



Agenda
Planning Commission Meeting
Wednesday, June 24, 2020
Via Zoom
(888) 788-0099 (Toll Free) or (877) 853-5247 (Toll Free)
Meeting ID 976 5278 7608

Note: Governor Inslee's Proclamation 20-28 prohibits meetings from being conducted in person. For this meeting, the Planning Commission will meet remotely. The public may attend this meeting through telephonic access by calling the phone number provided.

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

Liaisons: Council Liaison Alvarez
Staff Liaison: Planning Manager Stevens

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

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

April 4, 2020 Special Meeting Minutes

June 10, 2020 Special Meeting Minutes

Items of Business:

- I. Downtown Connectivity Study

Public Hearing Explanation:

New Business - Public Hearing:

- I. Zoning Code Amendment - Parking for Recreational Clubs
2. ANX2019-101 - 771 Shockley Road Annexation (Robert Zinsli)

Communications:

Adjournment

The next Planning Commission Workshop is July 8, 2020

The next Planning Commission Meeting is July 22, 2020

This meeting is broadcast live on CityView Channel 192 and online at ci.richland.wa.us

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 942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 6/24/2020

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

April 4, 2020 Special Meeting Minutes

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission special meeting held on April 4, 2020.

Summary:

Attachments:

1. 2020-04-08 Planning Commission Special Meeting Minutes DRAFT



**MINUTES
PLANNING COMMISSION SPECIAL MEETING
WEDNESDAY, APRIL 8, 2020
VIA ZOOM**

Call to Order:

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

Attendance:

Present: Chairman Palmer, Vice-Chair Maier, Commissioners Mealer, Smith, Townsend, Boring, and Eadie. Planning Manager Stevens, Councilman Alvarez and Administrative Assistant II Follett were also present.

Approval of Agenda:

Chair Palmer presented the meeting agenda for approval and asked for a motion to approve. He also noted Commissioner Maier needed to be listed as Vice-Chair instead of Commissioner Boring.

COMMISSIONER MAIER MOVED TO APPROVE THE APRIL 8, 2020 MEETING AGENDA. COMMISSIONER EADIE SECONDED. THE MOTION CARRIED 7-0.

New Business:

Reallocation of Community Development Block Grant Funds Related to COVID-19 Response:

Chairman Palmer introduced the item and asked staff to make the presentation. CDBG/HOME Administrator Burden provided an overview of the amount of funds currently available in the CDBG fund. She further explained the reason for the request to reallocate funds and confirmed the request falls within the acceptable uses for the funds. Ms. Burden also noted this action is required since it is an update the Annual Action Plan.

Commissioners asked questions and clarified that this reallocation would take underutilized funds and use them for Coronavirus response, specifically business stabilization. She also provided clarification on specific HUD requirements to support Low- and Moderate-income workers or businesses and stressed the program is based on need.

COMMISSIONER BORING MOTIONED AND COMMISSIONER MAIER SECONDED THE MOTION TO RECOMMEND COUNCIL APPROVE THE REALLOCATION OF NINETY THOUSAND (\$90,000) FROM THE PRIOR YEAR REVOLVING LOAN FUND TO THE 2020 LOCAL SMALL BUSINESS STABILIZATION FUND. MOTION PASSED 7-0.

During discussion on the motion, Chairman Palmer, Vice-Chair Maier and Commissioner Boring each disclosed that their own small businesses. None of the members felt they had a conflict of interest based on discussion.

Communications:

Chairman Palmer noted the next meeting date and expressed his happiness to see everyone.

CDBG/HOME Administrator Burden thanked the Commission for their support.

Adjournment:

Chairman Palmer adjourned the meeting at 6:24 p.m.

PREPARED BY: Lynne Follett, Administrative Assistant II

REVIEWED BY: Mike Stevens, Planning Manager



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 6/24/2020

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

June 10, 2020 Special Meeting Minutes

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission special meeting held on June 10, 2020.

Summary:

Attachments:

1. 2020-06-10 Planning Commission Special Meeting Minutes DRAFT



**MINUTES
PLANNING COMMISSION SPECIAL MEETING
WEDNESDAY, JUNE 10, 2020
VIA ZOOM MEETINGS**

Call to Order:

Chairman Palmer called the meeting to order at 6:02 p.m. and welcomed attendees.

Attendance:

Present: Chairman Palmer, Vice-Chair Maier, Commissioners Mealer, Townsend, Boring, Smith and Eadie. Council Liaison Alvarez, Public Works Director Rogalsky and Administrative Assistant II Follett were also present.

Approval of Agenda:

Chair Palmer presented the meeting agenda for approval and noted there would be no public comment due to COVID-19 considerations. He also noted the agenda item for the 2020-2026 Transportation Improvement Plan was listed incorrectly as a public hearing. Following his comments, Chairman Palmer asked for a motion to approve the agenda with stated amendments.

COMMISSIONER TOWNSEND MOVED AND VICE-CHAIR MAIER SECONDED THE MOTION TO APPROVE THE JUNE 10, 2020 MEETING AGENDA AS AMENDED. MOTION CARRIED 7-0.

Approval of Minutes:

Chairman Palmer presented the minutes of the February 26, 2020 meeting for approval.

COMMISSIONER MAIER MOTIONED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 26, 2020 MEETING. THE MOTION PASSED 7-0.

New Business:

Chairman Palmer asked Public Works Director Rogalsky to give the presentation on the 2020-2026 Transportation Improvement Plan.

Director Rogalsky reviewed the 2020-2026 TIP and spoke to identified projects and public comments received to date. After his presentation, the Commission asked questions to clarify certain aspects of the plan. Commissioners also praised staff for their responsiveness to comments and work on the plan. Additional questions revolved around the projects at the intersection near WINCO and speed limits on streets within the city. There was in-depth discussion about speed limits on certain city streets and questions about the conflict in code related to listed safe speeds and that relationship to the TIP and listed projects.

COMMISSIONER BORING MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO RECOMMEND THAT COUNCIL ADOPT THE 2020-2026 TRANSPORTATION IMPROVEMENT PLAN AS PRESENTED BY STAFF. CHAIRMAN PALMER OPENED THE MOTION FOR DISCUSSION.

AFTER A SHORT DISCUSSION, VICE-CHAIR MAIER AMENDED THE MOTION TO RECOMMEND THAT COUNCIL ADOPT THE 2020-2026 TRANSPORTATION PLAN WITH A REQUEST TO LOOK AT ORDINANCE 11.08.010 AND 11.08.020 FOR POTENTIAL CODE CONFLICT ISSUES. COMMISSIONER MEALER SECONDED THE AMENDMENT TO THE MOTION. COMMISSIONERS MEALER, TOWNSEND, SMITH, MAIER AND PALMER VOTED IN FAVOR OF THE AMENDMENT. COMMISSIONERS EADIE AND BORING WERE OPPOSED. ADDITIONAL DISCUSSION ON SPEED LIMITS AND POTENTIAL CONFLICTS WITH SAFE SPEEDS CONTINUED.

AMENDED MOTION PASSED ON FINAL VOTE.

Communications:

Councilman Alvarez thanked the Commission and staff for the good discussion and information sharing.

Vice-Chair Maier thanked Commissioner Boring for her help on the modified motion and wished everyone continued safety.

Adjournment:

Chairman Palmer adjourned the meeting at 6:53 p.m.

PREPARED BY: Lynne Follett, Administrative Assistant II

REVIEWED BY: Mike Stevens, Planning Manager



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 6/24/2020

Agenda Category: Items of Business

Prepared By: Pete Rogalsky, Public Works Director

Subject:

Downtown Connectivity Study

Request:

Core Focus Area 2 - Manage & Maintain Infrastructure & Facilities

Recommended Motion:

The Planning Commission concurs with the recommendations developed by the Downtown Connectivity Study and recommends that the City Council adopt the Study recommendations.

Summary:

City staff is seeking the Planning Commission's recommendation to the City Council regarding the results of the Downtown Connectivity Study. The purpose of the study is to advance the City Council's vision for a pedestrian friendly waterfront and downtown while maintaining or enhancing vehicular travel through downtown. The City's consultant, JUB Engineers, conducted a thorough evaluation of alternative street system modifications and pedestrian and bicycle oriented enhancements. The study process involved a robust public engagement program that included assembling a Community Advisory Committee to work alongside the consultant and City staff. The public engagement program also included a public open house and on-line survey, both of which had substantial participation. A summary of the study process can be accessed on the City's web site at <https://www.ci.richland.wa.us/departments/public-works/capital-projects/downtown-connectivity-study>.

City staff and its consultant will be presenting an overview of the study process and the recommendations advanced by the Community Advisory Committee, consultant, and City staff. The Planning Commission is requested to develop and adopt a recommendation to the City Council.

Attachments:

1. Richland Connectivity Study
2. ALSC Ltr RL Connectivity Study v03 03012020

February 18th, 2020

To: Pete Rogalsky, Public Works, City of Richland
Spencer Montgomery, J-U-B Engineers
Caroline Mellor, Langdon Group

Re: Bicycle Traffic Considerations for the Richland Connectivity Study

Bike Tri-Cities advocates for a safe and convenient bicycle transportation network within our community. We represent members of all ages and abilities. We appreciate being invited to participate in the City of Richland's Downtown Connectivity Study. Improving active transportation (walking and cycling) connectivity between Richland's downtown, rivershore, and neighborhoods will improve quality of life for residents and visitors alike. We recognize the City of Richland's commitment to active transportation infrastructure as specified in the 2017 Comprehensive Plan.

Bicycles are a form of transportation for people of all ages and abilities, connecting residents to the services and facilities they use in our downtown core. Active transportation connectivity will most benefit our most vulnerable road users, children and seniors. Children and seniors need safe east-west access between downtown, the riverfront, and home. Bicycling is a practical transportation option available to residents who are unable to drive. It is an ideal form of transportation for distances between half a mile to 2 miles, particularly on hot summer days. Children as young as 8 years of age enjoy the autonomy that bicycling provides. Seniors who walk and cycle daily as a form of transportation enjoy a longer life and better quality of life.

Our downtown small businesses would benefit greatly from active transportation connectivity. The economic benefits of a safe and complete bicycling infrastructure are well documented. Bicyclists are shown to spend more money at small businesses than drivers. Residents living within a mile of small businesses are shown to be the most frequent patrons, and our downtown is surrounded by neighborhoods. Studies show that when active transportation is prioritized, residents within walking and bicycling distance choose to walk and cycle. The riverfront already serves a remarkable amount of foot and bicycle traffic. People walking and bicycling along the river will benefit from increased safety and convenient access to downtown amenities. While car parking takes up valuable real estate, bicycles require only 1/10 of the space. Improving east-west active transportation infrastructure from surrounding neighborhoods through the downtown to the rivershore would improve the vibrance of our downtown core.

