



Agenda
Planning Commission Meeting
Wednesday, March 24, 2021
Via Zoom
(206) 377-9723 or (253) 215-8782 Meeting ID 939 0409 3882

Pursuant to Resolution No. 100-20, this meeting will be conducted remotely via Zoom. The public may attend remotely by calling one of the numbers listed above.

Commission Members: Chair Maier, Vice-Chair Townsend, and Commissioners Eadie, Mealer, Ridley, Smith 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)

February 24, 2021 Meeting Minutes

March 10, 2021 Workshop

Public Comments:

Public Hearing Explanation:

New Business - Public Hearing:

1. CA2021-103 Compact Car Allowance
2. CA2021-105 CBD Zone Minimum Dwelling Unit Size Requirements

Communications:

Adjournment

Workshop 7:00 p.m. (or end of regular meeting):

1. Shoreline Master Program Update
- Shane O'Neill, Senior Planner

The next Planning Commission Workshop is April 14, 2021

The next Planning Commission Meeting is April 28, 2021

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: 3/24/2021

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

February 24, 2021 Meeting Minutes

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission meeting held on February 24, 2021.

Summary:

Attachments:

1. 2021-02-24 Planning Commission Meeting Minutes DRAFT



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 24, 2021
VIA ZOOM MEETINGS
6:00 p.m.**

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 Eadie, Mealer, Ridley and Smith and Townsend. Council Liaison Alvarez, Director Jensen, Economic Development Manager Jacobs and Administrative Assistant Follett were also present.

Election of Officers:

Chairman Palmer nominated Vice Chair Maier as 2021 Planning Commission Chair. Commissioner Smith seconded the motion. All were in favor.

Commissioner Palmer nominated Commissioner Smith as 2021 Planning Commission Vice-Chair. Chairwoman Maier nominated Commissioner Townsend as 2021 Planning Commission Vice-Chair. Commissioner Smith seconded the motion and deferred to Commissioner Townsend. All were in favor of Commissioner Townsend as Vice-Chair.

Approval of Minutes:

Chair Maier presented the minutes of the January 27th meeting for approval.

VICE CHAIR TOWNSEND MOTIONED AND COMMISSIONER PALMER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 27, 2021 MEETING AS WRITTEN. THE MOTION PASSED 7-0.

Approval of Agenda:

Chair Maier asked for a motion to approve the agenda.

COMMISSIONER PALMER MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO APPROVE THE February 24, 2021 MEETING AGENDA AS WRITTEN. MOTION CARRIED 7-0.

Public Comments:

Chairwoman Maier asked for the public comment procedure to be read by the recorder and then asked if any member of the public would like to speak. Having no public comments, Chair Maier closed the public comment period at 6:09 p.m.

Public Hearing Explanation

Chairwoman Maier opened the public hearing at 6:09 and asked Mrs. Follett if proper notice had been given. Mrs. Follett affirmed that proper public notice was given. Chairwoman Maier asked Mrs. Follett to read the public hearing explanation.

New Business:

1. Declaration of 840 Northgate Property as Surplus to City Needs

Chairwoman Maier introduced the item and asked for the staff report. Mr. Jensen deferred to Mr. Jacobs for the staff report. Mr. Jacobs provided a Power Point and overview of the property as well as the reason for the surplus request. As part of his presentation Mr. Jacobs noted the property has use restrictions limiting it to public use and that CBC may be interested in purchasing. At the conclusion of the presentation Chairwoman Maier opened the public hearing on this item at 6:13 p.m. and invited testimony from the public. Having no one come forward Chair Maier closed the public hearing at 6:14 p.m. and opened the item for commission discussion. Mr. Jensen and Mr. Jacobs answered questions from the Commission during their discussion.

COMMISSIONER PALMER MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO RECOMMEND THAT THE RICHLAND CITY COUNCIL DECLARE AS SURPLUS THE REAL PROPERTY LOCATED AT 840 NORTHGATE DRIVE. MOTION PASSED 7-0 ON A ROLL CALL VOTE.

Communications:

Councilman Alvarez congratulated newly elected Chairwoman Maier and Vice Chair Townsend.

Mr. Jensen commented on the continued strong building in Richland. He stated there have been a large number of new single-family dwelling permits.

Mr. Jacobs congratulated Chair Palmer and Vice Chair Townsend.

Vice Chair Townsend offered comments on the new Duportail bridge and other development in Richland.

Chair Maier thanked past Chair Palmer for his leadership and also recognized the city for its excellent job clearing streets during the latest snow event.

Adjournment:

Chairwoman Maier adjourned the meeting at 6:24 PM.

PREPARED BY: Lynne Follett, Administrative Assistant II

REVIEWED BY: Mike Stevens, Planning Manager

DRAFT



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 3/24/2021

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

March 10, 2021 Workshop

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the March 10, 2021 Planning Commission Workshop.

Summary:

Attachments:

1. 2021-03-10 Planning Commission Workshop Minutes DRAFT



**MINUTES
PLANNING COMMISSION WORKSHOP
VIA ZOOM
WEDNESDAY, MARCH 10, 2021
6:00 PM**

Call to Order:

Chairwoman Maier called the meeting to order at 6:02 p.m.

Attendance:

Present: Chairwoman Maier, Vice Chair Townsend, Commissioners Mealer, Smith, Ridley and Eadie. Planning Manager Stevens was also present.

Agenda Items:

CA2021-1034 – Compact Car Allowance

Mr. Stevens lead the virtual open house and presented the staff report regarding the proposed amendment to the RMC. At the conclusion of his presentation he answered questions. Commission members discussed the proposed amendment and provided feedback.

CA2021-105 – CBD Zone Minimum Dwelling Unit Size Requirement

Mr. Stevens reviewed the staff report and lead the discussion on proposed dwelling unit size requirements in the Central Business District (CBD). Commissioners discussed the proposed code change and offered feedback and comments.

Adjournment:

Chairwoman Maier adjourned the meeting at 7:02 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: Mike Stevens, Planning Manager



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 3/24/2021

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

CA2021-103 Compact Car Allowance

Request:

Recommended Motion:

Motion to Recommend Approval

Summary:

The City of Richland Planning Division is proposing that a new Section 23.54.055 – Compact Car Allowance be added to the municipal code. This proposal is based upon input from the City Manager's Office which has requested that the municipal code contain a regulatory standard for compact car parking spaces.

Attachments:

1. Full Staff Report - Compact Car Allowance

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2021-103

PREPARED BY: MIKE STEVENS
MEETING DATE: MARCH 24, 2021

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND – PLANNING DIVISION
CA2021-103

REQUEST: TEXT AMENDMENT TO RMC SECTION 23.54 – ADDITION OF
NEW SECTION 23.54.055 – COMPACT CAR ALLOWANCE.

LOCATION: CITYWIDE

REASON FOR REQUEST

The City of Richland Planning Division is proposing that a new Section 23.54.055 – Compact Car Allowance be added to the municipal code. This proposal is based upon input from the City Manager's Office which has requested that the municipal code contain a regulatory standard for compact car parking spaces.

