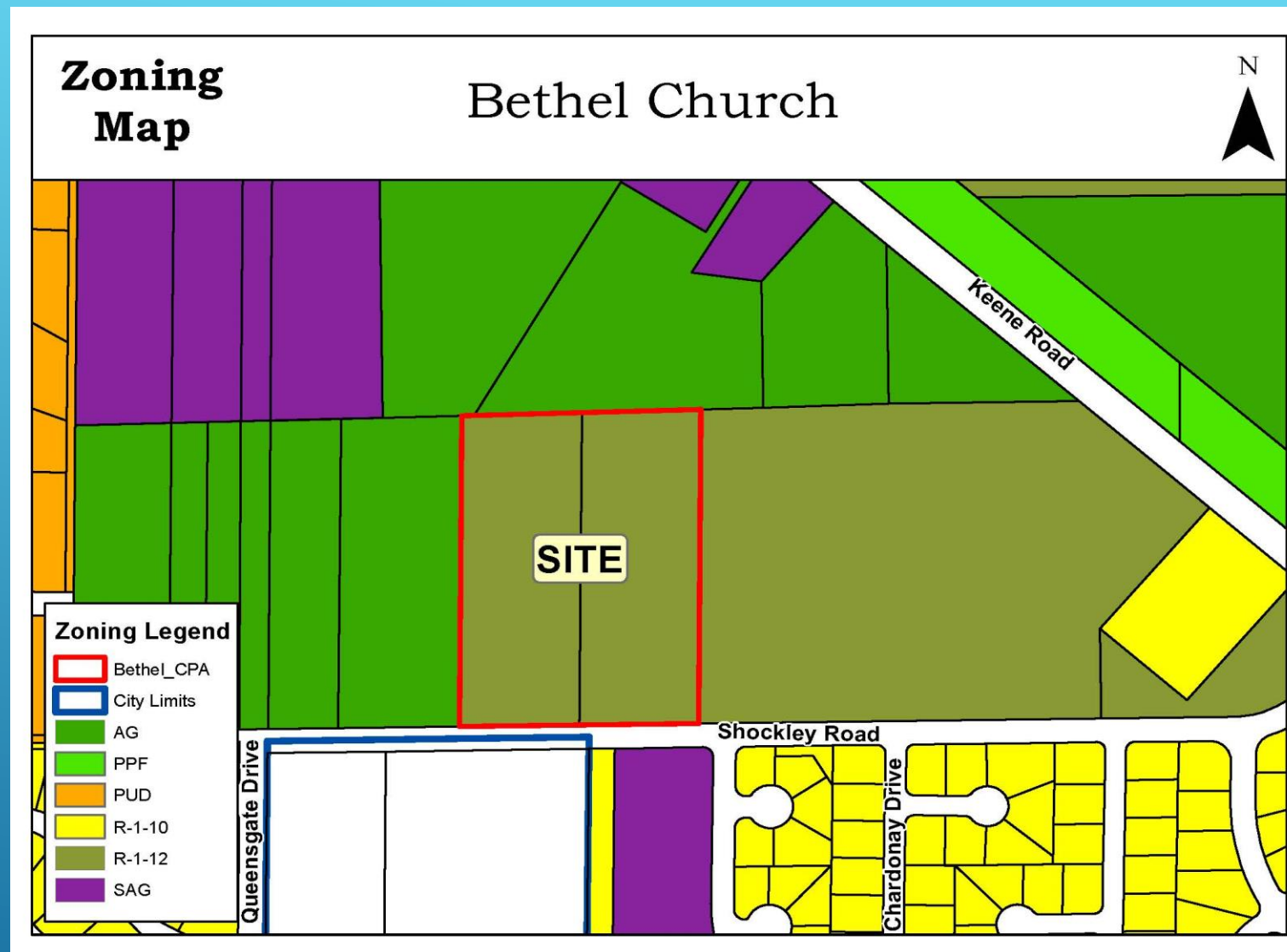
Z 2019 - 101



CPA 2019-101

CURRENT LAND USE DESIGNATION = LOW DENSITY RESIDENTIAL

PROPOSED LAND USE DESIGNATION = HIGH DENSITY RESIDENTIAL



Z 2019-101

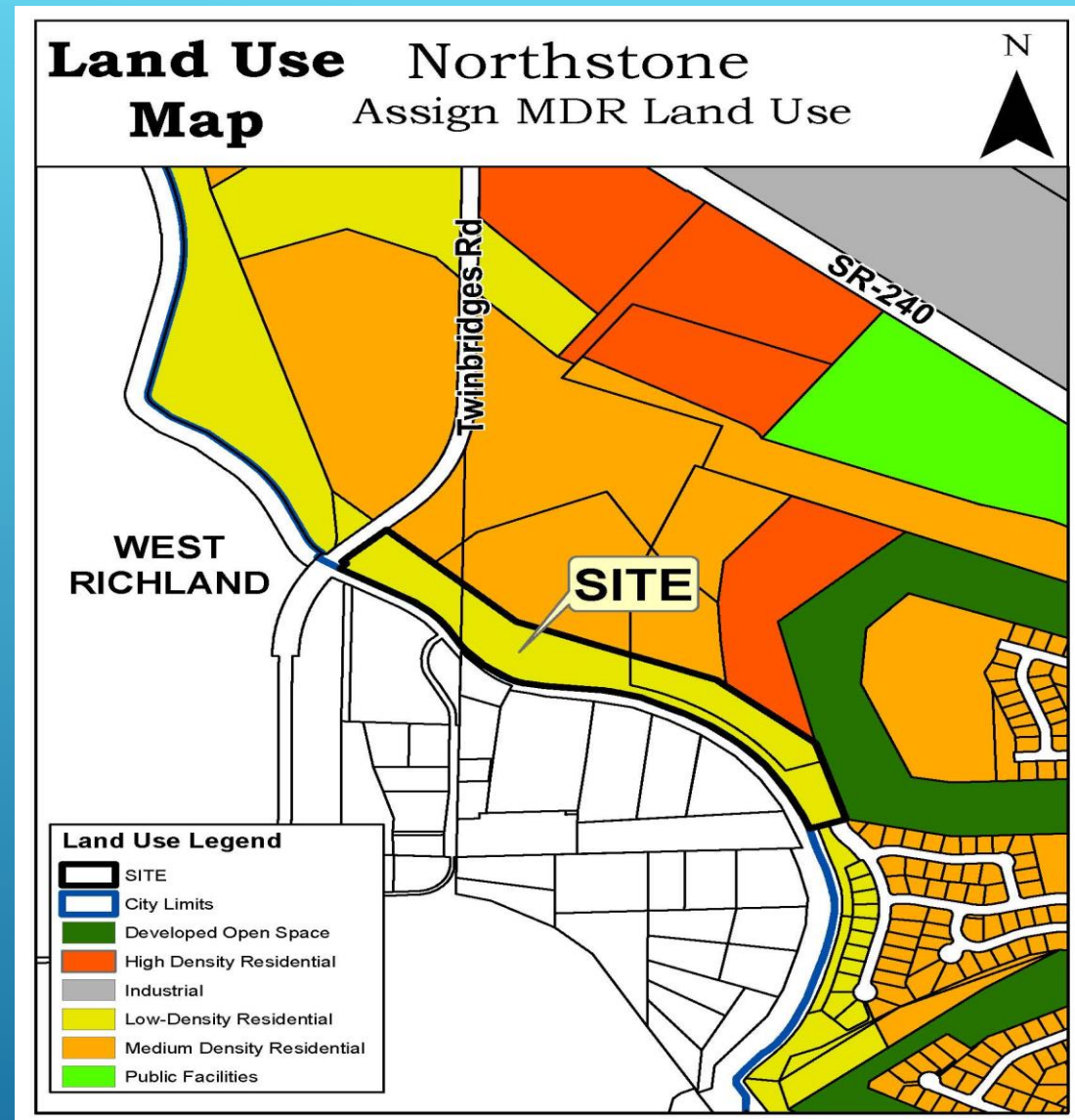
CURRENT ZONING DISTRICT = LOW DENSITY RESIDENTIAL (R-1-12)