We appreciate that the study considered two alternatives—a road diet for both Jadwin Avenue and George Washington Way, and a one-way couplet of the aforesaid arterials. Both could allow for significant active transportation improvements, as well as on-street parking. These improvements for active transportation include reduced vehicle speeds, protected bike lanes, wider sidewalks, shorter crossing distances at intersections, and secure bicycle parking. We recognize the improvements that the City of Richland has recently made in our downtown core,

such as the pedestrian crossing between John Dam Plaza and the Federal Building, and the “complete street” in the Swift Boulevard corridor. We look forward to the completion of more improvements such as these.

- While Bike Tri-Cities does not necessarily endorse either alternative explored in the study, we ask that the City of Richland prioritize active transportation connectivity over Vehicle Level Of Service. In the street design, we ask that you carefully consider the desired lines of pedestrian and bicyclist movement between neighborhoods and activity centers (including the public library, pool, community center, public schools, park, and civic buildings; shopping, and medical care) within a 2 mile radius of the urban core and riverfront before selecting a preferred alternative.

The crux of the matter is that streets in our downtown and our neighborhoods must be designed to ensure the safety of all road users. Street design must reflect that automobile speeds greater than 20 mph result in higher rates of pedestrian and bicyclist injury and death. We recommend consideration of “Bicycle Level of Service” and insist upon prioritization of “Bicyclist Level of Stress” particularly at intersections where conflict is most likely. In short, the city has a responsibility to provide best practice active transportation infrastructure when redesigning streets.

Thank you again for including us in the process. We look forward towards equitable and sustainable transportation options for all road users.

Sincerely,

Bike Tri-Cities Board



Alliance for a Livable and Sustainable Community

3555 Strawberry Lane, Richland, WA 99352 www.alsctc.org

March 1, 2020

To: City of Richland Planning Commission: Kyle Palmer, Chair; Marianne Boring, Vice Chair.
Members: Michael Mealer; Francesca Maier; Phillip Townsend; Phillip Keuhlen.

Pete Rogalsky, Public Works Director
Spencer Montgomery, J-U-B Engineers
Caroline Mellor, Langdon Group

From: Executive Board of the *Alliance for a Livable and Sustainable Community**

Re: Recommendations for the Richland Connectivity Study

The Alliance for a Livable and Sustainable Community (ALSC) would like to thank the City of Richland and the consultants who led this project for the opportunity to participate in this progressive and informative example of citizen involvement in City transportation planning. We believe that vigorous public engagement is a critical element of planning and design solutions that provide the environmental, economic, health, and social benefits for a just society.

The project team was tasked with creating and analyzing alternative strategies for activating the City Council's vision of a downtown and waterfront district more conducive to walking and bicycling. Members of the ALSC participated in the workshops and conducted their own background research on the issues of the study. As an organization focused on sustainability principles, we are not fans of plans to increase traffic speeds and density. And yet we realize the exigencies of traffic demand produced by the geographic layout of the city and that the purpose of this Downtown Connectivity Study is to advance the City Council's vision for a pedestrian-friendly waterfront and downtown, while maintaining or enhancing the vehicular travel flow through downtown.

Our board members agree that the key element to establishing an economically vibrant Central Business District is the creation of public spaces that people want to be in. Public safety, traffic-calming, and community placemaking must be prioritized in order to achieve the City's vision. Many of our board members expressed concern about the couplet because wider lanes or one-way streets encourage higher speeds. One of our members proposed the "Road Diet" plan in the workshops, and after further discussion by our board we have found many features of the road diet would make the roads safer for pedestrians. Two-way streets and on-street parking encourage drivers to slow down, watch for people and bikes, and possibly take alternative routes that allow for higher speeds such as the by-pass.

We recommend that the option selected by the City remove barriers to multi-modal transportation, plan for complete streets and encourage active transportation, elements that are an integral part of sustainable development including:

1. Removal of barriers to active transportation by including infrastructure that safely accommodates bikers and walkers.
2. Removal of barriers to mass transit and shared transportation such as insufficient densities of residential areas, unused downtown parking, bus routes separated from the busiest areas with infrequent service, and a lack of mixed-use, walkable neighborhoods near transit stops.
3. Use of traffic calming strategies such as: street striping, planters, bollards or other barriers that clearly demarcate lanes for motorized vehicles from those to be used by walkers or cyclists, or making temporary changes to traffic patterns to avoid the real world consequences of any long term, more permanent changes, e.g., increased use of secondary streets or driving through residential neighborhoods to avoid traffic on the primary routes. (These and other traffic calming ideas are described in the 'Traffic Calming Toolkit, <https://www.pps.org/article/livememtraffic>).
4. Reducing speed limits: To be most effective, traffic calming measures should be paired with reduced traffic speeds. Every 1 mph reduction in vehicle speeds on urban streets results in a 6 percent decrease in traffic fatalities. For example: if a driver hits a pedestrian or bicyclist at 20 mph or less, there is an estimated 95 percent survival rate; at 30 mph, a pedestrian has only a 5 percent chance of walking away without injury and the death rate jumps to 45 percent.
5. Integrate and minimize the impact on the natural environment: The final design should enhance the use of open public spaces, and preserve natural spaces and habitat. These have been shown to be essential components of a thriving downtown area. In addition, the presence of street trees provides natural cooling, cleans the air and can reduce energy demand for air conditioning on buildings adjacent to these natural features. This will also allow for a better connection with Howard Amon Park nearby and create more comfortable pedestrian environments.

We appreciate the work being done by the City of Richland and the consultants, and for taking our suggestions into account as you move forward with the revised traffic plan. Please contact us if we can provide additional input on these or any related aspects of the project.

Sincerely yours,

The Executive Board of the Alliance for a Livable, Sustainable Community
James A. Wise, Ph.D., President

**Mission: The Alliance works to promote and advocate "livable and sustainable" principles and practices in the Tri-City region by bringing stakeholders together to create and maintain a community-wide collaborative effort for improved quality of life in our community. Affiliation with the Alliance for a Livable and Sustainable Community recognizes shared values and a commitment to community collaboration. The affiliation does not affect the governance or independence of any affiliated organization. Positions taken by the Alliance are not necessarily those adopted by its affiliates. Similarly, affiliates may adopt positions that are not those of the Alliance.*



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 6/24/2020

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

Zoning Code Amendment - Parking for Recreational Clubs

Request:

Core Focus Area 5 - Maximize Community Amenities

Recommended Motion:

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (CA2020-102) and recommend to the City Council adoption of a proposed code amendment to RMC Section 23.42.210 (D) which better suits the amount of off-street parking deemed necessary for recreational clubs/facilities.

Summary:

Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs

Attachments:

1. CA2020-102 Full Staff Report - Rec Club Parking

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2020-102

PREPARED BY: MIKE STEVENS
MEETING DATE: JUNE 24, 2020

GENERAL INFORMATION:

APPLICANT: CHAD BETTESWORTH ON BEHALF OF PAHLISCH HOMES
CA2020-102

REQUEST: TEXT AMENDMENT TO RMC SECTION 23.42.210 (D) – OFF-STREET PARKING FOR RECREATIONAL CLUBS. THE PROPOSED TEXT AMENDMENT WOULD REDUCE THE OFF-STREET PARKING REQUIREMENT FOR RECREATIONAL CLUBS.

LOCATION: CITYWIDE

REASON FOR REQUEST

Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

The specific action causing the text amendment request is the required number of off-street parking spaces that would be required and the amount of land area that those parking spaces take.

It does not appear that the off-street parking requirement has been consistently administered by the City as a number of newer recreational facilities do not appear to have the amount of parking required by this section of the code. As a result, the proponent has worked with the City in order to address the situation via the proposed text amendment. The current proposal includes three (3) different options for the Planning Commission to consider. A detailed explanation of the proposed code amendment has been provided by the applicant and is attached as Exhibit “1” to this report.

ANALYSIS

Off-street parking is necessary for recreational facilities as many of the people who will frequent them may choose to drive. In addition, private recreational facilities are often the site of larger gatherings such as birthday parties, graduation parties, anniversaries, etc. The issue comes down to how many parking spaces should be required. The

current code appears to be excessive in the number of parking spaces required, which is why the applicant has provided three (3) different options for the Planning Commission to consider.

Staff recommends that the Planning Commission discuss the issue and agree on a text amendment that would still require off-street parking to be required for recreational clubs/facilities, but that better takes into consideration the fact that many of these recreational clubs/facilities are located within/adjacent to single-family neighborhoods or apartment complexes where many of the local residents will choose to walk, rather than drive.

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.

No substantive comments were received from the public and/or governmental entities as of the date the staff report was prepared.

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, April 3, 2020. However, due to the postponement of the Planning Commission hearing, the City did not issue the Determination of Non-Significance (DNS) until June 17, 2020. It should be noted that no comments were received.

FINDINGS OF FACT

1. Over time the need for new uses changes within the City of Richland.
2. Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.
3. RMC Section 23.42.210 (D) as currently written requires off-street parking in an amount that exceeds what would normally be considered necessary for recreational clubs.
4. The City of Richland has inconsistently applied the requirements of RMC Section 23.42.210 (D). As a result, numerous recreational clubs/facilities throughout the City have parking that does not meet the requirements of RMC Section 23.42.210 (D).
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. No substantive comments regarding the proposed code amendment were received.
7. The Washington State Department of Commerce received the 60-day Notice of

Intent to Adopt Amendment and granted expedited review.

8. The City issued a SEPA Threshold Determination of Non-Significance on June 17, 2020.
9. The City of Richland utilized the Optional DNS Process as outlined in WAC 197-11-355. The end of the public comment period was Friday, April 3, 2020.

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 (CA2020-102) and recommend to the City Council adoption of a proposed code amendment to RMC Section 23.42.210 (D) which better suits the amount of off-street parking deemed necessary for recreational clubs/facilities.