ANALYSIS

Off-street parking is necessary for commercial facilities as most of the people who frequent them choose to drive. Many other jurisdictions, including Kennewick and Pasco, allow for a size reduction for smaller/compact sized vehicles. Both Kennewick and Pasco allow for compact car spaces measuring 7 ½ feet wide by 15 feet in length. The current off-street parking size in the City of Richland is a minimum of 9 feet wide by 20 feet in length.

Staff conducted a workshop with the Planning Commission on March 10, 2021 to discuss the issue and receive the Planning Commission's input. The Planning Commission agreed that compact car parking spaces are a necessity for commercial and multi-family developments, but asked staff to craft a proposal that would differ in size requirements due to the fact that 7 ½ foot wide spaces are more compatible with multi-family residential developments than they are with commercial developments as it is much more difficult for commercial establishments to regulate the size of vehicles which park in the compact sized spaces than it is for multi-family developments, many of which offer parking passes or have on-site managers. The Planning Commission discussed the difficulty of parking in 7 ½ foot wide compact car spaces given that many of the vehicles that people choose to drive are typically too large to fit within a space only 7 ½ feet in width. As a result, staff offers the following:

23.54.055 Compact Car Spaces

Any parking lot of four or more spaces, may have 25% of the required spaces marked for compact cars. Compact car spaces for commercial developments must be nine feet wide and 15 feet long, while multi-family development compact car spaces may be seven and one-half feet wide and 15 feet long. All compact car spaces shall have adequate back-up space to efficiently and safely negotiate the parking area.

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.

Two 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 Thursday, March 11, 2021. The SEPA DNS was issued for the proposed code amendment on Thursday, March 18, 2021.

FINDINGS OF FACT

1. Over time the need for new uses change within the City of Richland.
2. The City of Richland Planning Division is proposing that a new Section 23.54.055 – Compact Car Allowance be added to the municipal code.
3. The existing municipal code does not have any specific provisions for compact car parking.
4. The City Manager's Office has requested that the municipal code contain a regulatory standard for compact car parking spaces.
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. Two 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 March 18, 2021.
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 Thursday, March 11, 2021.

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 (CA2021-103) and recommend to the City Council adoption of a proposed code amendment adding a new RMC Section 23.54.055 which would create regulations for compact car parking spaces.

ALTERNATIVES

1. Recommend approval of the amendment as proposed;
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 (If Any)



Code Amendment Application (Non-Zoning)

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

APPLICANT

☐ Contact Person

Company: City of Richland

UBI# n/a

Contact: Briana Ghbein, Planning Technician

Address: 625 Swift Blvd, Richland, WA

Phone: 509-942-7771

Email: bghbein@ci.richland.wa

DESCRIPTION OF PROPOSED AMENDMENT

The proposed amendment will add a new Section 23.54.055 allowing compact parking spaces within the City of Richland.

APPLICATION MUST INCLUDE:

1. Completed Application and Filing Fee
2. SEPA Checklist (if necessary)

ANSWER QUESTIONS AS COMPLETELY AS POSSIBLE

Section(s) of code proposed to be amended (include code citation):

Adding new Section 23.54.055 Compact Car Spaces

Any parking lot of four or more spaces, may have 25% of the required spaces marked for compact cars. Compact car spaces must be seven and one-half feet wide and 15 feet long with adequate back-up space to efficiently and safely negotiate the parking area.

Summary of requested code amendment(s):

The new language will allow new parking lots to utilize compact parking spaces within the City of Richland.

Reason(s) for code amendment(s):

The proposed code amendment will incentivize compact cars, which are more ecologically friendly, to be driven within the City of Richland as up to 25% of required parking spaces will be able to be reserved for compact cars.

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

Yes, the proposed amendment is consistent with the Comprehensive Plan.

No, a Comprehensive Plan amendment is not necessary.

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

Yes, incentivizing the use of compact cars is ecologically friendly to the environment as they use less fuel and produce fewer emissions than larger vehicles.

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: Briana Ghbein, Planning Technician

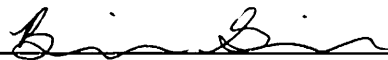
Applicant Signature:  Date 2-18-2021

Exhibit 2

Proposed code amendment to Title 23.54

23.54.055 Compact Car Spaces

Any parking lot of four or more spaces, may have 25% of the required spaces marked for compact cars. Compact car spaces must be seven and one-half feet wide and 15 feet long with adequate back-up space to efficiently and safely negotiate the parking area.



File No. EA2021-111

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: The City of Richland is proposing a text amendment to RMC Chapter 23.54 by adding a new Section 23.54.055 – Compact Car Allowance. The proposed amendment would provide a regulatory standard within the municipal code for compact car parking spaces.

Proponent: City of Richland

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: March 18, 2021

Signature _____

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

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: [\[help\]](#)

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:

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: [\[help\]](#)

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: **CA2021-103 Compact Car Allowance Text Amendment (RMC 23.54.055)**
2. Name of applicant: **Briana Ghbein, Planning Technician**
3. Address and phone number of applicant and contact person: **625 Swift Blvd., MS-35, Richland, WA 99352 (509) 942-7771**
4. Date checklist prepared: **February 17, 2021**

5. Agency requesting checklist: **City of Richland Development Services Dept.**
6. Proposed timing or schedule (including phasing, if applicable): **RMC Code Amendment – March/April, 2021.**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **No, this is a stand-alone code amendment.**
8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. **No additional environmental information is being prepared as a result of this proposed code amendment.**
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 governmental approvals are required.**
10. List any government approvals or permits that will be needed for your proposal, if known. **None.**
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.) **The proposal consists of a text amendment to RMC 23.54.055. A copy of the proposed text amendment included as an attachment.**
12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. **The proposed code amendment would apply to all properties throughout the city that utilize off-street parking.**

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- a. General description of the site: **Proposed text amendments would apply to all properties city-wide.**
(circle one): Flat, rolling, hilly, steep slopes, mountainous, other _____
- b. What is the steepest slope on the site (approximate percent slope)? **Proposed text amendments would apply to all properties city-wide.**
- 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. **Varies. Proposed text amendments would apply to all properties city-wide.**
- d. Are there surface indications or history of unstable soils in the immediate vicinity?
If so, describe. **Not applicable. Proposed text amendments would apply to all properties city-wide.**
- 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. **Not applicable.**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **Not applicable.**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **Not applicable.**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **Not applicable.**

2. Air Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable.**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **Not applicable.**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **Not applicable.**

3. **Water** **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

a. **Surface Water: Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 1) Is there any surface water body on or in the immediate vicinity of the site? **Not applicable.**
- 2) 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. **Not applicable.**
- 3) 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. **Not applicable.**
- 4) 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. **Not applicable.**
- 5) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. **Not applicable.**
- 6) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. **Not applicable.**
- 7) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. **Not applicable.**

b. **Ground Water: Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable.**
- 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. **Not applicable.**

c. Water runoff (including stormwater): **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable.**
- 2) Could waste materials enter ground or surface waters? If so, generally describe. **Not applicable.**
- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. **Not applicable.**

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

4. Plants **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

a. Check the types of vegetation found on the site: **Not applicable. City-wide text amendment.**