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

HORN RAPIDS – NORTHSTONE

CPA 2019-102

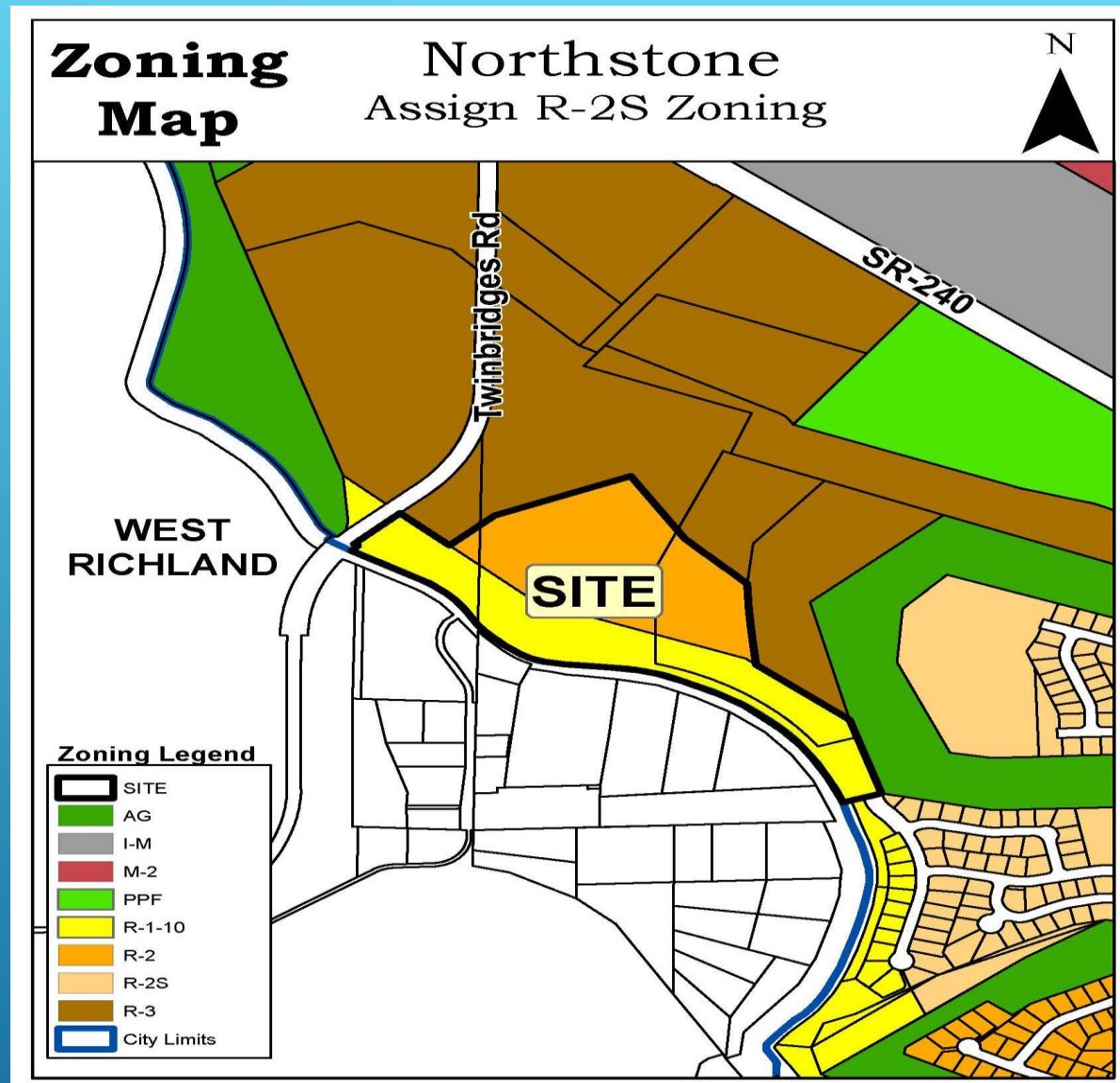
Z 2019-102



CPA 2019-102

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

PROPOSED LAND USE DESIGNATION = MEDIUM DENSITY RESIDENTIAL



Z 2019-102

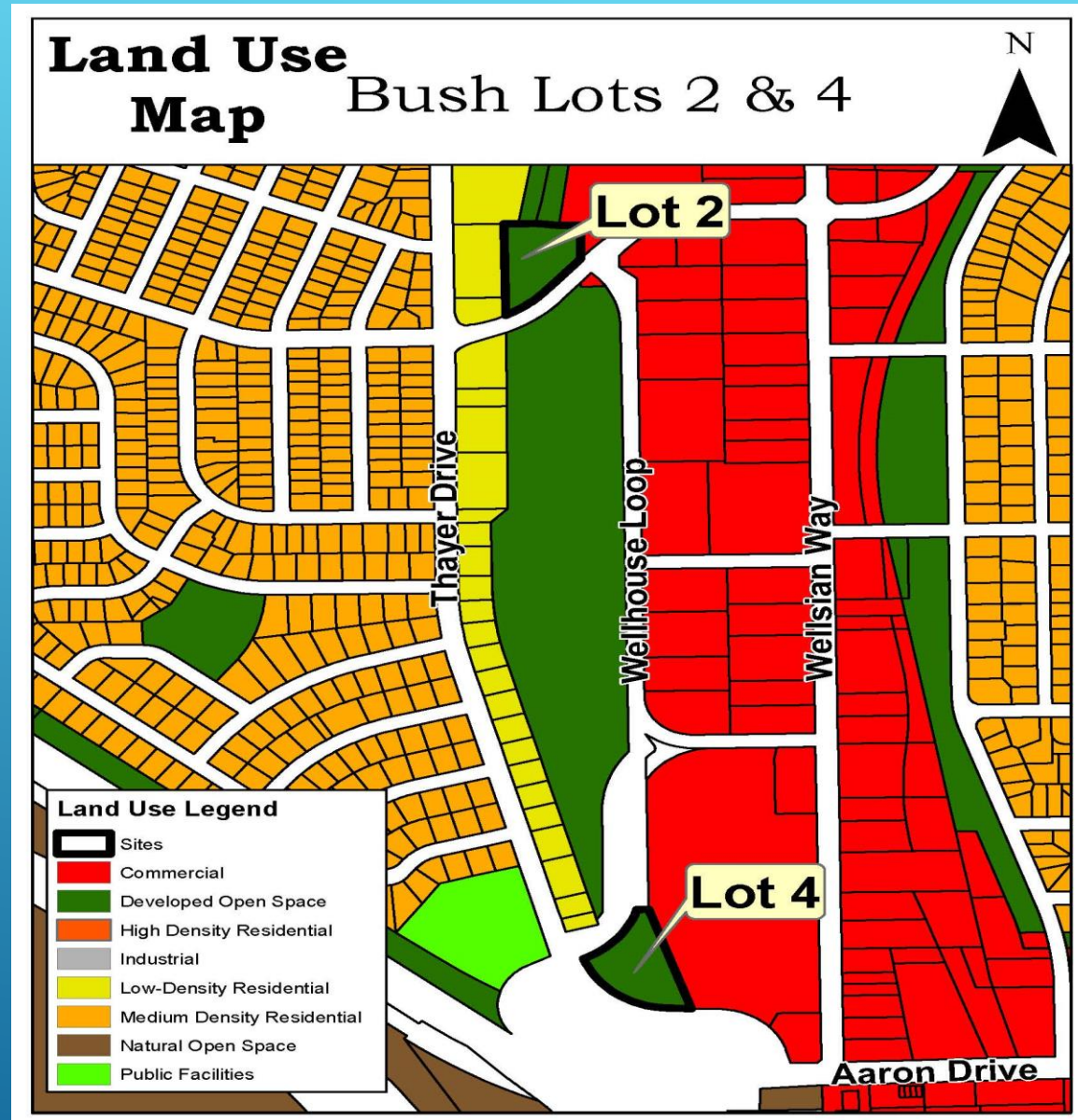
CURRENT ZONING DISTRICTS = LOW DENSITY RESIDENTIAL (R-1-10) & MEDIUM DENSITY RESIDENTIAL (R-2)

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

TIM BUSH – LOT 2

CPA 2019-103

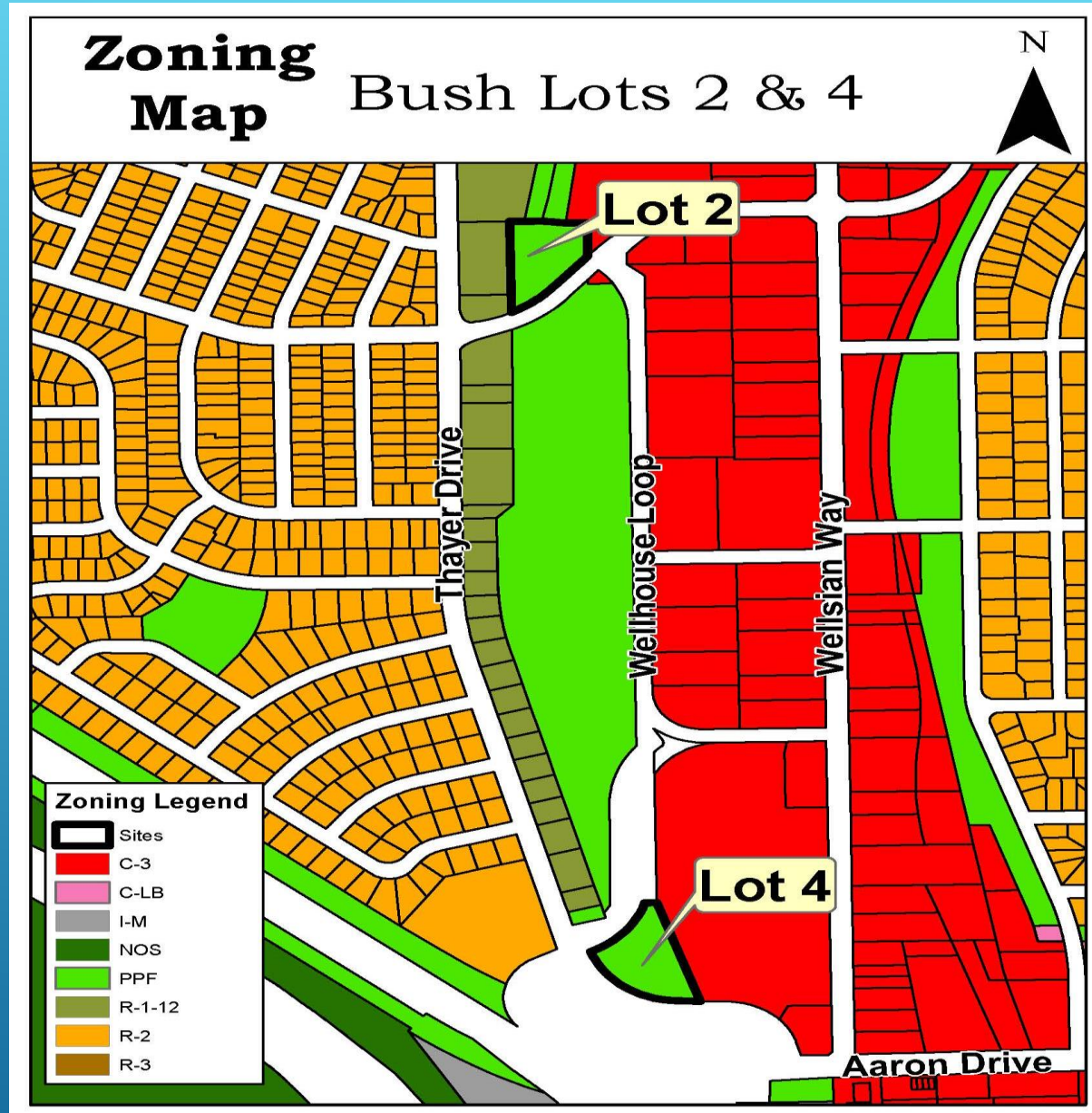
Z 2019 - 103



CPA 2019-103

CURRENT LAND USE DESIGNATION = DEVELOPED OPEN SPACE

PROPOSED LAND USE DESIGNATION = HIGH DENSITY RESIDENTIAL



Z 2019-103

CURRENT ZONING DISTRICT = PARKS & PUBLIC FACILITIES (PPF)

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

TIM BUSH – LOT 4

CPA 2019-104

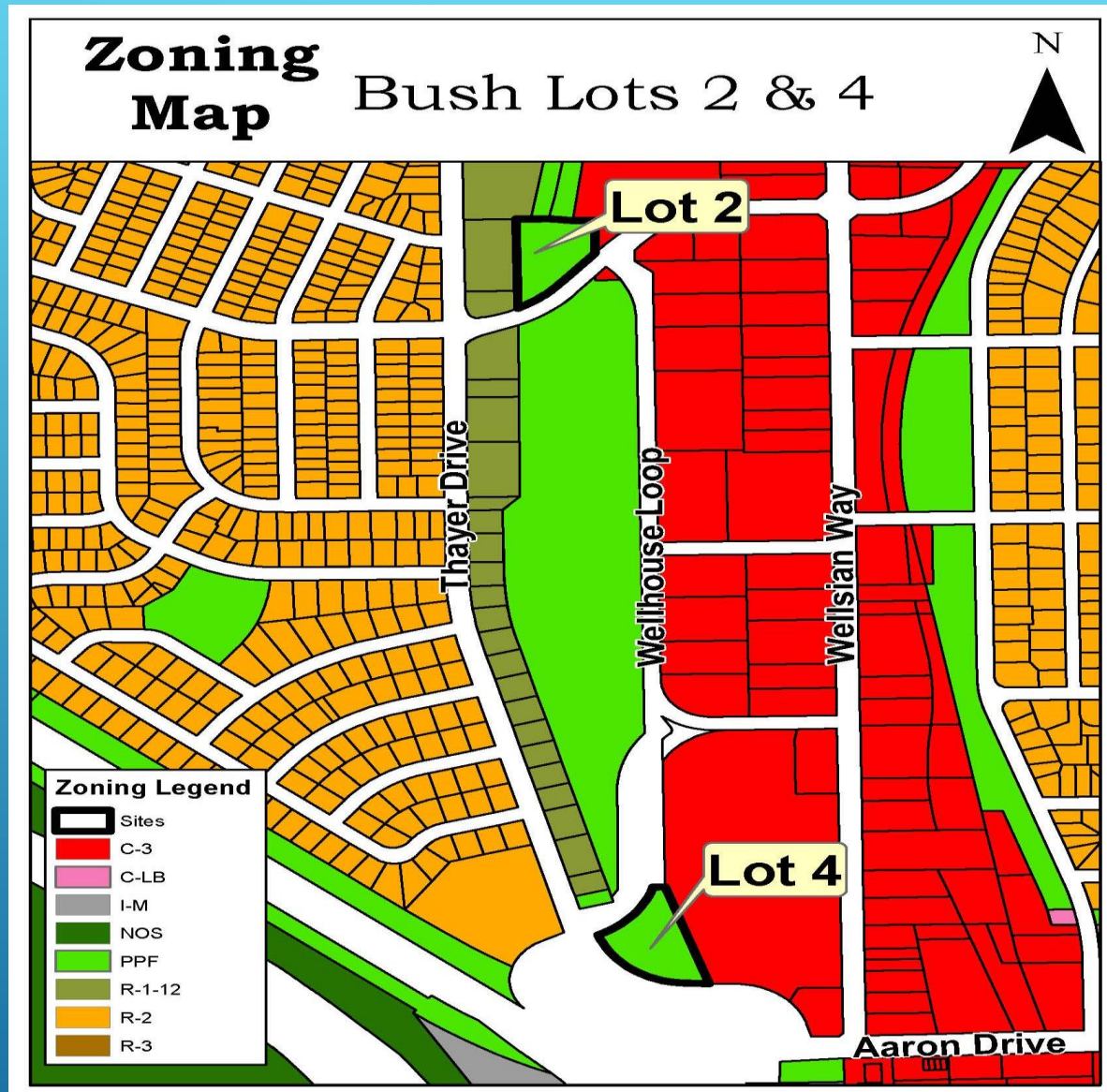
Z 2019 - 104



CPA 2019-104

CURRENT LAND USE DESIGNATION = DEVELOPED OPEN SPACE

PROPOSED LAND USE DESIGNATION = COMMERCIAL



Z 2019-104

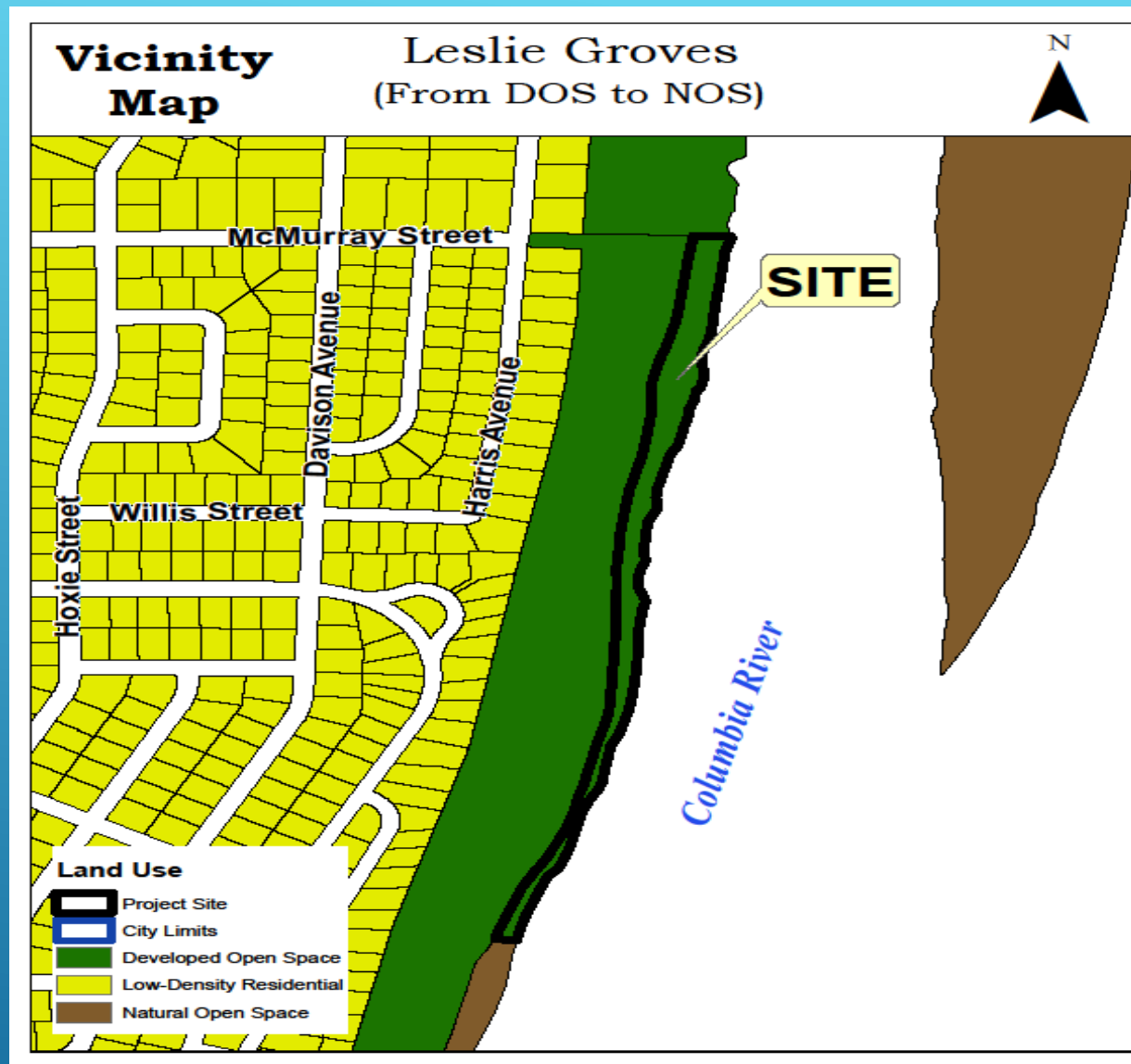
CURRENT ZONING DISTRICT = PARKS AND PUBLIC FACILITIES (PPF)

PROPOSED ZONING DISTRICT – RETAIL BUSINESS (C-2)

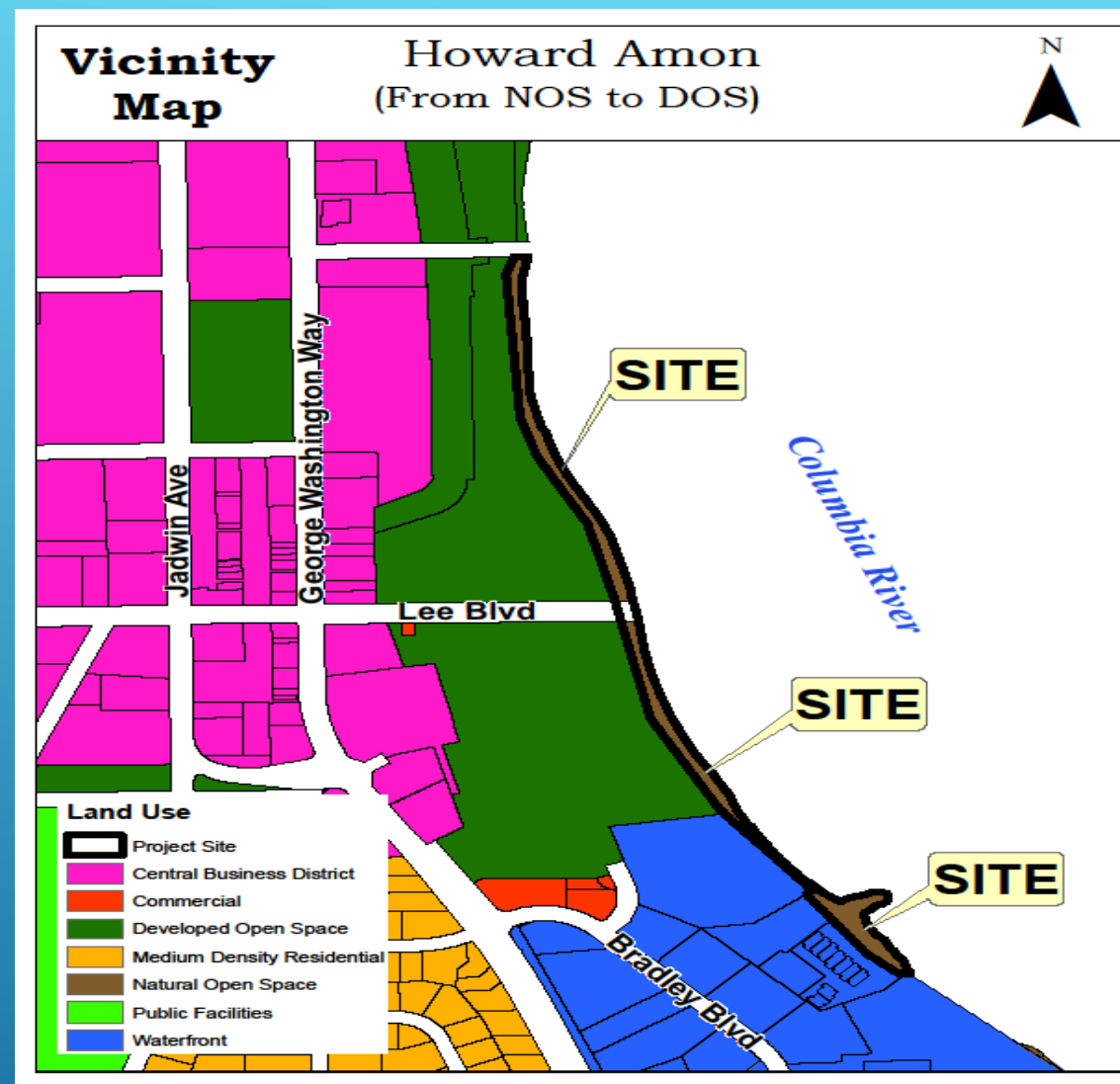
CITY OF RICHLAND – MISC.

CPA 2019-105

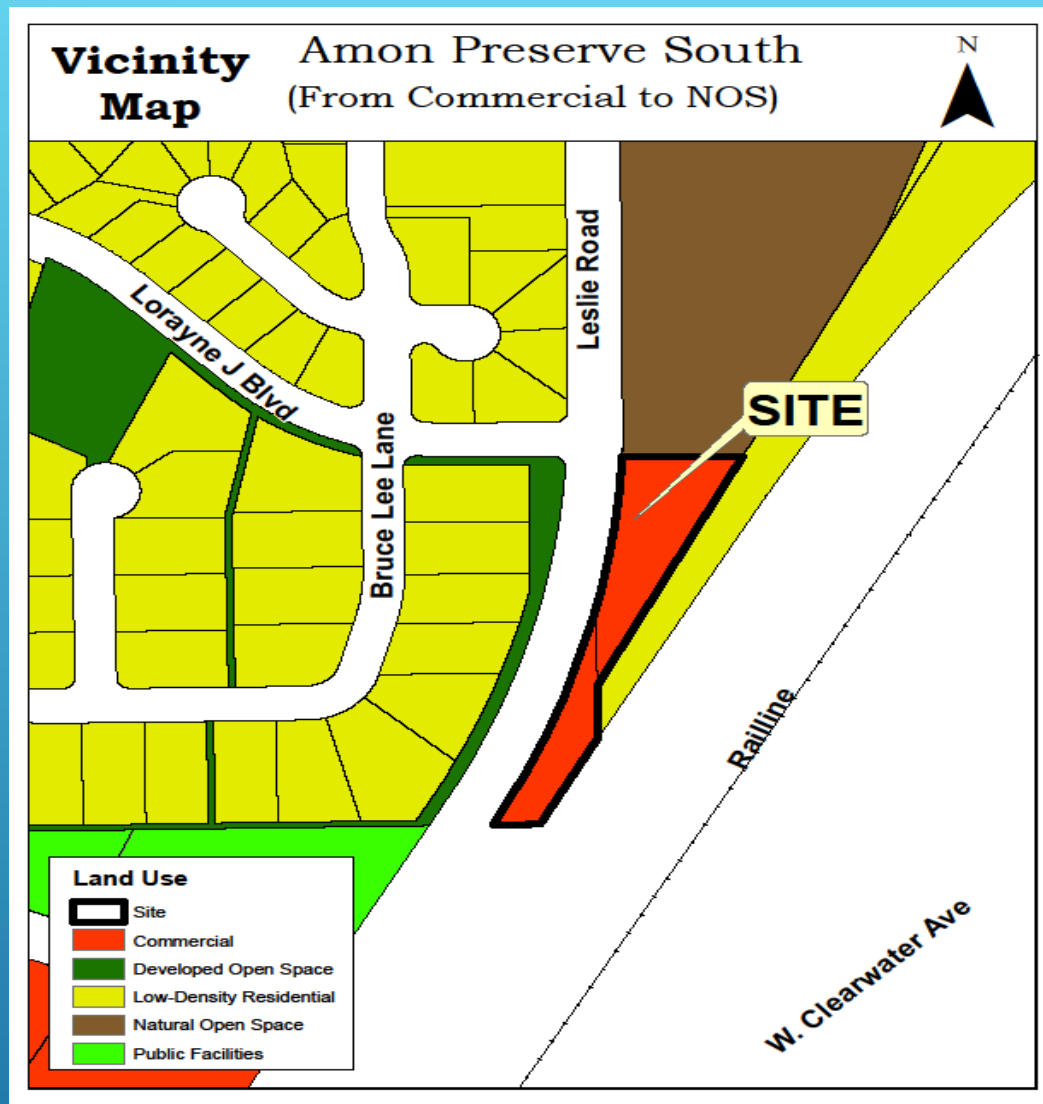
Z 2019-105



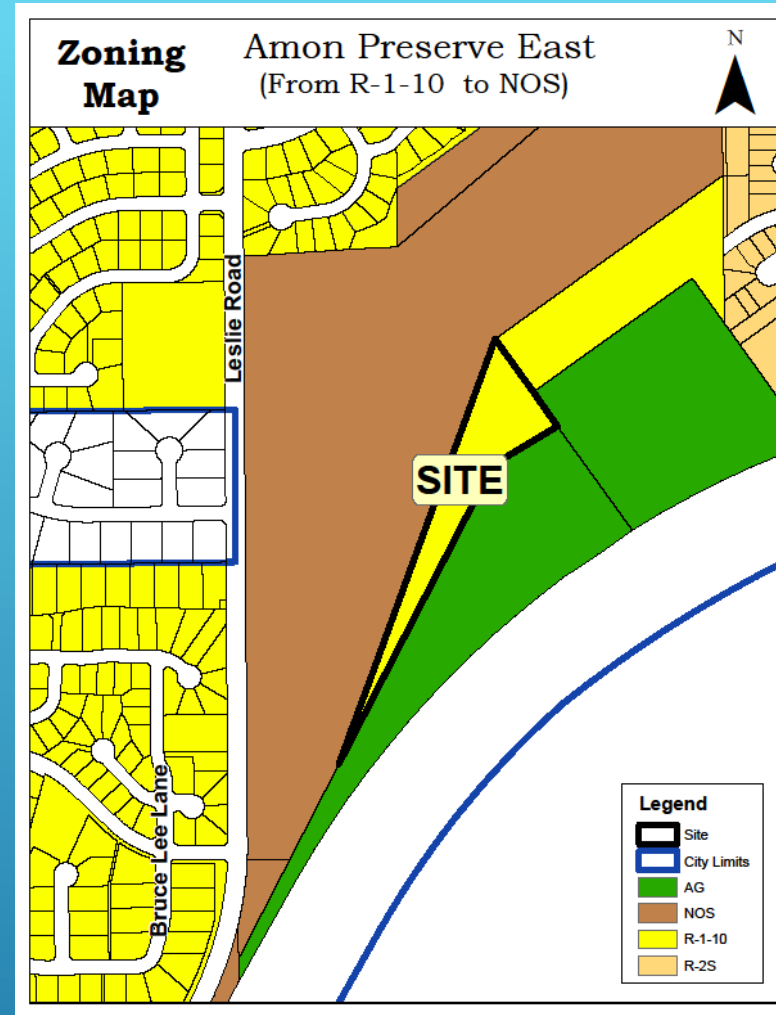
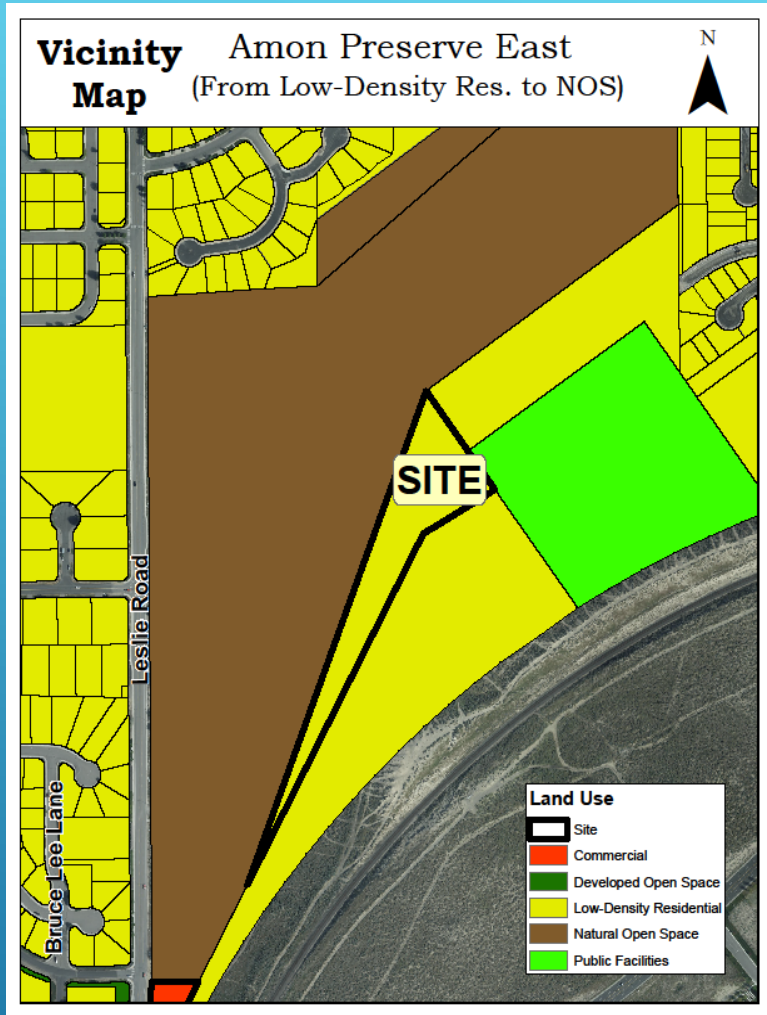
LESLIE GROVE:
EXTEND NATURAL OPEN SPACE (NOS) DESIGNATION NORTH ALONG WATERFRONT FROM
EXISTING NOS BOUNDARY TO NEWCOMER STREET. REZONE WATERFRONT TO NOS.



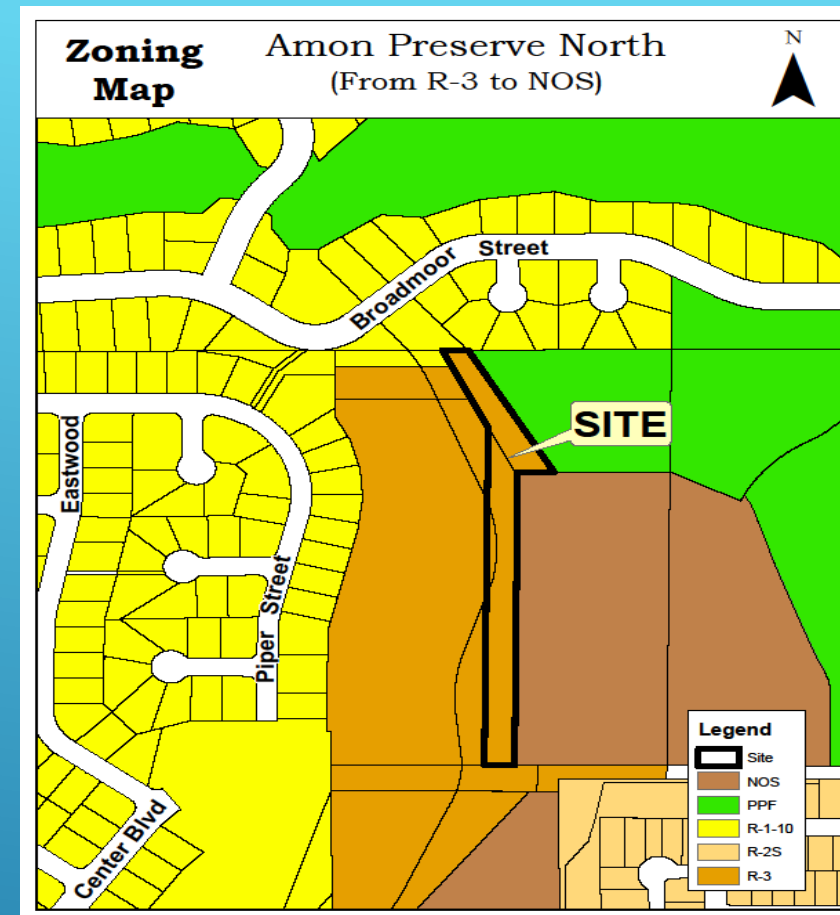
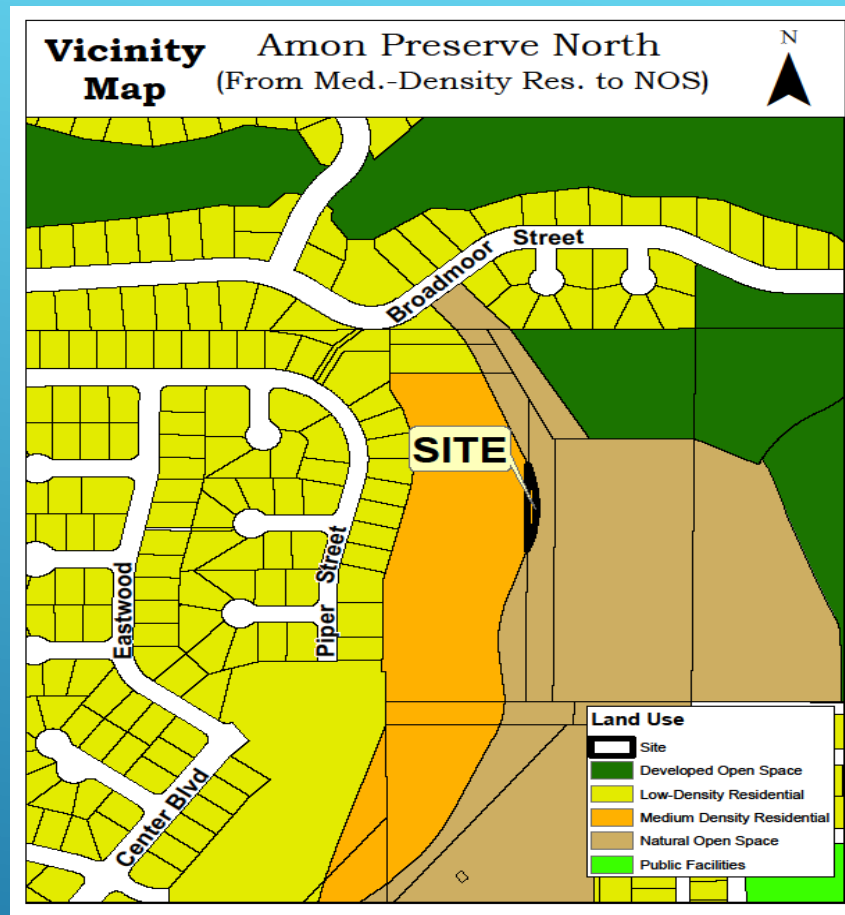
HOWARD AMON:
CHANGE WATERFRONT LAND USE CLASSIFICATION FROM NOS TO
DOS TO MATCH THE REST OF THE PARK AND TO BE CONSISTENT
WITH EXISTING PPF ZONING.



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



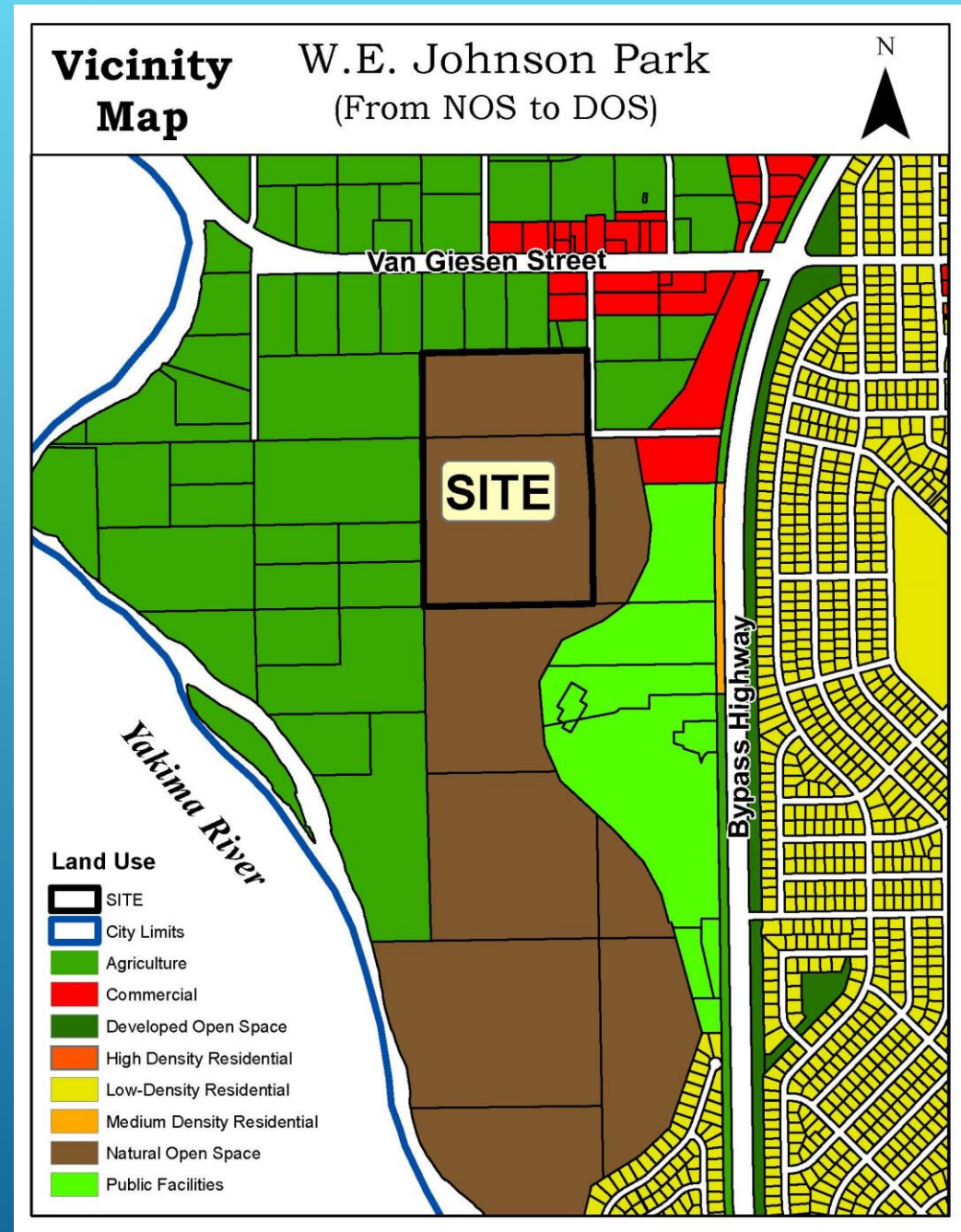
AMON PRESERVE (EAST):
CHANGE LAND USE DESIGNATION FROM LOW DENSITY
RESIDENTIAL TO NATURAL OPEN SPACE.
CHANGE ZONING FROM R-1-10 TO NOS.