ALTERNATIVES

1. Recommend approval of the amendment as proposed (Option 1, 2 or 3);
2. Recommend approval of the amendment, as modified by the Planning Commission.
3. Recommend denial of the amendment;

RECOMMENDED MOTION

I move that the Planning Commission recommend approval of the proposed amendment to RMC Section 23.42.210 (D) 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
5. Public Notice and Comments Received

Exhibit 1



**City of Richland
Development Services**

625 Swift Blvd. MS-35
Richland, WA 99352
☎ (509) 942-7794
☎ (509) 942-7764

Code Amendment Application

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

APPLICANT		☐ Contact Person
Company:	Pahlisch Homes	UBI#
Contact:	Chad Bettsworth	
Address:	219 SW Wilson Avenue, Suite 100, Bend Oregon, 97702	
Phone:	541.385.6762	Email: chadb@pahlisch.com

DESCRIPTION OF PROPOSED AMENDMENT
Proposed revision to the off-street parking requirement that applies to 'recreational clubs'. The current code language requires off-street parking at a rate that is in excess of actual need.

APPLICATION MUST INCLUDE:
1. Completed application and filing fee 2. SEPA Checklist (if necessary) 3. Other information as determined by the Administrator

ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE
Section(s) of code proposed to be amended (include code citation): RMC Section 23.42.210(D) Off-Street Parking for recreational clubs
Summary of requested code amendment(s): The proposed code amendment would reduce the off-street parking requirement for recreational clubs which is currently based on the size of the parcel and size of buildings. The proposed language includes several alternatives, which are listed in the attached supplemental sheets.
Reason(s) for code amendment(s): The proposed code amendment would reduce a requirement for off-street parking that is not needed. Existing recreational clubs in the City do not meet the existing standard and yet there is not a parking shortage. Similar types of recreational facilities such as those provided in apartment complexes, manufactured home parks and recreational vehicle parks do not have similar parking requirements. A more detailed explanation is attached.

Is the proposed amendment consistent with the applicable provisions of the Comprehensive Plan? Is a Comprehensive Plan amendment necessary to implement the proposed amendment?

The comprehensive plan contains no direct reference to desirable rates of off-street parking for these types of facilities. No amendment to the existing plan is required in order to implement the proposed code amendment.

Does the proposed amendment bear a substantial relation to the public health, safety, welfare and protection of the environment? Please explain:

Yes. The proposed amendment would eliminate a requirement for excessive parking, thereby reducing the amount of surface paving needed for these uses and reducing the amount of storm water runoff generated by parking lots. The current language discourages the development of new recreational clubs as the parking standard is excessive to the point that it makes projects unfeasible, thereby reducing amenities to residential neighborhoods that would otherwise be provided.

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. The information provided in this application contains no misstatement of fact.
2. I am an owner(s), authorized agent(s) of an owner(s), 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.

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: Chad Bettsworth

Applicant Signature:  Date 3/3/20

Pahlisch Homes
Proposed Zoning Code Amendment Supplemental Sheet
March 3, 2020

Proposed Code Revision:

The applicant proposes to make the following change to Section 23.42.210 of the Municipal Code:

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per ~~2,000~~ 5,000 square feet of gross land area, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

Or

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

Or

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of water surface area of a swimming pool exclusive of hot tubs, ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B). [Ord. 28-05 § 1.02].

Background:

The applicant, the owner and developer of the plat of Westcliffe Heights, proposes providing a recreational amenity for the residents of that plat. This amenity improvement would consist of the construction of an outdoor pool and surrounding concrete deck, with a hot tub and two small buildings (totaling 2,281 square feet in area) on a 0.82-acre site and which clearly falls under the definition of a “recreational club” as listed below:

23.06.800 Recreational club – definition

“Recreational club” means an area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community clubhouses, and other similar uses maintained by a nonprofit organization whose membership is limited to the residents within the area in which it is located; provided, that membership shall not be denied to residents of the area based solely on race, creed or color. [Ord. 28-05 § 1.02; Ord. 59-19 § 3].

In applying the existing off-street parking standard for this proposal, 18 parking spaces would be required based on land area and 57 spaces would be required for the proposed buildings for a total of 75 parking spaces. The amount of land needed for a parking stall (typically 20' x 9') varies by configuration of the site, topography and location of the proposed improvements; however, a general rule of thumb is that approximately 400 square feet is needed per parking stall when the requirement for both an access drive and parking stall is considered. So the 75 required parking stalls would need approximately 30,000 square feet of the 35,719 square feet available on the site. With this existing code requirement, 84% of the total site area would be devoted to parking. There would be barely enough room for the proposed 2,200 square feet of building, let alone the pool or hot tub.

Rationale for Proposed Code Change:

While it's evident that the current code language does not work in the specific instance of the Westcliffe Heights subdivision, there is ample evidence that the code requirement is excessive when applied to existing situations throughout the City. The following table provides summary data for five existing facilities that all meet the definition of “recreational club.”

Existing Recreational Clubs within Richland

Club	Location	Site Size	Facilities Provided
Rivercrest Swim Club	2305 Benton	.37 acres	Outdoor Pool Building 12 Parking Spaces
Clipper Ridge HOA	2498 Bay Court	6.09 acres	Outdoor Pool Recreation Center Tennis Courts Basketball Court Approximately 20 parking stalls
Northview Swim Club	Spring/Davison	.23 acres	Outdoor Pool 6 Parking Spaces
Indian Springs Swim Club	237 Indian Court	.56 acres	Outdoor Pool Buildings 13 Parking Spaces
Lynnwood Swim & Tennis Club	628 Lynnwood	.75 acres	Outdoor Pool Building Tennis Courts 13 Parking Spaces

The following table applies the current code language to existing facilities which in 4 of 5 cases do not meet the off-street parking standard. In most cases, the amount of available parking is substantially lower than the amount required under code. We do not assert that these existing facilities are operating in a manner that is inconsistent with the City code. There has been no analysis to determine when the facilities were developed and what parking standards were in effect at that time. Further, we do not assert that any of the facilities are in need of additional parking. To the contrary, we believe that there is adequate off-street parking available for each of these facilities. This data is presented to demonstrate that the existing parking standard needs to be amended.

Current Code's Parking Requirements Applied to Existing Recreational Clubs within Richland

Club	Site Size (acres)	Site Parking Required* (under the current Code)	Building Size (sq. ft.)	Building Parking Required** (under the current Code)	Total Parking Required (under the current Code)	Total Parking Provided	Parking Deficit (under the current Code)
Rivercrest Swim Club	.37	8	500	13	21	12	9
Clipper Ridge HOA	6.09	133	4,450	111	244	20	224
Northview Swim Club	.23	5	0	0	5	6	-
Indian Springs Swim Club	.56	12	1,545	39	51	13	38
Lynnwood Swim & Tennis Club	.75	16	1,000	25	41	13	28

* One parking stall per 2,000 square feet land area

**One parking stall per 40 square feet building area

The key aspect of a recreational club, as defined in the City code, is that the membership of the club is *limited to the residents within the area in which it is located*. It is not intended to draw people from other parts of the City. In fact, if no on-site parking were provided, the only users of the recreational facilities provided within the club would be the residents of the neighborhood who could walk to the facility. This circumstance is recognized in other parts of the code as it relates to off-street parking requirements. For instance:

- Section 23.46.140 provides standards for manufactured home parks. It allows for community recreation facilities for the residents and guests of the park. Yet no additional parking is mandated under the code for these facilities;
- Section 23.42.220 provides standards for recreational vehicle parks and mandates that a minimum land area within the park be devoted to recreational facilities. But there is no parking requirement associated with those recreational facilities.
- Chapter 23.18 provides for apartments in the R-3 district and allows for semi-public pools, which are defined as being for the convenience of the residents or guests and for which the general public does not have access. Again, no additional parking requirement is mandated beyond those established for the primary apartment use.

In each of these cases, it is clear that since the recreational facility use is specifically designed for the residents of the park or complex, no additional parking is required. The residents' parking needs have already been accounted for in the parking standards that apply to apartments, mobile home parks and recreational vehicle parks. The same concept should apply to recreational clubs that are intended to serve local neighborhoods.

A further example that the parking requirement for this use is inflated is the George Prout Pool. The pool is a public facility located within a public park and is intended to serve the entire community. The pool is located on a 4.56 acre site and in addition to the pool includes a building of approximately 5,000 square feet. It also includes a total of 39 off-street parking spaces. If the recreational club parking standards were to be applied to this site, 99 parking spaces would be needed based on the land area and an additional 125 spaces would be needed for the building for a total parking requirement of 224 spaces. Yet the Prout Pool is intended to serve residents City-wide, not just within a neighborhood.

Finally, the standard for buildings is hugely inflated. At one space per 40 square feet of building, it is the highest parking standard in the City code. As a point of comparison, places of assembly, such as dance halls or exhibition halls require one space per 150 square feet of building area, restaurants require 1 space for 100 square feet of building area and a drive-thru restaurant requires one space per 50 square feet of building area.

Justification for Proposed Standard:

The intent of a recreational club is to provide recreational amenities for the residents of a particular neighborhood. Therefore, any off-street parking standard should account for the likelihood that a large percentage of the users of the facility would or could walk to the facility and therefore the demand for off-street parking would be lessened. As recreational clubs may include a variety of facilities including open space, recreational buildings, swimming pools, tennis courts or other similar amenities, the parking standard should be flexible to account for a variety of circumstances.

As a point of comparison, this analysis included a brief review of parking standards that are in place within other Tri-Cities communities. While there are no specific standards for recreational clubs, the following standards are somewhat similar in nature to certain aspects of a recreational club:

- The City of Kennewick requires one parking space for 250 square feet of gross floor area for entertainment/recreational facilities;
- The City of Pasco requires one parking space for every 200 square feet of water surface area for swimming pools;
- Neither the cities of Richland, Pasco or Kennewick identify an off-street parking standard for open space or public parks.

There are several proposed alternatives included in the application for the City's consideration because parking needs will vary based on the type of amenities that are provided within a given recreational club. A parking standard of one space per 5,000 square feet is suggested because it provides some limited parking while ensuring that the majority of site (90+ %) will be left in open space and/or recreational amenities and not covered over with an asphalt parking lot.

A parking requirement of one space per 300 square feet of recreational building area is similar to the 250 square foot standard in place in Kennewick with a discount provided for the likelihood of facility users who would walk rather than drive to the facility. Additionally, the proposed language ensures parking requirements would not be applied to small structures like pool maintenance buildings, storage sheds or restrooms which would not in and of themselves create a parking demand.

A parking requirement of one space per 300 square feet of water surface area for swimming pools is similar to the City of Pasco requirement with a discount provided for pool users who would walk rather than drive to the pool.