___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? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

c. List threatened and endangered species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

e. List all noxious weeds and invasive species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

5. Animals **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

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: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

c. Is the site part of a migration route? If so, explain.
Yes, Richland is within the Pacific Fly Way.

d. Proposed measures to preserve or enhance wildlife, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

e. List any invasive animal species known to be on or near the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

6. Energy and natural resources **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

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. **Not applicable. This is a non-project related code amendment.**

All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- b. Would your project affect the potential use of solar energy by adjacent properties?
If so, generally describe. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

7. Environmental health Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 1) Describe any known or possible contamination at the site from present or past uses. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 4) Describe special emergency services that might be required. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 5) Proposed measures to reduce or control environmental health hazards, if any: **Not applicable. This is a non-project related code amendment. All future site specific**

development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

b. **Noise** **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 3) Proposed measures to reduce or control noise impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

8. Land and shoreline use **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
 - 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: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

- c. Describe any structures on the site. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- d. Will any structures be demolished? If so, what? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- e. What is the current zoning classification of the site? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- f. What is the current comprehensive plan designation of the site? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- g. If applicable, what is the current shoreline master program designation of the site? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- i. Approximately how many people would reside or work in the completed project? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- j. Approximately how many people would the completed project displace? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- k. Proposed measures to avoid or reduce displacement impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any: **Not applicable. This is a non-project related code**

amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

9. Housing **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. Proposed measures to reduce or control housing impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

10. Aesthetics **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- b. What views in the immediate vicinity would be altered or obstructed? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

11. Light and glare **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- b. Could light or glare from the finished project be a safety hazard or interfere with views? **Not applicable. This is a non-project related code amendment. All future site specific**

development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.

- c. What existing off-site sources of light or glare may affect your proposal? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- d. Proposed measures to reduce or control light and glare impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

12. Recreation Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.

- a. What designated and informal recreational opportunities are in the immediate vicinity? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- b. Would the proposed project displace any existing recreational uses? If so, describe. **__Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

13. Historic and cultural preservation Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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 located on or near the site? If so, specifically describe. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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. **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

14. Transportation **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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? **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? **_Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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). **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- 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? **_Not applicable. This is a non-project related code**

amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**
- h. Proposed measures to reduce or control transportation impacts, if any: **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

15. Public services **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197-11-800.**

- 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. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**
- b. Proposed measures to reduce or control direct impacts on public services, if any. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

16. Utilities **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

- a. Circle utilities currently available at the site: [\[help\]](#) electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other:
- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. **Not applicable. This is a non-project related code amendment. All future site specific development projects will be subject to SEPA analysis if not exempt per WAC 197- 11-800.**

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: Briana Ghbein

Position and Agency/Organization Planning Permit Technician, City of Richland Development Services Dept.

Date Submitted: 2/17/2021

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(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? **It is not anticipated that development authorized by the proposed code amendment would result in any increase of discharge to water, emissions to air, production storage, the release of toxic or hazardous substances or production of noise.**

Proposed measures to avoid or reduce such increases are: **Development within the City of Richland must comply with all current land use and environmental permitting requirements.**

2. How would the proposal be likely to affect plants, animals, fish, or marine life? **The proposed text amendment will not result in any detrimental impacts to plants or animals.**

Proposed measures to protect or conserve plants, animals, fish, or marine life are: **None.**

3. How would the proposal be likely to deplete energy or natural resources? **The proposed text amendment will not result in additional depletion of energy or natural resources.**

Proposed measures to protect or conserve energy and natural resources are: **None.**

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? **The proposed text amendment will not change a development proposal's requirement to comply with all local, state and federal environmental regulations.**

5. Proposed measures to protect such resources or to avoid or reduce impacts are: **None.**

6. 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 intent of the proposed code amendment is to allow up to 25% of off-street parking to be set-aside for compact vehicles.** Proposed measures to avoid or reduce shoreline and land use impacts are: **Adoption of the proposed text amendment will not impact shorelines or land uses.**
7. How would the proposal be likely to increase demands on transportation or public services and utilities? **The proposed text amendment will not likely result in an increase in demands on transportation or public services and utilities.**

Proposed measures to reduce or respond to such demand(s) are: **No measures proposed.**

8. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. **No such potential conflicts have been identified.**



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 Section 23.54, adding a new Section 23.54.055 allowing compact parking spaces within the City of Richland.



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: March 24, 2021 City Council: April 20, 2021 & May 4, 2021 Proposed / Date of Adoption: May 4, 2021
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.



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

02/18/2021

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--2021-S-2360--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 Section 23.54, adding a new Section 23.54.055 allowing compact parking spaces within the City of Richland.

We received your submittal on 02/18/2021 and processed it with the Submittal ID 2021-S-2360. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 04/19/2021.

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



CITY OF RICHLAND NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING AND OPTIONAL DNS (CA2021-103 & EA2021-111)

Notice is hereby given that the City of Richland is proposing a text amendment to RMC Chapter 23.54 by adding a new Section 23.54.055 – Compact Car Allowance. The proposed amendment would provide a regulatory standard within the municipal code for compact car parking spaces.

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Richland Planning Commission will conduct a virtual public hearing and review of the application at 6:00 p.m., March 24, 2021. All interested parties are invited to attend and present testimony at the virtual public hearing. Those individuals wishing to speak at the public hearing will need to register by 4:00 p.m. on the date of the hearing by visiting the City of Richland's website www.ci.richland.wa.us.

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 Thursday, March 11, 2021 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 on the City of Richland website www.ci.richland.wa.us beginning Friday, March 19, 2021.



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PQ	Amount	Cols	Depth
450543	0004878853	PC PHN - CA2021-103, EA2021-111 (Richland M	00 4401 (Richland Account No. -	\$158.20	1	5.78 In

Attention: Jana Duncan (TC)

CITY OF RICHLAND/LEGALS
 625 SWIFT BLVD. MS-11
 RICHLAND, WA 99352

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

Notice is hereby given that the City of Richland is proposing a text amendment to RMC Chapter 23.54 by adding a new Section 23.54.055 - Compact Car Allowance. The proposed amendment would provide a regulatory standard within the municipal code for compact car parking spaces.

Pursuant to Richland Municipal Code (RMC) Section 19.20, the Richland Planning Commission will conduct a virtual public hearing and review of the application on **Wednesday, March 24, 2021 at 6:00 p.m.** All interested parties are invited to attend and present testimony at the virtual public hearing. Individuals wishing to speak at the public hearing will need to register by 4:00 p.m. on the date of the hearing by visiting the City of Richland's website at www.ci.richland.wa.us.

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 on the City of Richland's website at www.ci.richland.wa.us.

Any person desiring to express their 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 Thursday, March 11, 2021 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 on the City of Richland website at www.ci.richland.wa.us beginning Friday, March 19, 2021.

Published: Sunday, February 28, 2021

RECEIVED

MAR 16 2021

BY: _____

COUNTY OF BENTON)

.SS

STATE OF WASHINGTON)

Victoria Rodela, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 02/28/2021, and ending on 02/28/2021, and that said newspaper was regularly distributed to its subscribers during all of this period.