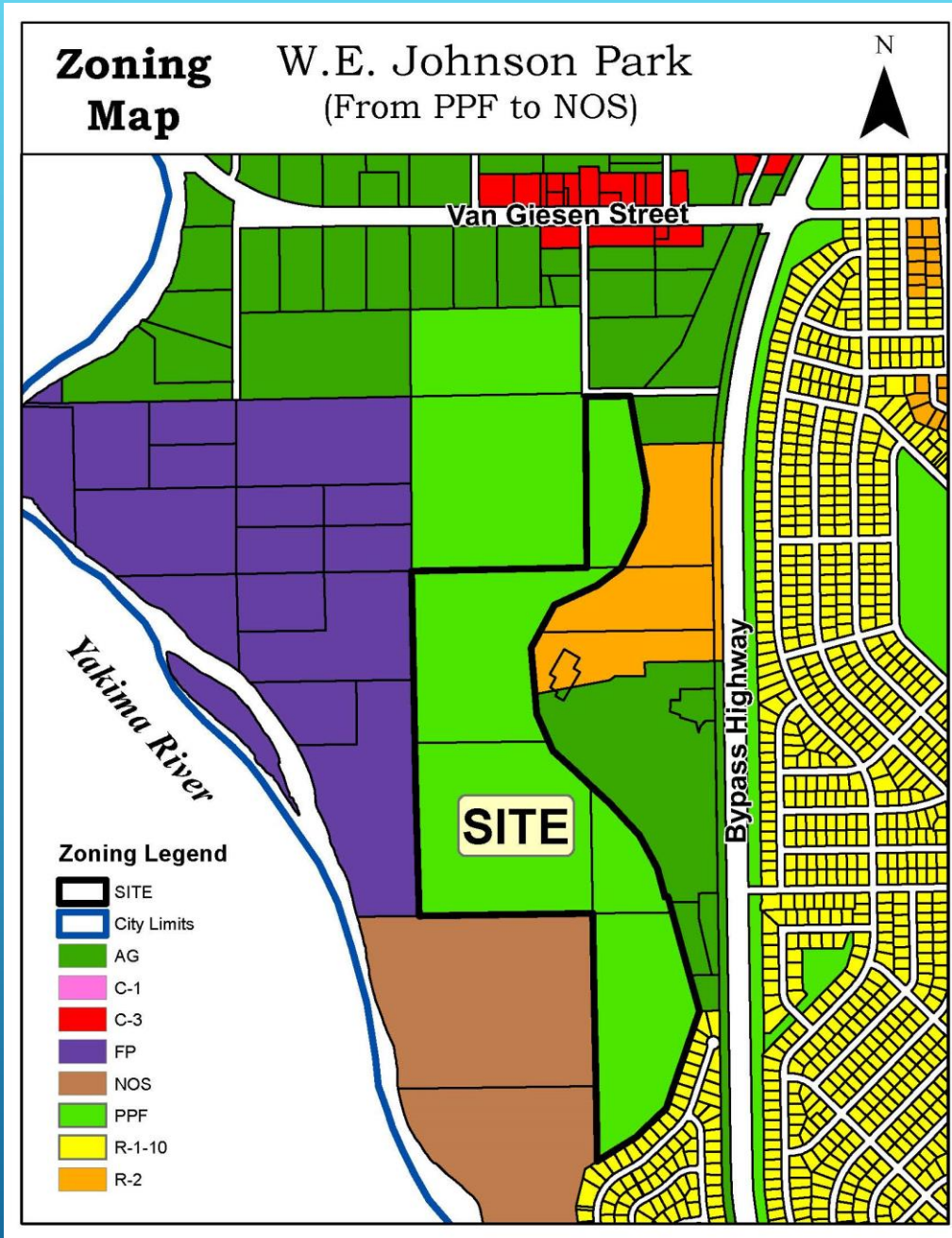
AMON PRESERVE (NORTH):
 CHANGE COMP PLAN ALONG WESTERN BOUNDARY FROM HIGH
 DENSITY RESIDENTIAL TO NATURAL OPEN SPACE.
 CHANGE ZONING FROM MULTIPLE FAMILY RESIDENTIAL (R-3) TO
 NOS.

W.E. Johnson Park:

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



Change zoning from PPF to NOS
to match Comprehensive Plan



CITY OF RICHLAND – FIRE DEPARTMENT

CPA 2018-104 – Text Amendment

AMEND CAPITAL FACILITIES

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

Policy 3: The City will identify the funding mechanism to construct and staff Fire & Emergency Service facilities in areas of our city wherever 1350 or more employees work outside a 4 minute drive time from an existing Richland Fire & Emergency Services facility or a neighboring jurisdiction facility with similar staffing levels participating in an automatic aid agreement.

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

The Richland Fire & Emergency Services Department has developed a facility deployment model based on the current and projected needs of the community over the next 10 years. This plan encompasses potential growth and development in the community, current and future urban growth boundaries, the City of Richland transportation improvement plan, and industry standard response times. The facility deployment model aligns with the City of Richland Core Focus Areas as well as meets the mission and vision of Richland Fire & Emergency Services.