Any one of these standards would be a great improvement over the current code language. One final observation relating to recreational clubs is that these facilities would be operated by a non-profit organization for the benefit of the neighborhood. Typically, this duty would be assumed by a Home Owners Association. There may be some events held at a recreational club that could result in higher demand for parking than what is available on-site. Examples may be a member of the recreational club scheduling use of the facility for a graduation party or a family reunion. The HOA, as the operator of the facility could choose to disallow such events if they created a parking problem or choose to allow them on an infrequent basis if their community residents accepted this circumstance. In any event, the parking standard set forth by the City should be based on meeting the demand for the typical use of the facility, not the one or two occasions annually where a parking shortage could occur.

Conclusion:

The proposed code amendment would be a benefit to the City for the following reasons:

- It would eliminate the current disincentive that developers have in providing recreational clubs within their developments since installing parking in excess of need is expensive, wasteful of land resources and increases storm water runoff;
- It would make parking requirements for recreational clubs closer to on par with the parking standards applied to recreational amenities in other types of residential uses such as manufactured housing parks, apartments and recreational vehicle parks;
- It would encourage the users of recreational clubs to walk to their facilities rather than drive and would also discourage the use of the facilities by residents who don't live in close proximity to the club.

Exhibit 2

ORDINANCE NO. XXX-XX

AN ORDINANCE of the City of Richland amending Section 23.42.210, Recreational clubs, related to the amount of required off-street parking.

WHEREAS, from time to time the City has need to update its development regulations; and

WHEREAS, on April 22, 2020, the Richland Planning Commission conducted a public hearing regarding modifications to the land use table contained within RMC Section 23.26.210; and

WHEREAS, the Richland Planning Commission recommends that the following changes be made to RMC Section 23.26.210.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. RMC Section 23.42.210 of the Richland Municipal Code, as enacted by Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended to read as follows:

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per ~~2,000~~ 5,000 square feet of gross land area, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of water surface area of a swimming pool exclusive of hot tubs. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B). [Ord. 28-05 § 1.02]

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the XX day of Month, 20XX.

RYAN LUKSON
Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Rogers, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____

Exhibit 3



File No. EA2020-108

CITY OF RICHLAND **Determination of Non-Significance**

Description of Proposal: Text amendment to RMC Title 23, Section 23.42.210 (D), Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

Proponent: Chad Bettesworth

Location of Proposal: City-Wide.

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: 625 Swift Blvd., MS #35, Richland, WA 99352

Date: June 17, 2020

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:
Pahlisch Homes proposed zoning code amendment (RMC 23.42.210)
2. Name of applicant:
Pahlisch Homes
3. Address and phone number of applicant and contact person:
219 SW Wilson Avenue, Suite 100, Bend Oregon
Contact: Chad Bettesworth 541.385.6762

4. Date checklist prepared:

March 3, 2020

5. Agency requesting checklist:

City of Richland

6. Proposed timing or schedule (including phasing, if applicable):

Estimated processing time of the request is approximately 3 months.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

No.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

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.

No other applications are pending

10. List any government approvals or permits that will be needed for your proposal, if known.

City of Richland approval of zoning code amendment.

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.)

Amendment to the Richland zoning code (RMC 23.42.210) to reduce the off-street parking requirements associated with recreational clubs.

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.

Potentially citywide in any of the following zoning districts: Agricultural, Suburban Agriculture, Single Family Residential Districts (R1-12, R1-10, R-2, R2-S, Multi Family Residential, Commercial Limited Business, Central Business District and Waterfront.

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

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

a. General description of the site:

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

b. What is the steepest slope on the site (approximate percent slope)?

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.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.
- 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.
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

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.
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.
- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

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.
- 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.
- 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.
- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

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.

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.

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.

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.

2) Could waste materials enter ground or surface waters? If so, generally describe.

3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site:

- _____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?
- c. List threatened and endangered species known to be on or near the site.
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:
- e. List all noxious weeds and invasive species known to be on or near the site.

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.

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.
- c. Is the site part of a migration route? If so, explain.
- d. Proposed measures to preserve or enhance wildlife, if any:
- e. List any invasive animal species known to be on or near the site.

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.
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.
- 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.
 - 1) Describe any known or possible contamination at the site from present or past uses.
 - 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.
 - 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.
 - 4) Describe special emergency services that might be required.
 - 5) Proposed measures to reduce or control environmental health hazards, if any:
- b. *Noise*
 - 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?
 - 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.
 - 3) Proposed measures to reduce or control noise impacts, if any:

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.
- 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?
 - 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:
- c. Describe any structures on the site.
- d. Will any structures be demolished? If so, what?
- e. What is the current zoning classification of the site?
- f. What is the current comprehensive plan designation of the site?
- g. If applicable, what is the current shoreline master program designation of the site?
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify.
- i. Approximately how many people would reside or work in the completed project?
- j. Approximately how many people would the completed project displace?
- k. Proposed measures to avoid or reduce displacement impacts, if any:

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.
- c. Proposed measures to reduce or control housing impacts, if any:

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?
- b. What views in the immediate vicinity would be altered or obstructed?
- b. Proposed measures to reduce or control aesthetic impacts, if any:

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?
- b. Could light or glare from the finished project be a safety hazard or interfere with views?
- c. What existing off-site sources of light or glare may affect your proposal?
- d. Proposed measures to reduce or control light and glare impacts, if any:

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?
- b. Would the proposed project displace any existing recreational uses? If so, describe.
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

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.
- 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.
- 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.
- 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.

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.
- 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?
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

- 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).
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.
- 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?
- 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.
- h. Proposed measures to reduce or control transportation impacts, if any:

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.
- b. Proposed measures to reduce or control direct impacts on public services, if any.

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

- a. Circle utilities currently available at the site:
electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system,
other _____
- c. 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.

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 Chad Bettesworth

Position and Agency/Organization Director of Land Development, Pahlisch Homes

Date Submitted: March 3, 2020

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?

A reduction in the overall amount of off-street parking would help to limit the amount of storm water runoff generated by asphalt parking lots. It would not have impacts to air emissions or result in the release of toxic or hazardous substances.

Proposed measures to avoid or reduce such increases are:

None are needed.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Reducing the amount of asphalt paving on a given site may result in a larger percentage of a recreational club site being left in a natural state, thereby potentially preserving native plants. The impacts of this action would be minimal but would be less than what would occur without the proposed code amendment.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

None are needed.

3. How would the proposal be likely to deplete energy or natural resources?

Some material and energy savings would result from construction of smaller parking lots.

Proposed measures to protect or conserve energy and natural resources are:

None are needed.

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?

Typically recreational clubs would not be located within environmentally sensitive areas. To the extent that a recreational club may impact a sensitive area, the footprint of the facility could be smaller, given the smaller parking lot that would be required to serve the use, so impacts would be marginally reduced.

Proposed measures to protect such resources or to avoid or reduce impacts are:

None are needed.

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?

The reduction in off-street parking may provide some incentive for neighborhood organizations and/or developers to build recreational clubs to serve their neighborhoods, thereby increasing the recreational amenities that would be available to residents.

Proposed measures to avoid or reduce shoreline and land use impacts are:

None are needed.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

No increased demands on transportation systems or public utilities would result from the proposal. To the extent that recreational facilities would be provided for neighborhoods, the demand for city-wide park and recreational facilities could be slightly decreased.

Proposed measures to reduce or respond to such demand(s) are:

None are needed.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposed code amendment to reduce parking requirements would not be in conflict with any existing environmental regulations.



Department of Commerce

Notice of Intent to Adopt Amendment / Notice of Adoption Cover Sheet

Pursuant to RCW 36.70A.106, the following jurisdiction provides the following required state agency notice.

1. Jurisdiction Name:	City of Richland – Development Services Dept.
2. Select Submittal Type: Select the Type of Submittal listed. (Select One Only)	☐ 60-Day Notice of Intent to Adopt Amendment. ☒ Request of Expedited Review / Notice of Intent to Adopt Amendment. ☐ Supplemental Submittal for existing Notice of Intent to Adopt Amendment. ☐ Notice of Final Adoption of Amendment.
3. Amendment Type: Select Type of Amendment listed. (Select One Only)	☐ Comprehensive Plan Amendment. ☒ Development Regulation Amendment. ☐ Critical Areas Ordinance Amendment. ☐ Combined Comprehensive and Development Regulation Amendments. ☐ Countywide Planning Policy .
4. Description Enter a brief description of the amendment. Begin your description with “Proposed” or “Adopted”, based on the type of Amendment you are submitting. Examples: “ <i>Proposed comprehensive plan amendment for the GMA periodic update.</i> ” or “ <i>Adopted Ordinance 123, adoption amendment to the sign code.</i> ” (Maximum 400 characters).	Proposed amendment to RMC Sections 23.42.210 (D), Off Street Parking for Recreational Clubs. The proposed amendment to Section 23.42.210 (D) would reduce the off-street parking requirement for recreational clubs. The proposed language includes several alternatives for the Planning Commission and City Council to review.



Department of Commerce

5. Is this action part of your 8-year periodic update required under RCW 36.70A.130 of the Growth Management Act (GMA)?	☐ Yes ☒ No
6. Proposed Dates: Enter the anticipated public hearing date(s) for your Planning Commission/Planning Board or for your Council/Commission.	Planning Commission: April 22, 2020 City Council: May 19, 2020 & June 2, 2020 Proposed / Date of Adoption: June 2, 2020
7. Contact Information:	
A. Prefix/Salutation: (Examples: "Mr.", "Ms.", or "The Honorable" (elected official))	Mr.
B. Name:	Mike Stevens
C. Title:	Planning Manager
D. Email:	mstevens@ci.richland.wa.us
E. Work Phone:	(509) 942-7596
F. Cell/Mobile Phone: (optional)	
Consultant Information:	
G. Is this person a consultant?	☐ Yes
H. Consulting Firm name?	
8. Would you like Commerce to contact you for Technical Assistance regarding this submitted amendment?	☐ Yes

REQUIRED: Attach or include a copy of the proposed amendment text or document(s). We do not accept a website hyperlink requiring us to retrieve external documents. Jurisdictions must submit the actual document(s) to Commerce. If you experience difficulty, please email the reviewteam@commerce.wa.gov

Questions? Call the review team at (509) 725-3066.

ORDINANCE NO. XXX-XX

AN ORDINANCE of the City of Richland amending
Section 23.42.210, Recreational clubs, related to the amount
of required off-street parking.