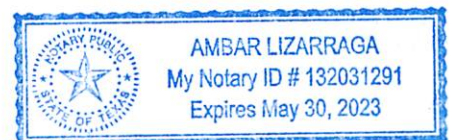
V Rodela

(Signature of Legals Clerk)

SUBSCRIBED AND SWORN BEFORE
 ME THIS 1st DAY OF March, 2021

Cmb

Notary Public in and for the State of Texas
 residing in Dallas County



Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

Stevens, Mike

From: Deskins, John
Sent: Thursday, February 18, 2021 5:38 PM
To: Stevens, Mike
Cc: Rogalsky, Pete; Reathafor, Jason
Subject: RE: CA2021-103 Compact Car Allowance Referral Packet

Mike,

I had years of experience reviewing site plans in Kennewick where compact parking was always allowed. I feel it encourages developers to pack even more onto sites not suited for their planned use than they do already. The text says it is reserving space for compact cars, but it does not "reserve" that space unless it is enforced or enforceable. If all this available are compact spaces, then you see plenty of trucks and SUV's using them. I'll park my larger rig in there if necessary, and then if I'm forced to park my smaller car there instead I have to worry about door dings. Or not being able to get into my car at all because someone parked too close.

Sincerely,

John Deskins, PE
Traffic Engineer
City of Richland
(509) 942-7514

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Thursday, February 18, 2021 3:48 PM
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>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Blaine Broberg, KID <bbroberg@kid.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>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Deanna Davis <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, Ziply <gregory.goodwin@ziply.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>; Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Joseph Cichy, Ziply <joseph.cichy@ziply.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 <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; Reathafor, Jason <JReathafor@CI.RICHLAND.WA.US>; 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>; Sarah Gates <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>; T.S. "Max" Platts <PlattsT@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: CA2021-103 Compact Car Allowance Referral Packet

Attention:

Attached to this email you will find the Public Notice, Dept. of Commerce Notice, application materials and SEPA Checklist for a proposed amendment to the City of Richland's Municipal Code. Specifically, the city is proposing to adopt a new Section 23.54.055 – Compact Car Allowance to its off-site parking standards.

The City is utilizing the Optional DNS method provided in WAC 197-11-355. As a result, this may be your only opportunity to provide comment on the proposal. If you have comments, please provide them to me by 5:00 p.m. Thursday, March 11, 2021.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

Attn: 143

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.

Stevens, Mike

From: Eric Mendenhall <tem.mendenhall@gmail.com>
Sent: Thursday, February 18, 2021 5:03 PM
To: Stevens, Mike
Subject: Proposed Zoning Change

Mike,

As a Richland resident I would like to submit my comment on the proposed compact car allowance code amendment. These stalls are not functional and should not be included in the code. Compact stalls are frequently used with medium (sedans) to large size vehicles which defeats the purpose of the stalls. Most sedans cannot fit into these stalls. Only Mini Coopers, Smart cars, and similar small vehicles fit into these stalls. A vast majority of the populous in the Tri-Cities drive regular sized vehicles. Parking to accommodate the minority already exists in the regular size parking stalls.

There is no enforcement, because they are on private property and the police have better things to do than enforce parking for mini coopers.

If the purpose is to reduce the parking lot size, maybe the city should consider increasing public access to public transportation and work with the transit authority to provide better, broader and more reliable service, thus reducing the need for cars to be used and the need for the stall.

How is the parking determined for the uses? Has there been a parking study to justify the parking demand for the uses as outlined in the code? Sorry if this adds more work, but would be justified. Most zoning codes borrow parking ratios from other cities and do not have qualitative analysis to justify the typical high parking requirements.

I am making some assumptions here due to the lack of information in the SEPA documents emailed out. Can you please send me a copy of the proposed draft language for the code? Also, can you please provide me with the genesis and need for the amendment?

Thank you!

Eric Mendenhall



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 3/24/2021

Agenda Category: New Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

CA2021-105 CBD Zone Minimum Dwelling Unit Size Requirements

Request:

Recommended Motion:

Staff recommends that the Planning Commission conduct a public hearing to discuss the merits of the application and direct staff to develop findings and conclusions to support its recommendation prior to adopting a formal recommendation at the next regularly scheduled Planning Commission meeting.

Summary:

Proposed text amendment to RMC Section 23.22.040 – Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500-square foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

Attachments:

1. Full Staff Report - CBD Minimum Dwelling Unit Size

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: CA2021-101

PREPARED BY: MIKE STEVENS
MEETING DATE: MARCH 24, 2021

GENERAL INFORMATION:

APPLICANT: FORTIFY HOLDINGS, LLC (ZIAD ELSAHILI)
CA2021-101

REQUEST: TEXT AMENDMENT TO RMC SECTION 23.22.040 – SITE
REQUIREMENTS AND DEVELOPMENT STANDARDS FOR
COMMERCIAL USE DISTRICTS.

LOCATION: CITYWIDE

REASON FOR REQUEST

Mark Fickes, Halverson Northwest Law Group, P.C. on behalf of Fortify Holdings, LLC (Ziad Elsayhili) has filed an application for a text amendment to RMC Section 23.22.040 – Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500-square foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

ANALYSIS

Staff conducted a workshop with the Planning Commission on March 10, 2021 to discuss the issue and provide the Commission with information about the specific request. The application to amend the code indicates that the proposed code amendment would allow for smaller dwelling units in the City's CBD and commercial core, and that having smaller dwelling units within the CBD would improve flexible housing options and potentially increase housing density in the city's downtown allowing city residents to live closer to where they work. It was also indicated that it could potentially reduce impacts on City roads and infrastructure by having persons live where City infrastructure is already available. The application materials submitted also include references to Goals and Policies of the Comprehensive Plan which support the proposed code amendment.

Specifically, the following Goals and Policies are referred to by the applicant:

Economic Development Goal 6: Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit cites the following three (3) policies:

Policy 6: Expand the range of options for housing in areas planned for higher density development.

Policy 7: Support development of higher density housing.

Policy 8: Attract young professionals by promoting their preferred types of jobs, housing, and entertainment options.

Land Use Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

Policy 2: Encourage higher residential densities especially in and near the Central Business District Area.

Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

Land Use Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.

Housing Element Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.

Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

Research performed as part of this staff report resulted in staff being unable to find any specific information within its records to accurately determine why the 500-square foot size minimum was adopted by Council other than it appeared to be what the City already had in effect for the Commercial – Limited Business (C-LB) zone. In 2009 the City created the Central Business District (CBD) and Waterfront zoning district and they, along with the C-LB zone are the only commercial zones that currently have the 500 s.f. minimum dwelling unit size requirement.

In order to provide the Planning Commission with a full range of pros (applicant provided Comprehensive Plan Goals and Policies, etc.), staff would like to point out

several things that it believes should be taken into consideration prior to the Commission making its formal recommendation.