WHEREAS, from time to time the City has need to update its development
regulations; and

WHEREAS, on April 22, 2020, the Richland Planning Commission conducted a
public hearing regarding modifications to the land use table contained within RMC Section
23.26.210; and

WHEREAS, the Richland Planning Commission recommends that the following
changes be made to RMC Section 23.26.210.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. RMC Section 23.42.210 of the Richland Municipal Code, as enacted by
Ordinance No. XX-XX, and last amended by Ordinance No. XX-XX, is hereby amended
to read as follows:

23.42.210 Recreational clubs.

The applicant for a recreational club shall submit facts to the administrative official showing the suitability of the site for the use; legal provisions insuring the maintenance of the use (both structures and open space) so as to prevent the use from becoming a public liability (such legal provisions shall be reviewed and approved as to form by the city attorney); further, the applicant shall submit a report indicating the club membership size and area to be served by the club. The following dimensional standards shall apply:

A. Minimum Lot Area. The lot size for a recreational club shall conform to that of the district in which the development is located.

B. Lot Coverage. Lot coverage shall be the same as the district in which the development is located. (This standard shall be applicable to building only.)

C. Minimum Side Yard Setback. All outdoor, intensively used recreational facilities, i.e., swimming pools, tennis courts, lawn bowling courts, and similar uses shall be set back 35 feet from all property lines not abutting a public street.

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 2,000 5,000 square feet of gross land area, ~~plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of gross floor area for any building used for public assembly and/or for recreational purposes. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

OR

D. Off-Street Parking. All off-street parking spaces shall be located on the same site as the principal use. There shall be provided one space per 300 square feet of water surface area of a swimming pool exclusive of hot tubs. ~~2,000 square feet of gross land area, plus one additional space per two employees. Should the development include an indoor recreational facility or assembly area there shall be provided one additional space per 40 square feet of gross useable floor area.~~

E. Sound Standards. No amplifiers or loud speakers of any kind shall be installed outside of any buildings.

F. Fencing – Screening. Fencing and screening shall comply with RMC 23.38.070(B). [Ord. 28-05 § 1.02]

Section 2. This ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the XX day of Month, 20XX.

RYAN LUKSON
Mayor

ATTEST:

APPROVED AS TO FORM:

Jennifer Rogers, City Clerk

HEATHER KINTZLEY, City Attorney

Date Published: _____



THANK YOU

We have received your amendment submission. Please allow 1-3 business days for review. Please keep the Submittal ID as your receipt and for any future questions. We will also send an email receipt to all contacts listed in the submittal.

Submittal ID: 2020-S-1296

Submittal Date Time: 03/11/2020

Submittal Information

Jurisdiction City of Richland
Submittal Type Request for Expedited Review / Notice of Intent to Adopt
Amendment Type Amendment
Development Regulation Amendment

Amendment Information

Brief Description

Proposed amendment to RMC Sections 23.42.210 (D), Off Street Parking for Recreational Clubs.

☐ Yes, this is a part of the 8-year periodic update schedule, required under RCW 36.70A.130.

Anticipated/Proposed Date of Adoption 06/02/2020

Attachments

Attachment Type	File Name	Upload Date
Correspondence	City of Richland Zoning Code Amendment CA2020-102.msg	03/12/2020 02:24 PM
Development Regulation Amendment - Draft	CA2020-102 Referral Packet.pdf	03/12/2020 02:26 PM

Contact Information

Prefix Mr.
First Name Mike
Last Name Stevens
Title Planning Manager
Work (509) 942-7596
Cell

Email mstevens@ci.richland.wa.us

☐ Yes, I would like to be contacted for Technical Assistance.

Certification

Entered by Linda Weyl on 3/12/2020 2:29:46 PM

Intake Received Date	03/11/2020
Full Name	Mike Stevens
Email	mstevens@ci.richland.wa.us



STATE OF WASHINGTON
DEPARTMENT OF COMMERCE
1011 Plum Street SE • PO Box 42525 • Olympia, Washington 98504-2525 • (360) 725-4000
www.commerce.wa.gov

03/12/2020

Mr. Mike Stevens
Planning Manager
City of Richland
505 Swift Boulevard
Post Office Box 190
Richland, WA 99352

Sent Via Electronic Mail

Re: City of Richland--2020-S-1296--Request for Expedited Review / Notice of Intent to Adopt Amendment

Dear Mr. Stevens:

Thank you for sending the Washington State Department of Commerce (Commerce) the Request for Expedited Review / Notice of Intent to Adopt Amendment as required under [RCW 36.70A.106](#). We received your submittal with the following description.

Proposed amendment to RMC Sections 23.42.210 (D), Off Street Parking for Recreational Clubs.

We received your submittal on 03/11/2020 and processed it with the Submittal ID 2020-S-1296. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 05/10/2020.

You requested expedited review under [RCW 36.70A.106\(3\)\(b\)](#). We have forwarded a copy of this notice to other state agencies for expedited review and comment. If one or more state agencies indicate that they will be commenting, then Commerce will deny expedited review and the standard 60-day review period (from date received) will apply. Commerce will notify you by e-mail regarding of approval or denial of your expedited review request. If approved for expedited review, then final adoption may occur no earlier than fifteen calendar days after the original date of receipt by Commerce.

If you have any questions, please contact Growth Management Services at reviewteam@commerce.wa.gov, or call William Simpson, (509) 280-3602.

Sincerely,

Review Team
Growth Management Services



Exhibit 5

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING AND OPTIONAL DNS (CA2020-102 & EA2020-108)

Notice is hereby given that Chad Bettsworth on behalf of Pahlisch Homes has filed an application for a text amendment to RMC Section 23.42.210 (D) – Off-street parking for recreational clubs. The proposed text amendment would reduce the off-street parking requirement for recreational clubs.

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., April 22, 2020 in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed in the Development Services Division Office or City of Richland website www.ci.richland.wa.us.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, April 3, 2020 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office or City of Richland website www.ci.richland.wa.us beginning Friday, April 17, 2020.

Please publish the following:

Type of Legal Ad:	Public Hearing Notice
Date(s) of Publication:	Monday, February 3, 2020
Richland's TCH Account:	450543

For Invoice Text Box on TCH Invoice PC PHN – CA2020-101, EA2020-104
(Richland MUNIS Description)

For PO Box on TCH Invoice D2586000 4401
(Richland Account No. - MUNIS)

Attention: Jana Duncan (TF)

CITY OF RICHLAND NOTICE OF APPLICATION, PUBLIC HEARING, AND OPTIONAL DNS

The City of Richland received an application for text amendments to RMC Section 23.30.020 – Public use districts permitted land uses and to RMC Section 23.06 - Definitions. The proposed text amendments would result in the following use as an allowable Special Use in the PPF (Public Use) zoning district: "Clinic, School-Based".

The Richland Planning Commission will conduct a public hearing and review of the application at 6:00 p.m., Wednesday, February 26, 2020 in the Richland City Hall Council Chambers, 625 Swift Boulevard. All interested parties are invited to attend and present testimony at the public hearing.

Environmental Review: The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts and expects to issue a determination of non-significance (DNS) for this project. The optional DNS process in WAC 197-11-355 is being used. This may be your only opportunity to comment on the environmental impacts of the proposed development. The environmental checklist and related file information are available to the public and can be viewed in the Development Services Division Office or City of Richland website www.ci.richland.wa.us.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to mstevens@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Tuesday, February 18, 2020 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the staff report and recommendation will be available in the Development Services Division Office or City of Richland website www.ci.richland.wa.us beginning Friday, February 21, 2020.

From: [Rebecca Hiles](#)
To: [Stevens, Mike](#)
Subject: RE: City of Richland Zoning Code Amendment CA2020-102
Date: Friday, March 27, 2020 10:42:12 AM
Attachments: [image001.jpg](#)
[image002.png](#)

Mike,

KID has no comments on this matter.

Rebecca S. Hiles, E.I.T.
Staff Engineer

Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337
[509-460-5442](tel:509-460-5442) [Direct Line]
[509-586-6012](tel:509-586-6012) ext. 138 [Business Line]
[509-586-9111](tel:509-586-9111) [Customer Service]
<mailto:rhiles@kid.org>



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From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, March 11, 2020 11:10 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Webcsr PUD <webcsr@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; BCES Hamilton, Craig <c.hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Dean Kelley <dean.kelley@chartercom.com>; BCES Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers

<dxrogers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gregory Goodwin <gregory.l.goodwin@ftr.com>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <JMcShane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Joseph Cichy <joseph.cichy@ftr.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; Development <development@kid.org>; Brad Crawford <BCrawford@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjdekyne@bpa.gov>; BCES Map <map@bc.es.wa.gov>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; Rebecca Hiles <rhiles@kid.org>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>; Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Roscoe Slade <roscoe@westrichland.org>; BCES Gates, Sarah <s.gates@bc.es.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth Defoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: City of Richland Zoning Code Amendment CA2020-102

Attached to this email you will find a copy of a proposed zoning code text amendment. The proposed text amendment would reduce the number of required off-street parking spaces for facilities defined as "Recreational Clubs" by the Richland Municipal Code. The City is requesting Expedited Review by the Dept. of Commerce.

The City of Richland is utilizing the Optional DNS Review Process. As a result, this may be your only chance to comment on the proposed text amendment. Please review and respond back with comments by 5:00 PM, Friday, April 3, 2020.

If you have any questions, please feel free to contact me.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd. | Richland, WA 99352
(509) 942-7596

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From: [Eric Mendenhall](#)
To: [Stevens, Mike](#)
Subject: RE: City of Richland Zoning Code Amendment CA2020-102
Date: Wednesday, March 11, 2020 1:32:09 PM
Attachments: [image001.png](#)

Mike,

The City has no official comment.

Food for thought: Have you considered implementing a max parking requirement? This would allow these uses to establish their need and not overbuild parking.