First, requiring no minimum dwelling unit size could result in the conversion of hotels in the downtown core from short-term occupancy to long-term occupancy. This appears to be the intent of the proposed code amendment which could result in a negative impact to the tourism industry of the City as it could result in the removal of many of the hotel rooms available for visitors. And, while Covid-19 has had an economic impact due to the reduced number of visitors to the area, national trends appear to be reversing as more tourist locations are opening up due to reduced restrictions and higher standards of cleaning.

Second, having smaller residential dwelling units is generally not seen as being family-friendly or fit to grow into as having small units results in minimal storage and living space.

Third, it has been studied and, as noted in Jacoba Urist's December 2013 article for *The Atlantic*, that tight quarters like micro-apartments can add to stress by creating physical constraints and actually limiting movement as sharing smaller spaces could make inhabitants more irritable as they have to constantly coordinate activities with the other people living there.

Finally, since the small apartment idea is still pretty new and is just slowly becoming a real estate market trend, it is difficult to determine just how long it will last, therefore making it difficult to predict how the market will react and how small-unit apartment complexes will do in the future.

Ultimately, the City Council is not bound to adopt the Planning Commission's formal recommendation (to approve or deny) and, as the final legislative authority for the City, has the duty to make a final decision it feels is in the best interest of the City and its residents.

PUBLIC NOTICE/ COMMENTS

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

One comment was 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 Thursday, March 11, 2021. The SEPA DNS was issued for the proposed code amendment on Thursday, March 18, 2021.

RECOMMENDATION

Staff recommends that the Planning Commission conduct a public hearing to discuss the merits of the application and direct staff to develop findings and conclusions to support its recommendation prior to adopting a formal recommendation at the next regularly scheduled Planning Commission meeting.

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: Fortify Holdings, LLC (Ziad Elshahili)

UBI#:

Contact: Mark Fickes, Halverson Northwest Law Group P.C. as agent for Applicant

Address: 405 E. Lincoln, P.O. Box 22550, Yakima, WA 98907

Phone: (509) 248-6030

Email: mfickes@hnw.law

DESCRIPTION OF PROPOSED AMENDMENT

Delete 500 square foot minimum Dwelling Unit size for the City's Central Business District (CBD) zone in RMC 23.22.040, by replacing the words "500 feet", with the word "N/A", eliminating the minimum Dwelling Unit requirement in all commercial zones for more consistency and flexibility of housing options in the City's Central Business District and commercial core.

APPLICATION MUST INCLUDE:

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

ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE:

Section(s) of code proposed to be amended (include code citation):

Chart in **RMC 23.22.040** under the Standard "Minimum Dwelling Unit Size", column "CBD"

Summary of requested code amendment(s):

See description of proposed amendments set forth above. The Applicant seeks a simple code amendment to eliminate a 500 square foot minimum dwelling unit size requirement for dwelling units in the City's central business district which could pave the way for apartment or hotel conversion projects with smaller sized units which would be more consistent with many policies in the City's Comprehensive Plan and with a strong market for single room occupancy units.

Reason(s) for code amendment(s):

The Applicant's proposed code amendment allows for smaller dwelling units in the City's Central Business District and commercial core, improving flexible housing options and potentially increasing housing density in the city's commercial zones consistent with Growth Management Act mandates, and allowing City residents to live closer to where they work in the City's central business district and commercial core, potentially reducing impacts on City roads and infrastructure by having persons live where City infrastructure already is available.

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

Yes the proposed code amendment is consistent with the applicable provisions of the City's comprehensive plan and "no" a comprehensive plan amendment is not necessary to implement the proposed code amendment. The Applicant's proposed change is consistent with the following enumerated goals and policies of the City's Housing and Land Use elements of its Comprehensive Plan including policies 6 through 8 of Economic Development Goal 6, Policies 2 and 3 of Land Use Goal 3 (see Attached)

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 bears a substantial relationship to the public health, safety, welfare and protection of the environment. The City's Zoning Code already does not have any minimum dwelling unit requirements in its other three commercial zones. Eliminating a minimum dwelling unit requirement for the Central Business District zone makes development requirements relating to future apartment and hotel conversion projects consistent. The amendment would potentially allow for smaller apartments or dwelling units consistent with all other development standards and building codes (see attached)

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 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: Mark E. Fickes

Applicant Signature:  Date February 9, 2021

ATTACHMENT TO CODE AMENDMENT APPLICATION

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

Policy 2 of Land Use Goal 6, and Policies 1 and 4 of Housing Element Goal 1. Attached to this Application for convenience is a summary of the policies directly supporting the code amendment (highlighted in blue) with full citations to the City's current Comprehensive Plan.

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

in place in the City, and would provide City residents more flexible and affordable housing options in the future. Single-room occupancy dwelling units are allowed in almost all urban areas and are consistent with many state Growth Management Act mandates including those providing for increased density in cities' urban cores and centers. Smaller dwelling units closer to a city's urban core normally lessen the environmental impacts of apartment projects by condensing infrastructure, shortening commutes or commute costs and making it easier for the city to provide city services where they already exist. The proposed code amendment also could facilitate the safe and effective conversion of hotels hit hard by the pandemic to upgraded single-room occupancy dwelling units currently in high demand, and would not have any environmental impacts beyond those of city-authorized extended stay hotels. Almost all hotel units as currently configured do not exceed 250 square feet.

Economic Development

ED Goal 6: Encourage vibrant mixed-use areas in Tri-Cities as destinations to live, work, and visit.

- Policy 1: Stimulate the development of quality retail and entertainment venues through incentives and infrastructure investments.
- Policy 2: Assist small business owners to enhance their skills and profit opportunities.
- Policy 3: Work with public and private groups to expand the range of tourist attractions within the city.
- Policy 4: Facilitate retail development and encourage infill in the Central Business District, Uptown, and nearby commercial areas.
- Policy 5: Promote performing arts venues and activities through partnerships with regional economic development agencies.
- Policy 6: Expand the range of options for housing in areas planned for higher density development.
- Policy 7: Support development of higher density housing.
- Policy 8: Attract young professionals by promoting their preferred types of job, housing, and entertainment options.

Land Use

LU Goal 3: Maintain a broad range of residential land use designations to accommodate a variety of lifestyles and housing opportunities.

- Policy 1: Distribute residential uses and densities throughout the urban growth area consistent with the City's vision.
- Policy 2: Encourage higher residential densities especially in and near the Central Business District area.
- Policy 3: Innovative and non-traditional residential developments can occur through the use of planned unit developments, density bonuses, new types of housing, and multi-use or mixed-use developments.

LU Goal 6: Develop an attractive and vibrant Central Business District that displays the unique character of Richland.

- Policy 1: Revitalize declining commercial areas by promoting clean, safe, and pedestrian- and bicycle-friendly environments.
- Policy 2: Designate land use and zoning for higher-density residential uses, mixed-use, and business uses within and adjacent to the Central Business District.
- Policy 3: Encourage infill development and redevelopment in the Central Business District.

Housing Element

HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community

Policy 1: Ensure that the comprehensive plan and development regulations allow for a variety of housing types, sizes, densities, and lot configurations such as small lot single family housing, multi-family housing, mixed-use development, cluster development, live/work housing, co-housing, accessory dwelling units, single room occupancy units, zero lot line and similar subdivisions, and planned unit developments.

Policy 2: Encourage mixed-use developments with apartments and condominiums above commercial uses in the City's urban core. Where redevelopment or infill opportunities arise, allow for increased housing density in residential-designated areas that immediately surround the CBD, while respecting the character and scale of the existing neighborhood.

Policy 3: Support the development of senior housing and long-term care/assisted living facilities in the City in close proximity to commercial uses and medical services and facilities.

Policy 4: Promote and provide incentives (such as zoning/rezoning, revised regulations, and provision of infrastructure) for infill development and redevelopment, while respecting the character and scale of the existing neighborhood.

Policy 5: Allow and regulate manufactured homes in the same way as site-built homes.

Policy 6: Plan for an adequate supply of land in appropriate land use designations and zoning categories to accommodate projected household growth, while accommodating other commercial, industrial, and open space needs of the City.

Vision

Richland is a progressive, safe, and family-friendly community that welcomes diversity. It is noted for excellence in technology, medicine, education, recreation, tourism, and citizen participation. This dynamic city, situated on two rivers, actively supports opportunities for economic development that are in harmony with the area's unique natural resources.

23.22.040 Site requirements and development standards for commercial use districts.

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

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units/square feet)	1:1,500	N/A	N/A	N/A	None	1:1,500	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3, 11, 13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ¹⁴	55 feet	30 feet	80 feet	80 feet	CBD – 110 feet Medical – 140 feet Parkway – 50 feet Uptown – 50 feet	35/55 feet ¹²	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	500 feet N/A	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, 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 12,000, R-1-10 – single-family residential 10,000, 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.
 - b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) 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 C-LB, CW and CBD zoning districts, respectively.
 - c. 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, or currently zoned for and developed with a single-family residential use in the CBD district. 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.
 - d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.
7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.
8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.
10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.
11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).
12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of 35 feet; unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.
13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.
14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

PLATE NO. 1 - 23.22.040

PLATE 1



CBD - MEDICAL DISTRICT

PLATE NO. 2 - 23.22.040

PLATE 2



CBD - UPTOWN DISTRICT

PLATE NO. 3 - 23.22.040

PLATE 3



CBD - THE PARKWAY DISTRICT

[Ord. 28-05 § 1.02; Ord. 04-09; Ord. 07-10 § 1.03; amended during 2011 recodification; Ord. 32-11 § 6].



File No. EA2021-105

CITY OF RICHLAND
Determination of Non-Significance

Description of Proposal: Text amendment to RMC Section 23.22.040 – Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

Proponent: Mark Fickes, Halverson Northwest Law Group, P.C. on behalf of Fortify Holdings, LLC (Ziad Elshahili)

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: March 18, 2021

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: **Not project action (zoning code text amendment)**
2. Name of applicant: **Fortify Holdings, LLC**
3. Address and phone number of applicant and contact person: **17933 NW Evergreen Place, Suite 300
Beaverton, OSR 97006 Attn: Ziad Elsahili**

4. Date checklist prepared: **Supplemental checklist prepared 2/8/2021**
5. Agency requesting checklist: **City of Richland Development Services (Attn: Mike Stevens, SEPA responsible official)**
6. Proposed timing or schedule (including phasing, if applicable): **Zoning Code Text Amendment seeking approval within 90 days**
7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. **Zoning code Text Amendment - could allow future hotel conversion or apartment projects in the City's Central Business District with smaller units**
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**
10. List any government approvals or permits that will be needed for your proposal, if known. **Zoning Code Text Amendment-possible building permits at project stage**
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.) **Minor Text amendment to remove 500 square foot minimum dwelling unit size requirement in the City's Central Business District (CBD) zone by replacing the words "500 feet" (see attached)**
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. **Non-project action would apply to all CBD-zoned property in the City.**

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

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

- a. General description of the site: **N/A**

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

- b. What is the steepest slope on the site (approximate percent slope)? **N/A**

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

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. **N/A**
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. **N/A**
- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. **N/A**
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? **N/A**
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: **N/A**

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

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. **N/A**
- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. **N/A**
- c. Proposed measures to reduce or control emissions or other impacts to air, if any: **N/A**

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

- a. Surface Water: [\[help\]](#) **N/A**
 - 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.
N/A
 - 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.
N/A
 - 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.
N/A
 - 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.
N/A

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

N/A

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

N/A

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

1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

N/A

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

N/A

c. Water runoff (including stormwater):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

N/A

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

N/A

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

N/A

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

N/A

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

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

N/A

- _____deciduous tree: alder, maple, aspen, other
- _____evergreen tree: fir, cedar, pine, other
- _____shrubs
- _____grass
- _____pasture
- _____crop or grain
- _____Orchards, vineyards or other permanent crops.
- _____wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- _____water plants: water lily, eelgrass, milfoil, other
- _____other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

N/A

c. List threatened and endangered species known to be on or near the site.

N/A

d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

N/A

e. List all noxious weeds and invasive species known to be on or near the site.

N/A

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 _____

N/A

b. List any threatened and endangered species known to be on or near the site.

N/A

c. Is the site part of a migration route? If so, explain.

N/A

d. Proposed measures to preserve or enhance wildlife, if any:

N/A

e. List any invasive animal species known to be on or near the site.

N/A

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

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

N/A

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

N/A

- 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:

N/A

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

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

N/A

- 1) Describe any known or possible contamination at the site from present or past uses.

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any:

N/A

b. **Noise**

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. N/A

- 3) Proposed measures to reduce or control noise impacts, if any: N/A

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

a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

N/A

b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?

N/A

1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

c. Describe any structures on the site.

N/A

d. Will any structures be demolished? If so, what?

N/A

e. What is the current zoning classification of the site?

N/A

f. What is the current comprehensive plan designation of the site?

N/A

g. If applicable, what is the current shoreline master program designation of the site?

N/A

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

N/A

i. Approximately how many people would reside or work in the completed project?

N/A

j. Approximately how many people would the completed project displace?

N/A

k. Proposed measures to avoid or reduce displacement impacts, if any:

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

N/A

- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any:

N/A

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

- a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N/A

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N/A

- c. Proposed measures to reduce or control housing impacts, if any:

N/A

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

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

N/A

- b. What views in the immediate vicinity would be altered or obstructed?

N/A

- b. Proposed measures to reduce or control aesthetic impacts, if any:

N/A

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

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N/A

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

N/A

- c. What existing off-site sources of light or glare may affect your proposal?

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any:

N/A

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

- a. What designated and informal recreational opportunities are in the immediate vicinity?

N/A

- b. Would the proposed project displace any existing recreational uses? If so, describe.

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N/A

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

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers ? If so, specifically describe.

N/A

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

N/A

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

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

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

N/A

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

N/A

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

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

N/A

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

N/A

- h. Proposed measures to reduce or control transportation impacts, if any:

N/A

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

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

N/A

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

N/A

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

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

N/A

- 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.

N/A

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: Mark E. Fickes

Name of signee Mark E. Fickes

Position and Agency/Organization Agent for Applicant

Date Submitted: 2/9/2021

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?