Regards,

Eric Mendenhall
Community Development Manager

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Wednesday, March 11, 2020 11:11 AM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>; Anthony Von Moos <anthony.vonmoos@co.benton.wa.us>; Ashley Morton <AshleyMorton@ctuir.org>; Badger Mountain Irrigation District <bmidmanager@badgermountainirrigation.com>; Benton County - Segregations <Segregations@co.benton.wa.us>; Webcsr PUD <webcsr@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Boring, Michael <MBoring@CI.RICHLAND.WA.US>; Boshart, Thomas <tboshart@CI.RICHLAND.WA.US>; Buechler, Ken <KBuechler@CI.RICHLAND.WA.US>; Carrie Thompson <carrie.thompson@bnsf.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; BCES Hamilton, Craig <c.hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Dean Kelley <dean.kelley@chartercom.com>; BCES Davis, Deanna <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskins, John <jdeskins@CI.RICHLAND.WA.US>; Eric Mendenhall <emendenhall@westrichland.org>; Florinda Coleman <florinda.coleman@co.benton.wa.us>; Ghbein, Briana <bghbein@ci.richland.wa.us>; Greg McCormick <gregory.mccormick@ci.kennewick.wa.us>; Greg Wendt <greg.wendt@co.benton.wa.us>; Gregory Goodwin <gregory.l.goodwin@ftr.com>; Gwen Clear <gcle461@ecy.wa.gov>; Hill, Kelly <khill@CI.RICHLAND.WA.US>; USPS Ina N. Beutler <ina.n.beutler@usps.gov>; Jason McShane <jmcshane@kid.org>; Jennings, Tyler <tjennings@CI.RICHLAND.WA.US>; Jerrod Macpherson <Jerrod.Macpherson@co.benton.wa.us>; Joseph Cichy <joseph.cichy@ftr.com>; Joseph Cottrell <jecottrell@bpa.gov>; Junior Campos <junior.campos@charter.com>; Kelly Cooper <kelly.cooper@doh.wa.gov>; Kevin Knodel <kevin.knodel@rsd.edu>; Kevin Sliger <KSliger@bft.org>; KID Development <development@kid.org>; KID Webmaster <webmaster@kid.org>; Lopez, Brandin <blopez@CI.RICHLAND.WA.US>; M. Deklyne <mjddeklyne@bpa.gov>; BCES Map <map@bces.wa.gov>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; Rebecca Hiles <rhiles@kid.org>; Review Team <reviewteam@commerce.wa.gov>; Richard Krasner <richard.krasner@rsd.edu>; USPS Richland Postmaster <99352RichlandWA-Postmaster@usps.gov>;

Rick Dawson <rickd@bfhd.wa.gov>; Rob Rodger <rob.rodger@bentoncleanair.org>; Robin Priddy <robin.priddy@bentoncleanair.org>; Roscoe Slade <roscoe@westrichland.org>; BCES Gates, Sarah <s.gates@bces.wa.gov>; Schiessl, Joe <JSchiessl@CI.RICHLAND.WA.US>; SEPA Center <sepacenter@dnr.wa.gov>; SEPA Register <separegister@ecy.wa.gov>; SEPA Unit <sepaunit@ecy.wa.gov>; Seth DeFoe <SDefoe@kid.org>; South Central Region Planning <scplanning@wsdot.wa.gov>; WA Dept of Fish & Wildlife <lopezlal@dfw.wa.gov>; WA Dept of Fish & Wildlife <rittemwr@dfw.wa.gov>; West, Julie <jwest@ci.richland.wa.us>; Westphal, Nichole <nwestphal@ci.richland.wa.us>; William Simpson <william.simpson@commerce.wa.gov>

Subject: City of Richland Zoning Code Amendment CA2020-102

Attached to this email you will find a copy of a proposed zoning code text amendment. The proposed text amendment would reduce the number of required off-street parking spaces for facilities defined as "Recreational Clubs" by the Richland Municipal Code. The City is requesting Expedited Review by the Dept. of Commerce.

The City of Richland is utilizing the Optional DNS Review Process. As a result, this may be your only chance to comment on the proposed text amendment. Please review and respond back with comments by 5:00 PM, Friday, April 3, 2020.

If you have any questions, please feel free to contact me.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd. | Richland, WA 99352
(509) 942-7596

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PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 6/24/2020

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

ANX2019-101 - 771 Shockley Road Annexation (Robert Zinsli)

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Staff recommends that the Planning Commission recommend to City Council that the 8.52 acres of land located at 771 Shockley Road be zoned R-1-10 once it is annexed into the city limits.

Summary:

ANX2019-101 - 771 Shockley Road Annexation

Robert Zinsli, owner of approximately 8.52 acres of land located at 771 Shockley Road has requested that his property be annexed into the City of Richland. The City Council passed resolution No. 15-20 authorizing the annexation proceedings to begin. The next step is for the Planning Commission to consider what zoning designation(s) would be appropriate if the property were to be annexed.

Attachments:

1. ANX2019-101 Full Staff Report

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: ANX2019-101

PREPARED BY: MIKE STEVENS
MEETING DATE: MARCH 25, 2020

GENERAL INFORMATION:

APPLICANT: ROBERT ZINSLI (ANX2019-101)

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION.

LOCATION: LAND LOCATED AT 771 SHOCKLEY ROAD

REASON FOR REQUEST:

The City is currently considering the annexation of an 8.52 acre site located south of Shockley Road. City Council authorized the annexation process to begin through the adoption of Resolution No. 15-20, which directed the Planning Commission to consider what zoning would be appropriate for this site.

BACKGROUND

The City is evaluating a proposal to annex approximately 8.52 acres consisting of a single parcel located south of Shockley Road at 771 Shockley Road. The site is a portion of an unincorporated island within the City. The unincorporated island consists of one other property which is approximately six (6) acres in size. The other property owners within this island area were approached to determine their interest in annexation but declined to participate in the annexation.

The City Council passed resolution No. 15-20 authorizing the annexation proceedings to begin. The next step includes the Planning Commission to consider what zoning designation(s) would be appropriate if the property were to be annexed.

SITE DATA

Size: Approximately 8.52 acres.

Ownership: The proposed annexation site is comprised of a single parcel under the ownership of Robert Zinsli.

Current Use: The majority of the site is undeveloped with the exception of one single family residence and several detached accessory structures.

Comprehensive Plan: The site is within the City of Richland's adopted Urban Growth Area (UGA) boundary and is designated as suitable for low density residential development.

Utilities: Both City water and sewer services are immediately available to serve the proposed annexation area. Utilities are located within Shockley Road and within Jolianna Drive, both of which adjoin the site.

Existing County Zoning: Urban Growth Area Residential.

SURROUNDING LAND USES

North: A large lot single family residence, KID irrigation pond and vacant property.

South: Single family residential development of Westcliffe Phase 1 and Jolianna Heights.

East: Single family residential.

West: Large lot single family residence.

PROPOSED ZONING

There are three single family zoning designations that could be applied to the property that would implement the low density residential comprehensive plan designation: the R-1-10 and R-1-12 zones and Suburban Agriculture (SAG). A copy of the residential and agriculture zoning codes are attached.

ANALYSIS

The R-1-10, R-1-12 and SAG zones would be consistent with the comprehensive plan designation of Low Density Residential. Areas of R-1-10 zoning are located immediately south of the site and represents the majority of zoning south of Shockley Road within this and adjoining neighborhoods. Given the proximity of the site to an area that is already zoned R-1-10, it is the most logical choice for the site. Furthermore, it should be noted that the owners of the property located directly east of the site have discussed the merits of a rezone application with the city that would result in their property being rezoned from SAG to R-1-10.

SUMMARY

Application of the R-1-10 zoning represents the most appropriate zoning designation for the proposed annexation area.

FINDINGS OF FACT

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998 and subsequent periodic updates;
2. The City's comprehensive plan designates the site as suitable for low density residential land uses;

3. The site contains a single family residence and the bulk of the property is currently undeveloped;
4. Land to the immediate west consists of one unincorporated property that is approximately six (6) acres in size and developed with a single family residence. Land to the east is located within the city limits and is approximately 3.43 acres in size, zoned Suburban Agriculture (SAG) and is also developed with a single family residence. Lands to the south within city limits are developed with the single family subdivisions known as Westcliffe and Jolianna Heights. Lands to the north of Shockley Road are also within city limits and are zoned either Agriculture or Multi-Family Residential (R-3).
5. Application of R-1-10 Single Family Residential zoning district is appropriate for the site that is designated as low density residential under the current comprehensive plan designation;

CONCLUSIONS OF LAW:

1. Based on the above findings of fact, assignment of R-1-10 Single Family Residential zoning would be in the best interest of the City of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (ANX2019-101) and recommend to the City Council assignment of R-1-10 Single Family Residential zoning.

EXHIBITS

- A. Annexation Request Letter and Resolution No. 03-20
- B. Resolution No. 15-20
- C. Chapter 23.18 of the Richland Municipal Code – Residential Zones
- D. Chapter 23.14 of the Richland Municipal Code – Agriculture Zones
- E. Maps

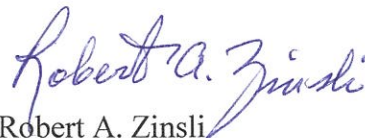
CITY OF RICHLAND
Development Services

Sept. 12, 2019

Attn: Mike Stevens

I am the sole owner of 8.52 acres of land located at 771 Shockley Road. The property is part of Benton County but is in the City limits.. Over the years the City has developed on all sides of the property. The land is currently under contract "for sale" to a developer who has requested assurance that the City of Richland will annex the property. The developer is working with Smart Realty regarding the purchase.

Please consider this letter as a request to initiate annexation proceedings to the extent a letter can be provided assuring annexation..



Robert A. Zinsli
771 Shockley Road
Richland , WA 99352

509-947-5699

RESOLUTION NO. 03-20

A RESOLUTION of the City of Richland setting a meeting date to review a proposed annexation of approximately 8.48 acres located at 771 Shockley Road in Section 27, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City received a written request for the annexation of property owned by Robert Zinsli; and

WHEREAS, Richland City Council was presented with the request at its regular meeting of January 7, 2020; and

WHEREAS, RCW 35.13.125 requires the legislative body to set a date for a meeting with the annexation petitioners.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland that the regular meeting date of January 21, 2020 is hereby established as the date on which Richland City Council will meet with the annexation petitioners.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

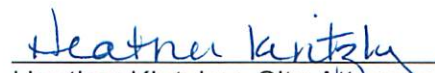
ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 7th day of January, 2020.


Robert J. Thompson, Mayor

Attested by:


Jennifer Rogers, City Clerk

Approved as to form:


Heather Kintzley, City Attorney

RESOLUTION NO. 15-20

A RESOLUTION of the City of Richland accepting a request for annexation of approximately 8.52 acres located at 771 Shockley Road in Section 27, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, Robert A. Zinsli, the owner of a 8.52 acre tract submitted a letter to the City requesting annexation; and

WHEREAS, on January 7, 2020, Richland City Council was presented with the request for annexation and passed Resolution No. 03-20, establishing January 21, 2020 as the date for Council to meet with the proponents of the annexation; and

WHEREAS, City Council met with the annexation proponents on January 21, 2020, and reviewed the proposed annexation as required by RCW 35.13.125.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland as follows:

Section 1. The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the annexation be accepted as proposed; and
2. That the area to be annexed assume an appropriate share of all existing City indebtedness.

Section 2. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

Section 3. Pursuant to RCW 35.13.140, a public hearing will be scheduled and duly advertised for City Council to take public testimony on the proposed annexation. The public hearing will occur on a date certain after the Richland Planning Commission has forwarded the above-described recommendation.

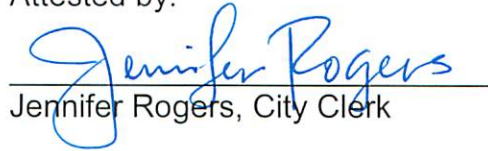
BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

ADOPTED by the City Council of the City of Richland, Washington, at a regular meeting on the 21st day of January, 2020.



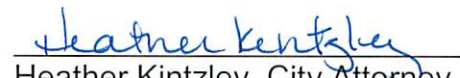
Ryan Lukson, Mayor

Attested by:



Jennifer Rogers, City Clerk

Approved as to form:



Heather Kintzley, City Attorney

Chapter 23.18

RESIDENTIAL ZONING DISTRICTS

Sections:

- 23.18.010 Purpose of residential use districts.
- 23.18.020 Residential performance standards and special requirements.
- 23.18.025 Single-family residential design standards.
- 23.18.030 Residential use districts permitted land uses.
- 23.18.040 Site requirements for residential use districts.
- 23.18.050 Parking standards for residential use districts.

23.18.010 Purpose of residential use districts.

Five residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion and lack of light, air and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

A. The single-family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

B. The single-family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

C. The medium-density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

D. The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low-density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated high-density residential (10.1 or more dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.18.020 Residential performance standards and special requirements.

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC 23.18.010(D), and further to avoid potential negative and undesirable effects that

may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:
 - a. A street landscaping plan showing the location and type of landscaping proposed;
 - b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
 - c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.
3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

B. Multiple-Family Residential Use District Special Requirements. In any multifamily residential (R-3) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all multifamily residential structures:

1. Buildings shall maintain at least a 35-foot setback from any property that is zoned for single-family residential use. Single-family residential zones include R-1-12 – single-family residential, R-1-10 – single-family residential, R-2 – medium-density residential, R-2S – medium-density residential small lot or any residential planned unit development that is comprised of single-family detached dwellings.
2. Buildings that are within 50 feet of any property that is zoned for single-family residential use (as defined in subsection (B)(1) of this section) shall not exceed 30 feet in height. Beyond the area 50 feet from any property that is zoned for single-family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single-family residential use to the maximum building height allowed in the multifamily zoning district.
3. A six-foot-high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use. Additionally, a 10-foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in RMC 23.54.140.
4. Recreational vehicle parks are permitted in the multifamily residential district (R-3) subject to the issuance of a special use permit meeting the requirements of RMC 23.42.220 and 23.42.240. Further, applicants must demonstrate that their proposed recreational vehicle parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses. [Ord. 28-05 § 1.02].

23.18.025 Single-family residential design standards.

Any one-family attached dwelling, one-family detached dwelling or designated manufactured home shall meet the following minimum requirements:

A. All dwellings shall be placed on permanent foundations.

B. At the time of construction, all new single-family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a “used mobile home” as defined in RCW 82.45.032(2). [Ord. 28-05 § 1.02].

23.18.030 Residential use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Residential Uses					
Accessory Apartments	A ¹	A ¹	A ¹	A ¹	A ¹
Accessory Buildings ¹⁴	A	A	A	A	A
Adult Family Home	P	P	P	P	P
Apartment/Condominium (3 or More Units)					P
Assisted Living Facility					P
Bed and Breakfast	S ²	S ²	S ²	S ²	P
Day Care Center	S ³	S ³	S ³	S ³	P ³
Designated Manufactured Home	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Dormitories, Fraternities and Sororities					P
Dwelling, One-Family Attached			P ⁴	P ⁴	P ⁴
Dwelling, One-Family Detached	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Dwelling, Two-Family Detached			P	P	P
Home Occupations	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵
Family Day Care Home	A ³	A ³	A ³	A ³	A ³
Manufactured Home Park			S ⁶	S ⁶	S ⁶

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Playground Developed in Conjunction with School, Park or Community Clubhouse	P	P	P	P	P
Nursing or Rest Home					P
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A	A	A	A
Private Swimming Pools	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷
Recreational Club	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Senior Housing					P
Public/Quasi-Public Uses					
Churches	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
Clubs or Fraternal Societies	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
Cultural Institutions	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
General Park Operations and Maintenance Activities	P	P	P	P	P
Golf Courses	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public Agency Buildings	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public Agency Facilities	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public Parks	P	P	P	P	P
Schools	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P
Miscellaneous Uses					
Macro-Antennas	P	P	P	P	P
Parking Lots	P	P	P	P	P
Raising Crops, Trees, Vineyards	P	P	P	P	P
Recreational Vehicle Parks					S ^{12,13}

1. RMC 23.42.020
2. RMC 23.42.045
3. RMC 23.42.080
4. RMC 23.18.025
5. RMC 23.42.090
6. RMC 23.42.140
7. RMC 23.42.300
8. RMC 23.42.210
9. RMC 23.42.050
10. RMC 23.42.200
11. RMC 23.42.250
12. RMC 23.42.220
13. RMC 23.18.020(B)(4)
14. Accessory buildings and structures are subject to RMC 23.38.020 – 23.38.070 [Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-19 § 5].

23.18.040 Site requirements for residential use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet ¹	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement ²	12,000	10,000	None	None	None
Minimum Front Yard Setback ³	20 feet	20 feet	20 feet	15 feet/18 feet ⁴	20 feet ^{6,10}
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet ⁵	^{6,10}
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet ⁷	25 feet ^{6,10}
Maximum Lot Coverage ⁸	40%	40%	40%	50%	33%/45% ^{9,10}
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet ¹⁰
Maximum Building Height – Detached Accessory Buildings ¹¹	16 feet	16 feet	16 feet	16 feet	16 feet

1. The minimum lot size in existing residential neighborhoods shall be based on the mean average lot size of existing platted R-1-12 lots within a radius of 500 feet of the property proposed for subdivision. However, in no case shall the minimum lot requirement exceed 12,000 square feet, nor be less than 10,000 square feet.

2. Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35 percent of all lots shall be larger than the average lot size requirement.

3. Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

a. In single-family residence districts and in R-2 and R-3 districts where more than 50 percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than 15 feet nor need it exceed 30 feet.

b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

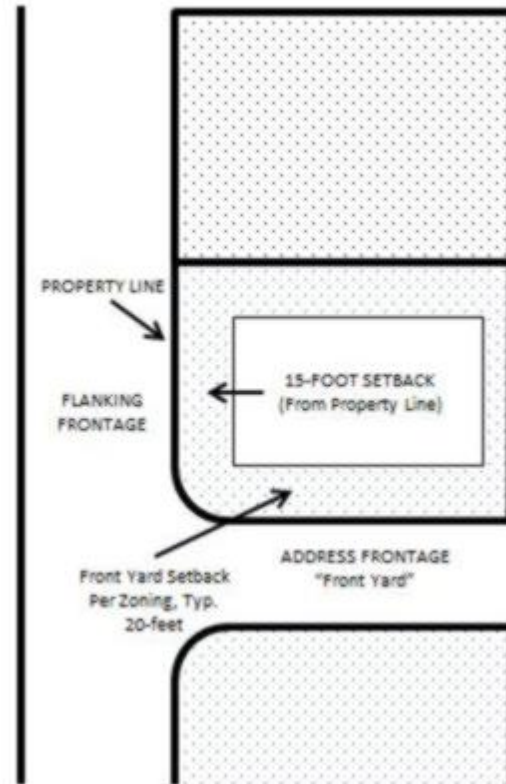
c. The flanking frontage or nonaddress front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet; see diagram below.

4. Front yards shall not be less than 15 feet in front of living areas, up to a maximum of 55 percent of the front lot line, and not less than 18 feet in front of all other areas.

5. Detached one-family or detached two-family dwellings shall have two side yards with each side yard having a width of not less than six feet. A nonattached side of an attached one-family dwelling shall have a side yard having a width of not less than six feet.

6. For multiple-family dwellings and other allowable uses other than one-family attached and one-family and two-family detached dwellings, front yards shall be 20 feet, side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height, and rear yards shall be 25 feet, except as required by RMC 23.18.020(B) when multifamily development is located adjacent to a single-family residential zoning district or development.

7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.
8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.
9. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.
10. Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.
11. Detached accessory structures built pursuant to the setback provisions of RMC 23.38.020 are limited to one story.



[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 20-10 § 1.01; amended during 2011 recodification; Ord. 14-11 § 1.01; Ord. 32-11 § 3; Ord. 20-14 § 1.01].

23.18.050 Parking standards for residential use districts.

Off-street parking space shall be provided in all residential zones in compliance with the requirements of Chapter 23.54 RMC. [Ord. 28-05 § 1.02].

Chapter 23.14

AGRICULTURAL ZONING DISTRICTS

Sections:

- 23.14.010 Purpose of agricultural use districts.
- 23.14.020 Agricultural performance standards and special requirements.
- 23.14.030 Agricultural use districts permitted land uses.
- 23.14.040 Site requirements for agricultural use districts.
- 23.14.050 Parking standards for agriculture use districts.

23.14.010 Purpose of agricultural use districts.

A. The agricultural use district (AG) is a primary zone classification permitting essentially open land uses such as grazing lands or pasture, agriculture, and development of part-time small tract farming and other compatible uses of an open nature such as a cemetery, park, and recreational or similar uses on land which has favorable combinations of slope, climate, availability of water, or soil conditions. This zoning classification is intended to be applied to some portions of the city that are designated as agriculture or as urban reserve under the city of Richland comprehensive plan.

B. The suburban agricultural use district (SAG) is a zone classification providing for residential areas, rural in nature, with sufficiently large lots to allow for the maintenance of certain animals and farm crops, while at the same time establishing and maintaining a living environment of high standards for residential uses. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan. [Ord. 28-05 § 1.02].

23.14.020 Agricultural performance standards and special requirements.

A. The following standards relate to the raising and keeping of livestock in an AG district:

1. A permitted structure, pen or building in which livestock is kept shall be located not less than 25 feet from any lot line and not less than 40 feet from any one-family dwelling;
2. A pasture, including perimeter fencing, shall be located not less than 15 feet from any one-family dwelling located on the same lot;
3. Uses, structures and buildings shall comply with the applicable yard and area requirements of RMC 23.38.010 through 23.38.090.

B. The following standards relate to the agricultural activities permitted in the SAG district:

1. Limited agricultural uses such as orchards, vineyards, vegetable gardens, field crops and pastures;
2. Sale of products grown on the premises;
3. Limited raising or keeping of large livestock as follows:
 - a. Horses, ponies, mules, donkeys, burros, and similar animals;
 - b. Dairy cattle, beef cattle, buffalo and similar animals;
 - c. Sheep, goats, and similar animals;
 - d. A maximum of two animal units (one animal unit equals approximately 1,000 pounds of animal weight) may be kept per one acre gross pasture area. Gross pasture area is that portion of a lot which is fenced and used solely for the grazing and keeping of large livestock. The following are examples of animal unit usages:
 - i. One horse and one cow per gross pasture acre;

- ii. Two cows or two horses per gross pasture acre;
 - iii. Ten sheep or 10 goats per gross pasture acre;
 - iv. Eight sheep and two goats per gross pasture acre;
- e. If any additional animal(s) born on the premises causes the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within the corresponding time limits specified below:
- i. Horses and similar animals: one year from date of birth;
 - ii. Cattle and similar animals: one year from date of birth;
 - iii. Sheep, goats, and similar animals: six months from date of birth;
- f. If any additional animal(s) are acquired by any means other than by birth, and cause the maximum allowable number of animals to be exceeded, adjustments must be made to bring the total number of animals into compliance with this chapter within 90 days after placement of the additional animal(s) on the premises. In addition, a fence must be constructed prior to the acquisition of any large livestock to ensure containment of the livestock on the premises;

4. Limited raising or keeping of small livestock as follows:

- a. Rabbits and similar animals;
- b. Chickens, ducks, geese, turkeys, and other similar fowl.

A maximum of 12 animals or fowl, as defined above, may be raised or kept per one acre gross lot area.

In addition, a shed, coop, hutch, or similar containment structure must be constructed prior to the acquisition of any small livestock to ensure containment of the livestock on the premises.

Standings under roofed stable must be made of material and which provides for proper drainage so as not to create offensive odors, fly or insect breeding, or other nuisances.

Manure must be collected at least once a week and shall be disposed of in one or more of the following manners:

- i. Placement of manure in a fly-proof container with periodic removal of manure from the lot;
- ii. Adequate burying of the manure;
- iii. Removal of manure from the lot.

Fences, pens, corrals or similar enclosures must be of sufficient height and strength to retain animals.

Any structures used for the keeping of livestock shall be set back a minimum of 50 feet from any property line. [Ord. 28-05 § 1.02].

23.14.030 Agricultural use districts permitted land uses.

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.

B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter 23.46 RMC.

C. If the symbol “A” appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.

D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.

E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	AG	SAG
Agriculture		
Agricultural Use	P	P
Business and Personal Services		
Animal Shelter	S ¹	
Commercial Kennel	S ¹	
Hospital Clinic – Large Animal	S ¹	
Hospital Clinic – Small Animal	S ¹	
Industrial Uses		
Excavating, Processing, Removal of Topsoils, Sand, Gravel, Rock or Similar Natural Deposits	S ²	
Public Uses		
Churches	p ³	p ³
Clubs or Fraternal Societies	p ³	p ³
Cultural Institutions	p ³	p ³
General Park Maintenance and Operations	P	P
Golf Courses	P	P
Passive Open Space Uses	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	p ⁴	p ⁴
Public Agency Buildings	p ⁴	p ⁴
Public Agency Facilities	p ⁴	p ⁴
Public Parks	P	P
Schools	p ⁵	p ⁵
Special Events Including Concerts, Tournaments, and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P
Trail Head Facilities	P	P
Trail for Equestrian, Pedestrian or Nonmotorized Vehicle Use	P	P
Recreational Uses		
Commercial Recreation, Outdoor	S ⁶	
Recreational Vehicle Campgrounds	S ⁷	

Land Use	AG	SAG
Stable, Public	S ⁸	
Retail Uses		
Landscaping Material Sales	S ⁹	
Nursery, Plant	S ⁹	
Parking Lot	A	A
Residential Uses		
Accessory Apartments	A ¹⁰	A ¹⁰
Adult Family Home	P	P
Bed and Breakfast	S ¹¹	S ¹¹
Day Care Center	S ¹²	S ¹²
Designated Manufactured Home	p ¹³	p ¹³
Dwelling, One-Family Detached	p ¹³	p ¹³
Family Day Care Home	A ¹²	A ¹²
Home Occupations	A ¹⁴	A ¹⁴
Private Swimming Pools	A ¹⁵	A ¹⁵
Recreational Club	p ¹⁶	p ¹⁶
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A
Miscellaneous Uses		
Cemetery	P	
Macro-Antennas	P	P
Raising Crops, Trees or Vineyards	P	P

1. RMC 23.42.040
2. RMC 23.42.070
3. RMC 23.42.050
4. RMC 23.42.200
5. RMC 23.42.250
6. RMC 23.42.175
7. RMC 23.42.230
8. RMC 23.42.190
9. RMC 23.42.105
10. RMC 23.42.020
11. RMC 23.42.045
12. RMC 23.42.080
13. RMC 23.18.025
14. RMC 23.42.090
15. RMC 23.42.300
16. RMC 23.42.210

[Ord. 28-05 § 1.02; amended during 2011 recodification; Ord. 07-19 § 4].

23.14.040 Site requirements for agricultural use districts.

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

Standard	AG	SAG
Minimum Lot Area Requirement	5 acres	43,560 square ft.
Minimum Lot Width	None	145 feet
Minimum Lot Depth	None	145 feet
Minimum Street Frontage	None	40 feet
Minimum Front Yard Setback	25 feet	20 feet
Minimum Side Yard Setback	10 feet	10 feet
Minimum Rear Yard Setback	25 feet	25 feet ¹
Maximum Lot Coverage ²	None	20%
Maximum Building Height – Main Building	30 feet	30 feet
Maximum Building Height – Accessory Buildings	24 feet	24 feet

¹. Main structures shall be set back a minimum of 25 feet and accessory structures shall meet the requirements of RMC 23.38.020 except that structures intended for the keeping of livestock shall meet the setback requirements of 50 feet as established in RMC 23.14.020(B)(4)(iii).

². Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.
[Ord. 28-05 § 1.02; Ord. 04-09; amended during 2011 recodification].

23.14.050 Parking standards for agriculture use districts.

Off-street parking space shall be provided in all agricultural zones in compliance with the requirements of Chapter 23.54 RMC. [Ord. 28-05 § 1.02].

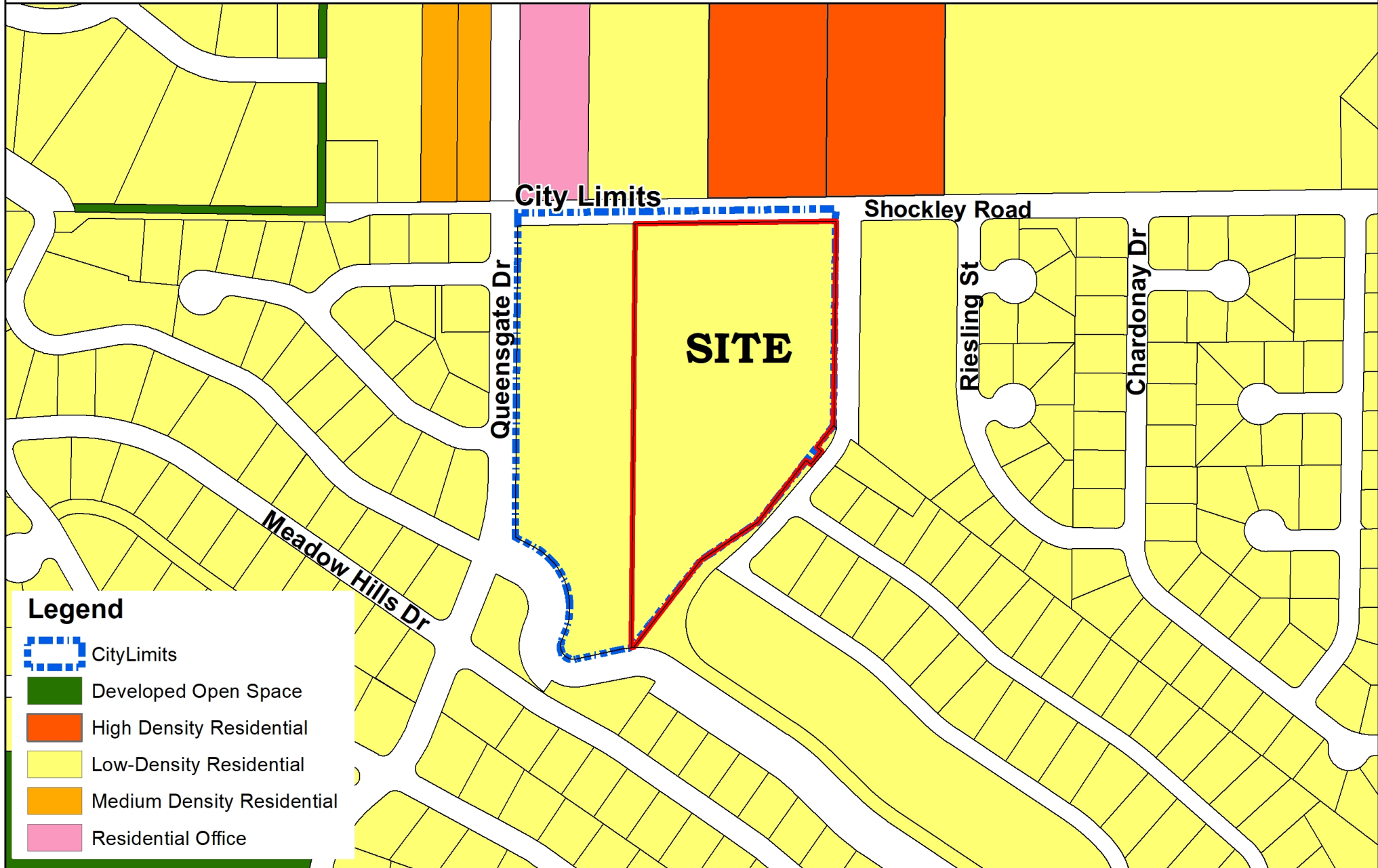
Vicinity Map

Item: Annexation
Applicant: Robert Zinsli



Land Use Map

Item: Annexation
Applicant: Robert Zinsli



Zoning Map

Item: Annexation
Applicant: Robert Zinsli