The proposed non-project action to eliminate a potential minimum dwelling unit size in the City's Central Business District zone will not increase discharges to water, air or noise. Eliminating the minimum dwelling unit size(see attached)

Proposed measures to avoid or reduce such increases are:

Compliance with all applicable building fire codes at project stage, potential shared use of common areas on apartment or hotel conversion projects reducing the land and infrastructure needed for housing projects.

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

The proposal will have absolutely no impact on plants, animals, fish or marine life. All dwelling units constructed or converted in the City's Central Business District zone already will have available City water and sewer, and storm water will be legally required to be maintained on site in accordance with all applicable law.

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

Compliance with all City development standards on a project basis.

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

Removing a minimum dwelling unit size requirement in the City's Central Business District zone could save energy and natural resources. Smaller dwelling units are more energy efficient and could use existing hotels as (see attached)

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

Smaller dwelling units at the project stage would be much more energy efficient consistent with updated building and environmental codes. Potential hotel conversions using smaller dwelling units also could obtain energy upgrades during renovation.

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?

Having the potential to build, construct or renovate existing hotels with smaller dwelling units would not affect environmentally sensitive areas and could lower the impacts on City green space and parks. In general, smaller dwelling units are intended for single-room occupancy as opposed to dual or family occupancies. (see attached)

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

Hotel conversions will ensure less intensive use of environmentally sensitive areas than short-stay residents. Any new multi-family projects or apartments constructed in the CBD zone or the City's commercial core would be evaluated at the project stage and would comply with City development standards including maintaining storm water on site, providing landscaping and green space and/or payment of then existing mitigation or impact fees.

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?

Eliminating minimum dwelling unit size restrictions in the Central Business District core would have no impact on City shoreline uses. Residential use and projects in the City's Central Business District or commercial core are normally located away from critical areas and shorelines and those that would be allowed would be no more (see attached)

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

Compliance with all existing development regulations and city critical areas at the project stage, the proposed non-project action would have no impacts on shoreline and may simply facilitate the conversion of hotels adversely impacted by economic conditions including COVID by allowing them to be converted to longer-term extended stays or apartment-type buildings.

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

The proposed non-project action to eliminate minimum dwelling unit size restrictions in the City's central district zone would not directly impact the City's transportation or public service and utilities. Single-room occupancy apartments or facilities would more likely use currently available public transportation and could reduce off-street parking requirements and commutes. New residential apartment projects with smaller dwelling units on vacant CBD zoned land (see attached)

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

Any new residential projects with smaller dwelling units would comply with all applicable development standards at the time of application.

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

It is not anticipated that eliminating a minimum dwelling unit size in the City's Central Business District zone would conflict with any local, state or federal law. In fact, the City of Richland is one of the few jurisdictions in Eastern Washington that appears to have a minimum unit dwelling size requirement for dwelling units in commercial zones. The trend nationwide and post GMA is to allow smaller dwelling units to take advantage of existing infrastructure. There simply is not a need for larger dwelling units. in the City's commercial zone.

In fact as set forth in the Application, allowing smaller dwelling units in the City's Central Business District zone and commercial core actually implements multiple policies in the City's adopted Comprehensive Plan designed to support higher residential densities, especially in and near the City's Central Business District area. In fact, the presence of the City's minimum dwelling unit size requirement of 500 square feet actually prevents many of the policies in the City's Comprehensive Plan from being implemented including Policies 6 through 8 of the City's Economic Development Goal 6, Policies 2 and 3 under its Land Use Goal 3, and Policy 2 of land use Goal 6. All of the City's planned policies cited above support increasing residential densities through smaller units in and around the City's Central Business District area which would include all areas zoned CBD.

ATTACHMENT TO SEPA ENVIRONMENTAL CHECKLIST

Section A - No. 11 continued -

in the chart in RMC 23.22.040 with the word "N/A" effectively eliminating a minimum dwelling unit size requirement in the City's commercial zones, implementing the City's Comprehensive Plan and providing more flexible housing options in the City's Central Business District and downtown core.

Section D -

No. 1 continued -

could allow existing hotels to be converted to longer-term, non-transient dwelling units which would decrease environmental discharges by decreasing the intensity of the use. In general, permanent residents living closer to places of employment will use less water, sewer and public infrastructure. Any new apartment project with smaller dwelling unit sizes would be evaluated consistent with existing development regulations and also would comply all current building codes.

No. 3 continued -

longer-term stay facilities providing more flexible housing options to City residents. Projects with small dwelling units in the City's Central Business District or commercial core would generally have shorter commutes and a lower carbon footprint utilizing existing transportation infrastructure. In general, it would be anticipated that single-room occupancy residences with smaller dwelling units would have a lower environmental impact than larger apartment or non-transient residential options under the City's Zoning Code.

No. 4 continued -

Single-room occupants would be less likely to use environmentally sensitive areas and parks in the vicinity of any project. Eliminating the dwelling unit size requirement in the City's downtown core would have no impacts on wildlife or parks as the City's downtown core is largely characterized by higher amounts of impervious surfaces. Single residents of smaller dwelling units would likely utilize available green space such as walking paths and parks along or near by the Columbia River in a less intensive manner.

No. 5 continued -

intensive than hotels, motels and apartments currently allowed. Due in part to the market conditions and the cost of land located on or near shorelines, new single-room occupancy projects with smaller dwelling units would be unlikely to occur in and along existing shorelines or critical areas.

No. 6 continued -

would utilize available transportation services and utilities which should be readily available in the City's CBD zone and commercial core. Initially, reducing the minimum dwelling unit size would not be anticipated to significantly increase new residential apartment projects in the City's commercial zones as land costs are not competitive and property availability is limited. It is anticipated that eliminating minimum dwelling unit size may allow older hotels to be converted to more flexible and long-term use.



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 Section 23.22.040, Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).



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: March 24, 2021 City Council: April 20, 2021 & May 4, 2021 Proposed / Date of Adoption: May 4, 2021
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.



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

02/18/2021

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--2021-S-2356--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 Section 23.22.040, Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

We received your submittal on 02/18/2021 and processed it with the Submittal ID 2021-S-2356. Please keep this letter as documentation that you have met this procedural requirement. Your 60-day notice period ends on 04/19/2021.

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,



CITY OF RICHLAND NOTICE OF APPLICATION, VIRTUAL PUBLIC HEARING AND OPTIONAL DNS (CA2021-101 & EA2021-105)

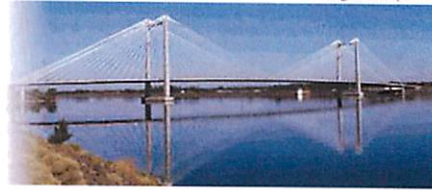
Notice is hereby given that Mark Fickes, Halverson Northwest Law Group, P.C. on behalf of Fortif Holdings, LLC (Ziad Elshahili) has filed an application for a text amendment to RMC Section 23.22.040 – Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

Pursuant to Richland Municipal Code (RMC) Section 19.20 the Richland Planning Commission will conduct a virtual public hearing and review of the application at 6:00 p.m., March 24, 2021. All interested parties are invited to attend and present testimony at the virtual public hearing. Those individuals wishing to speak at the public hearing will need to register by 4:00 p.m. on the date of the hearing by visiting the City of Richland's website www.ci.richland.wa.us.

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 Thursday, March 11, 2021 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 on the City of Richland website www.ci.richland.wa.us beginning Friday, March 19, 2021.



AFFIDAVIT OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Depth
450543	0004878837	PC PHN - CA2021-101, EA2021-105 (Richland M	00 4401 (Richland Account No. -	\$170.55	1	6.23 In

Attention: Jana Duncan (TC)

CITY OF RICHLAND/LEGALS
 625 SWIFT BLVD. MS-11
 RICHLAND, WA 99352

02586000
 4401 COUNTY OF BENTON)

.SS

STATE OF WASHINGTON)

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

Notice is hereby given that Mark Fickes, Halverson Northwest Law Group, P.C. on behalf of Fortify Holdings, LLC (Ziad Elsayh) has filed an application for a text amendment to RMC Section 23.22.040 - Site requirements and development standards for commercial use districts. The proposed amendment to Section 23.22.040 would remove the 500 foot minimum dwelling unit size from the requirements of the Central Business District (CBD).

Pursuant to Richland Municipal Code (RMC) Section 19.20, the Richland Planning Commission will conduct a virtual public hearing and review of the application on **Wednesday, March 24, 2021 at 6:00 p.m.** All interested parties are invited to attend and present testimony at the virtual public hearing. Individuals wishing to speak at the public hearing will need to register by 4:00 p.m. on the date of the hearing by visiting the City of Richland's website at www.ci.richland.wa.us.

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 no-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 on the City of Richland's website at www.ci.richland.wa.us.

Any person desiring to express their 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 Thursday, March 11, 2021 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 on the City of Richland's website at www.ci.richland.wa.us beginning Friday, March 19, 2021.

Published: Sunday, February 28, 2021

Victoria Rodela, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 02/28/2021, and ending on 02/28/2021, and that said newspaper was regularly distributed to its subscribers during all of this period.

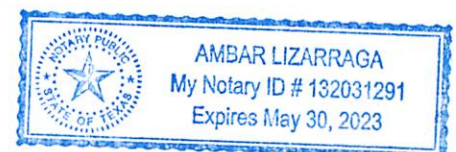
V Rodela

(Signature of Legals Clerk)

SUBSCRIBED AND SWORN BEFORE
 ME THIS 1st DAY OF March, 2021

Cmb

Notary Public in and for the State of Texas
 residing in Dallas County



RECEIVED

MAR 16 2021

BY: *[Signature]*

Extra charge for lost or duplicate affidavits.
 Legal document please do not destroy!

From: [Deskings, John](#)
To: [Stevens, Mike](#)
Cc: [ONeill, Shane](#); [Rogalsky, Pete](#); [Reathafor, Jason](#)
Subject: RE: COR Central Business District Code Amendment - CA2021-101
Date: Thursday, February 18, 2021 11:11:59 AM
Attachments: [image001.png](#)

Mike,

I have recently noticed that our code for [bicycle parking](#) appears to be silent on the need for bicycle parking for multi-family residential units. If I were considering living downtown in these units or any of the other new apartments planned or under construction, then I would have a bicycle for a secondary, if not primary or only form of transportation. It seems like we should be considering some requirements for this in code. It's not always practical to bring a bicycle up to a room/apartment every night, though that's what I did in college. Definitely not that practical if the bike is electric and there are stairs involved. In addition to standard bike parking, some consideration of secured bike parking (lockers) may be appropriate.

I have no other comments.

John Deskings, PE
Traffic Engineer
City of Richland
(509) 942-7514

From: Stevens, Mike <mstevens@CI.RICHLAND.WA.US>
Sent: Thursday, February 18, 2021 9:54 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>; Benton PUD, Broadband <osp@noanet.net>; Benton PUD, Electrical <engservice@bentonpud.org>; Bill Barlow <bbarlow@bft.org>; Blaine Broberg, KID <bbroberg@kid.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>; Casey Barney, Yakama Nation <Casey_Barney@Yakama.com>; Catherine Dickson <catherinedickson@ctuir.org>; Clark Posey <clark.posey@co.benton.wa.us>; Corrine Camuso, Yakama Nation <Corrine_Camuso@Yakama.com>; Craig Hamilton <c.hamilton@bces.wa.gov>; DAHP SEPA Reviews <sepa@dahp.wa.gov>; Darrick Dietrich <darrick@basindisposal.com>; Deanna Davis <d.davis@bces.wa.gov>; Deborah Rodgers <dxrodgers@bpa.gov>; Deskings, John <jdeskings@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, Ziply <gregory.goodwin@ziply.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>;

Jessica Lally, Yakama Nation <Jessica_Lally@Yakama.com>; Joseph Cichy, Ziply <joseph.cichy@ziply.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 <mjdeklyne@bpa.gov>; Map BCES <map@bces.wa.gov>; Mattheus, Pamela <pmattheus@CI.RICHLAND.WA.US>; Noah Oliver, Yakama Nation <Noah_Oliver@Yakama.com>; Pasco99301 <99301PascoWA-Postmaster@usps.gov>; Paul Gonseth <gonsetp@wsdot.wa.gov>; ReathaFord, Jason <JReathaFord@CI.RICHLAND.WA.US>; 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>; Sarah Gates <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>; T.S. "Max" Platts <PlattsT@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: COR Central Business District Code Amendment - CA2021-101

Attention:

Attached to this email is a copy of the Public Notice, Dept. of Commerce Notice, application materials and SEPA Checklist for a proposed code amendment to Section 23.22.040 of the Richland Municipal Code. The proposed code amendment would remove the minimum dwelling unit size of 500 feet for the Central Business District.

The City of Richland is utilizing the Optional DNS Method allowed by WAC 197-11-355 and expects to issue a SEPA Threshold Determination of Non-Significance. As a result, this may be your only opportunity to provide comment on the proposed code amendment.

Comments regarding the proposed code amendment should be sent to me by 5:00 p.m. Thursday, March 11, 2021.

Thank you,



Mike Stevens
Planning Manager
625 Swift Blvd., MS-35 | Richland, WA 99352
(509) 942-7596

Attn: 143

Disclaimer: Emails and attachments sent to or from the City of Richland are public records subject to release under the Washington Public Records Act, Chapter 42.56 RCW. Sender and Recipient have no expectation of privacy in emails transmitted to or from the City of Richland.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 3/24/2021

Agenda Category: Workshop 7:00 p.m. (or end of regular meeting)

Prepared By: Shane O'Neill, Senior Planner

Subject:

Shoreline Master Program Update

Request:

Core Focus Area 4 - Manage our Natural Resources

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Staff recommends the Planning Commission set April 28th as the date to hold a public hearing on the proposed code amendments.

Summary:

Amending Title 26 (Shoreline Management) as part of the required 8-year periodic update process. Code amendments include: establishing the periodic update process, adding non-conforming use language, clarifying SMP project exemptions, and updating the Sensitive Areas chapter to be consistent with Richland's Critical Areas code (Title 22).

Attachments: