



Agenda
City Council Workshop Meeting
Tuesday, April 27, 2021
Join the Zoom meeting [here](#)
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 505 625 7380

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This workshop meeting will be conducted remotely via Zoom and broadcast live on CityView Channel 192 and at ci.richland.wa.us.

Workshops are informal meetings of the Richland City Council that provide an opportunity for City Council to receive and discuss information provided by the City Manager, staff, or other officials. Formal action is not taken in the workshop setting. Please note that public participation is not a component of the City Council workshop setting. Members of the public will be muted upon joining the meeting.

City Council Workshop - 6:00 p.m. (via Zoom)

Agenda Items:

1. City's Next Steps in the Wake of *State of Washington v. Blake*
 - Heather Kintzley, City Attorney
2. Review Comprehensive Annual Financial Report
 - Cathleen Koch, Administrative Services Director
3. 2021 Comprehensive Plan and Development Regulation Updates
 - Kerwin Jensen, Development Services Director
4. HeartSafe Richland Community AED Program Update
 - Tom Huntington, Fire Chief

Adjournment



COUNCIL WORKSHOP COVERSHEET

Council Date: 4/27/2021

Department: City Attorney

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

City's Next Steps in the Wake of *State of Washington v. Blake*

Summary:

Staff will present on the Washington State Supreme Court's February 25, 2021 decision in *State of Washington v. Blake*, which found unconstitutional the state law criminalizing simple possession of controlled substances without a prescription. The presentation will include a discussion of the impact this 5-4 decision has on local government, the proposed legislative fix following the *Blake* decision, the regional approach to this issue, and recommended next steps for the City of Richland. A PowerPoint presentation will be made available the night of the meeting.

Attachments:



COUNCIL WORKSHOP COVERSHEET

Council Date: 4/27/2021

Department: Administrative Services

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

Review Comprehensive Annual Financial Report

Summary:

The City, like all cities that follow Generally Accepted Accounting Principles (GAAP), must prepare a Comprehensive Annual Financial Report by the end of April each year for the prior fiscal/calendar year. The 2020 Comprehensive Annual Financial Report is currently in draft form because it is not considered complete until the State Auditors have conducted their audit of the City's financial statements and rendered an opinion that will be included with the Comprehensive Annual Financial Report. Staff will be present to provide an overview of the City's financial results for 2020.

No action is needed. This is just an informational item.

Attachments:



COUNCIL WORKSHOP COVERSHEET

Council Date: 4/27/2021

Department: Development Services

Core Focus Area 1 - Promote Financial Stability & Operational Effectiveness

Core Focus Area 3 - Increase Economic Vitality

Subject:

2021 Comprehensive Plan and Development Regulation Updates

Summary:

The City has received five (5) applications for amendments to the Comprehensive Plan Land Use Map with associated rezones. The intent of the workshop is to familiarize the Council with the proposals prior to them making a formal decision at a later council meeting whether or not to forward them to the Planning Commission for public hearing review.

Attachments:

- I. Comprehensive Plan and Development Regulations Amendments 2021

COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS AMENDMENTS 2021

APRIL 27, 2021 CITY COUNCIL WORKSHOP

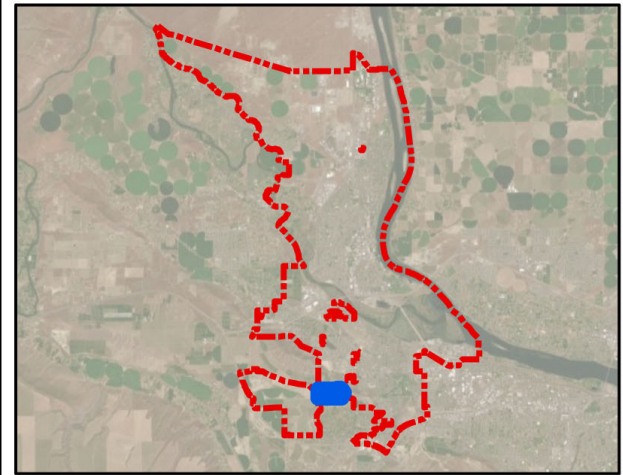
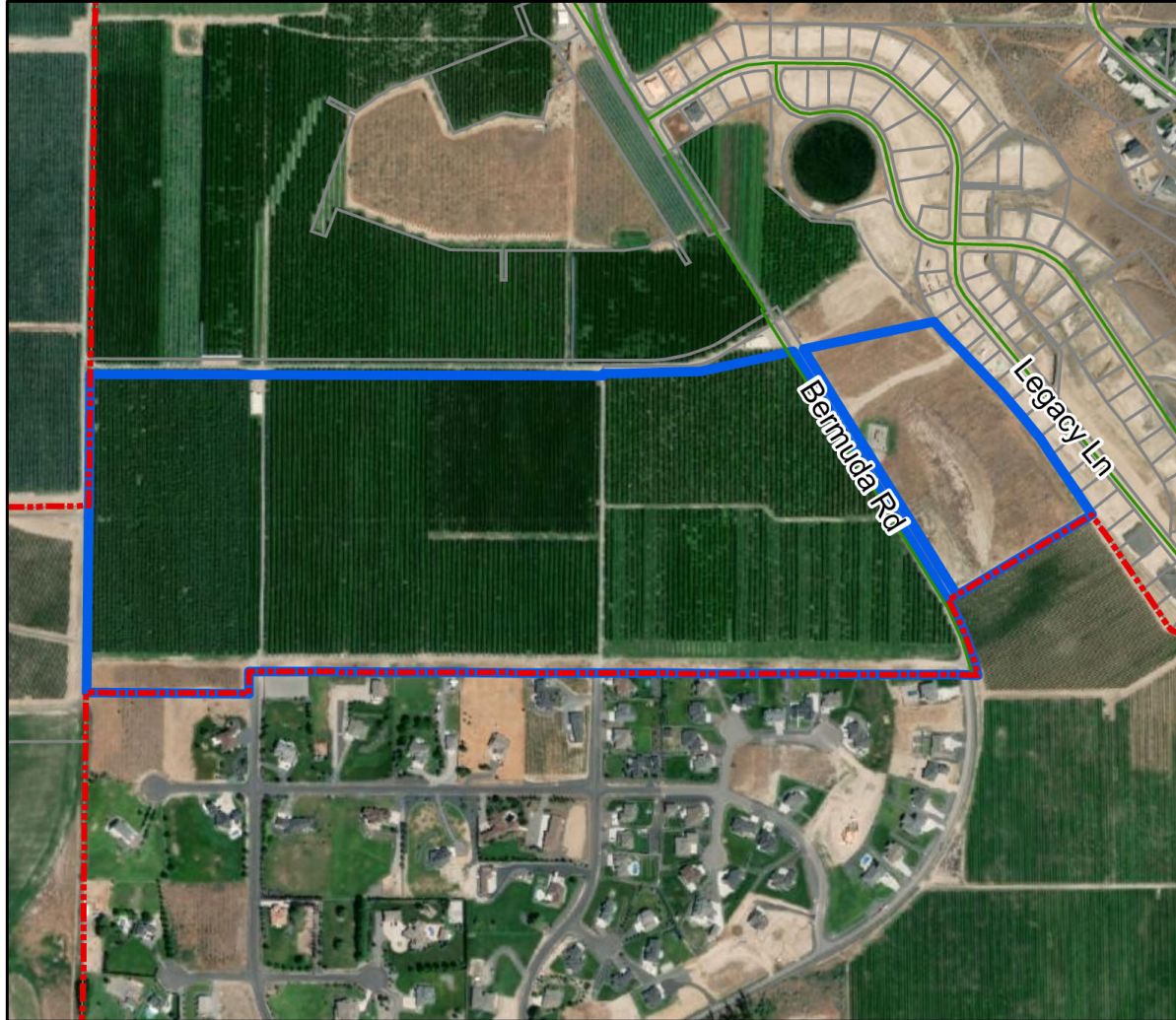


MEETING PURPOSE

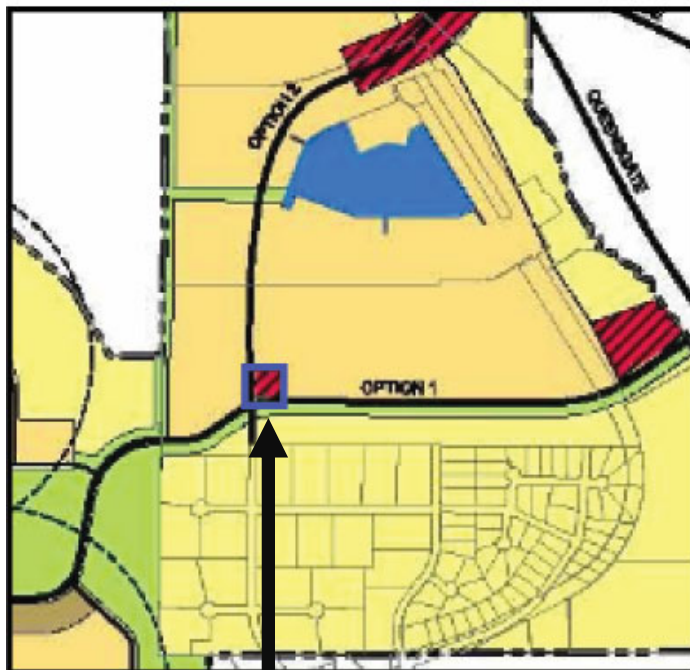
- Review and discussion of applications received
- Next steps

CPA2021-102: SIENNA HILLS

- Map amendment of **Badger Mountain Subarea Plan**
- **Applicant:** Sienna Hills Development LLC
- **Project site:** 1.82-acre portion of a 98-acre unaddressed parcel in the Badger Mountain subarea
- **Request:** Badger Mountain Subarea Commercial (BMC) to **Badger Mountain Subarea Medium Density Residential (BMMDR)**
- **Associated rezone:** Commercial Limited Business (C-LB) to Medium Density Residential (R-2)



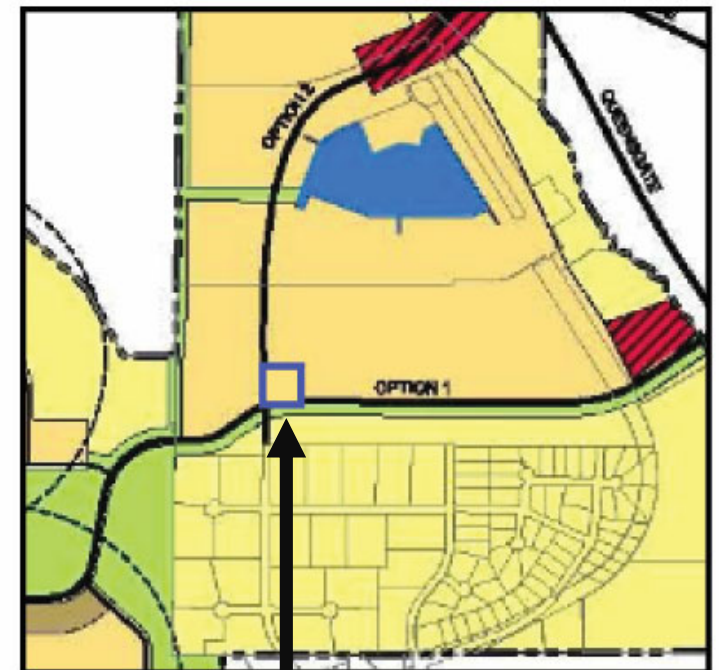
EXISTING LAND USE



LEGEND:

-  COMMERCIAL
-  DESTINATION RETAIL
-  SPECIALTY RETAIL/USES
-  COMMERCIAL MIXED USE
-  HIGH DENSITY RESIDENTIAL (10.1+ DU/AC)
-  MEDIUM DENSITY RESIDENTIAL (5.1 - 10 DU/AC)
-  LOW DENSITY RESIDENTIAL (0-5 DU/AC)
-  CIVIC (PARKS, TRAILS, OPEN SPACE)
-  CIVIC/SCHOOLS

PROPOSED LAND USE



PRELIMINARY PLAT

LOCATED IN SECTION 34 TOWNSHIP 9 NORTH RANGE 28 EAST, W.M.
CITY OF RICHLAND, BENTON COUNTY, WASHINGTON

BRASS CAP AT THE INTERSECTION OF G.A. WAY AND ECLY LANE, CITY OF FRIEDLAND
NAPOSE ELEVATION FOR THIS MONUMENT IS 899.05
ALTERNATE: SENSORIAL G.A.55' FROM 100 IN PIPE AT THE NORTHWEST CORNER OF
SECTION 34. ELEVATION FOR THIS MONUMENT IS 102.35

NAD80 WASHINGTON STATE SOUTH ZONE GRID BEARING OF 82°05'47" ALONG THE NORTH LINE OF THE NORTH-WEST QUARTER OF SECTION 34, AS MEASURED BETWEEN EXISTING MONUMENTS.

RESIDENTIAL LOT COUNTS BY PHASE		
PHASE #	RTN AREA IN ACRES	LOT COUNT
1	7.22	65
2	2.37	50
3	3.62	55
4	3.75	41
5	5.27	35
6	2.58	15

DEVELOPER
SENAHILLS DEVELOPMENT, L.C.
TAYLOR MERRILL
2435 E. GALAST STE. 120
MERRIDIAN ID 83542
208-878-3432
TAYLOR@WESTPARKCO.COM

ZONING CLASSIFICATIONS
MEDIUM DENSITY RESIDENTIAL (R-2)
SF RESIDENTIAL DISTRICT 10.000 (R-1-10)
COMMERCIAL - LIMITED BUSINESS (C-LB)

1. QUEENSGATE DRIVE IMPROVEMENTS SHALL BE MADE FROM APPROXIMATELY 1350 TO THE NORTH OF PROPERTY AT THE INTERSECTION OF LEGACY JANE FROM WESTERLY TO EASTELY PLAT.
2. ALL LOTS SHALL HAVE A 12' EASEMENT ADJUTING STREET FRONT OF LOTS
3. SANITARY SEWER PUMP STATION WILL BE INSTALLED AS PART OF PHASE 1 IMPROVEMENTS.



Scale 1" = 100'



PRELIMINARY PLAT OVERALL PLAN FOR:
SIENNA HILLS DEVELOPMENT
A RESIDENTIAL SUBDIVISION IN THE CITY OF RICHLAND, WA.



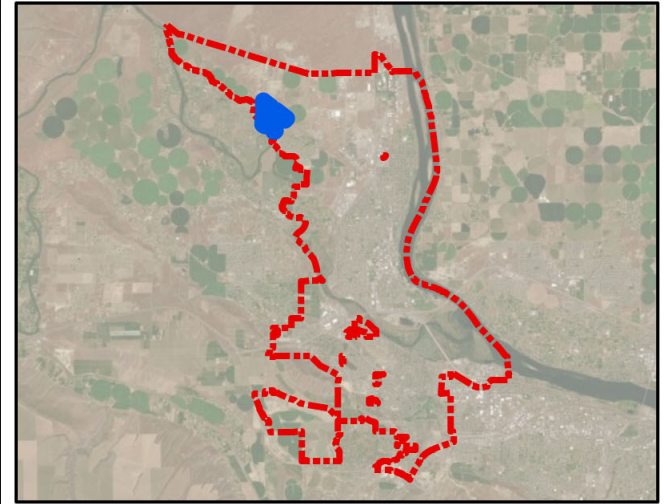
SHEET **1** OF

REVIEW & DISCUSSION

- **Preliminary Plat:** Sienna Hills (approved in March 2020, File S2019-101) – 6 parcels
 - The design assumed the approval of this application – no configuration of plat necessary
- **Plan:** 6 single-family homes in same style of Sienna Hills
- **Consistent** with adjacent area: The requested LU is adjacent on W, N, and E
- **Alternative Commercial areas:**
 - Commercial LU is approx. 0.5 mi. to the east and to the north
 - Badger Mountain Subarea plan indicates commercial is at 11% -- high number

CPA 2021-103: COR / PAHLISCH HOMES

- **Applicant:** City of Richland Econ. Dev. Dept. (on behalf of Pahlisch Homes LLC)
- **Project site:** Two vacant parcels on Village Pkwy.
- **Request:** Public Facility (PF) to High Density Residential (HDR)
- **Associated Rezone:** Parks & Public Facilities (PPF) to Multiple Family Residential (R-3)



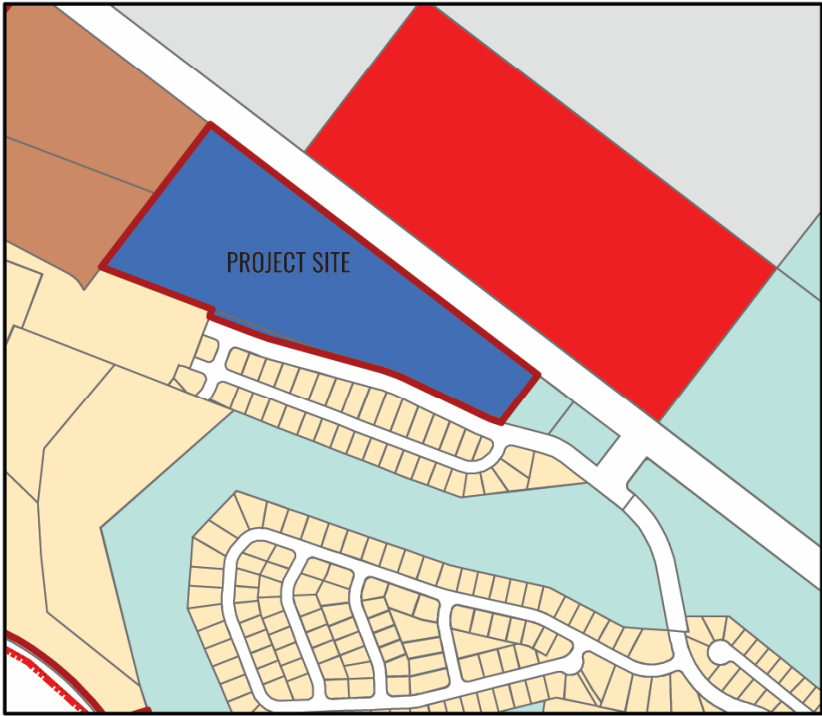
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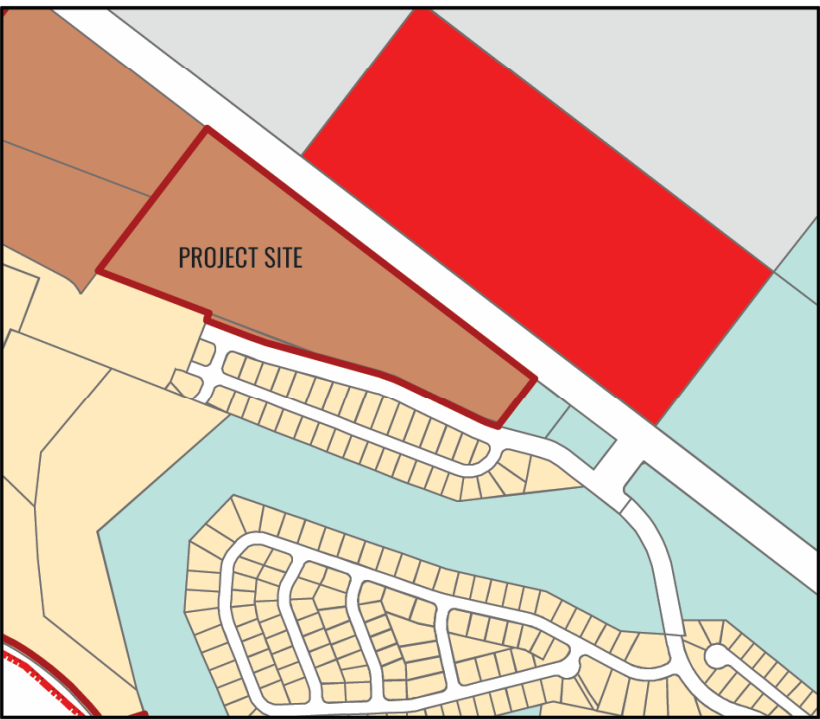
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CPA2021-03 COR (PAHLISCH HOMES)

EXISTING LAND USE



PROPOSED LAND USE

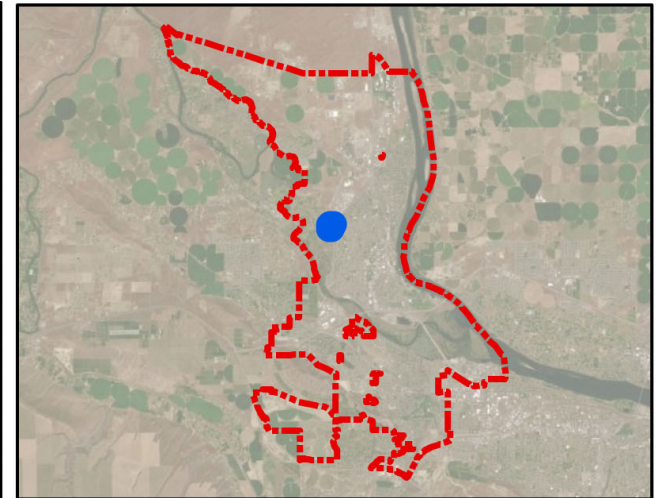
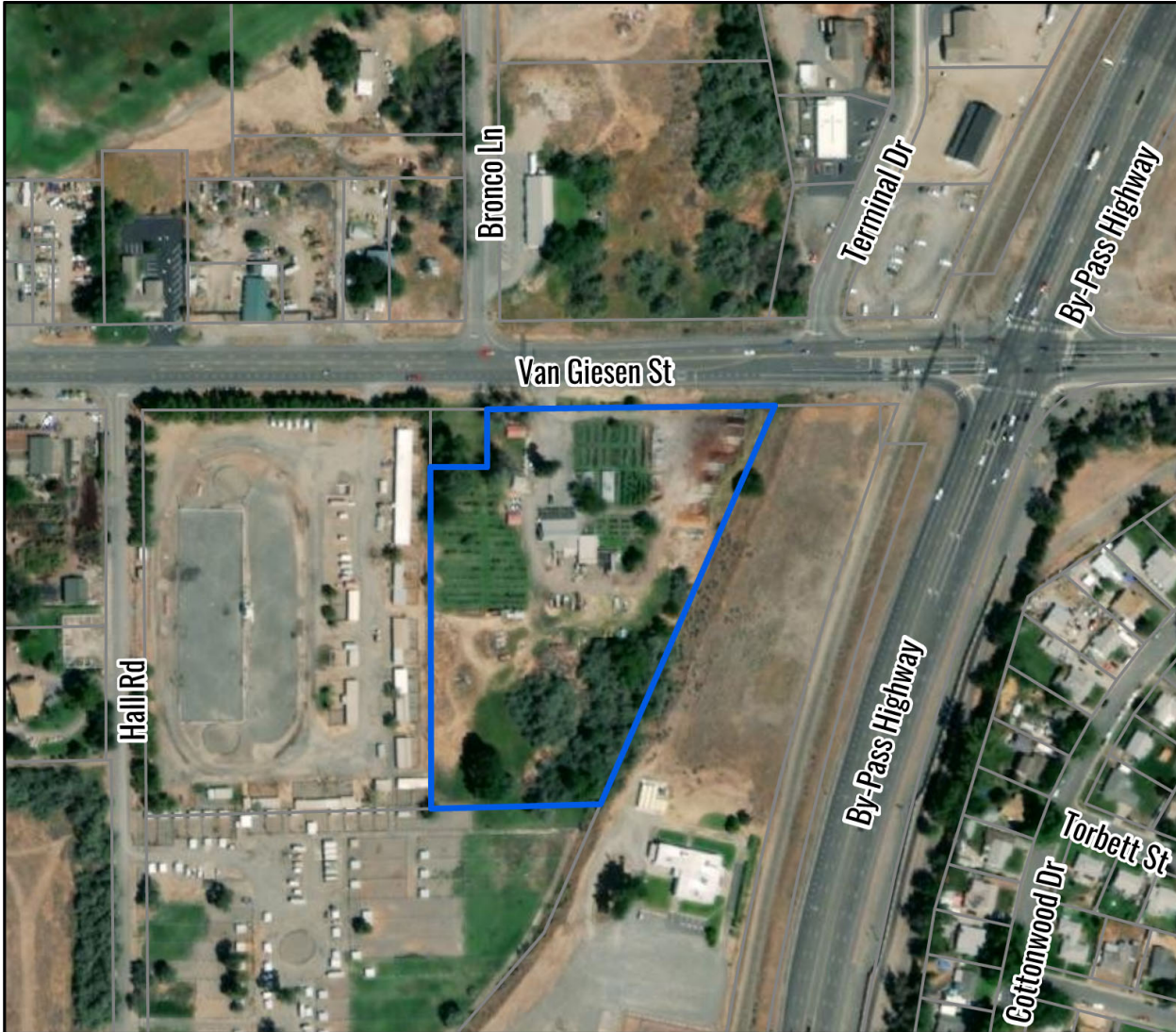


REVIEW & DISCUSSION

- **Past:** No longer a planned site for Richland School District
- **Now:** Planned fire station and residential development
- **Traffic:** Less intensive traffic impacts from planned school to residential (fire station allowed in both)
- **Consistent with adjacent area:** Adjacent to requested LU to the west, and adjacent to requested zoning to west, south, and east

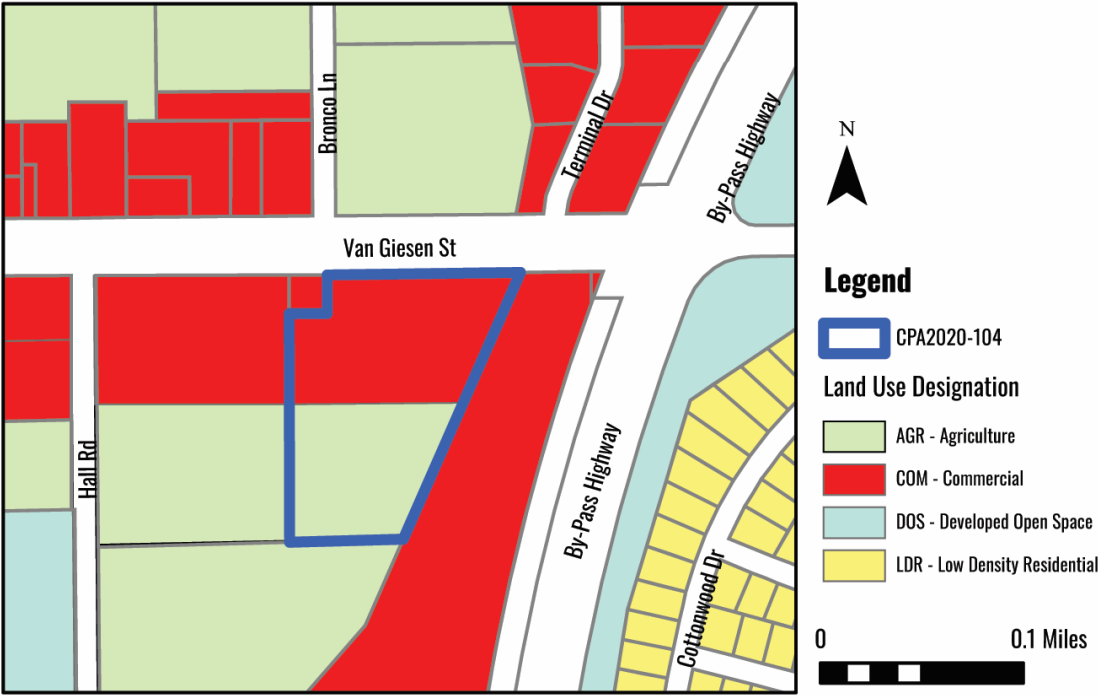
CPA 2021-104: C&M NURSERY

- **Applicant:** AHBL, on behalf of NC Ventures (owner)
- **Project site:** 2517 Van Giesen St
- **Request:** Commercial (COM) & Agriculture (AG) to **COM**
- **Associated Rezone:** Agricultural (AG) & General Business (C-3) to **C-3**

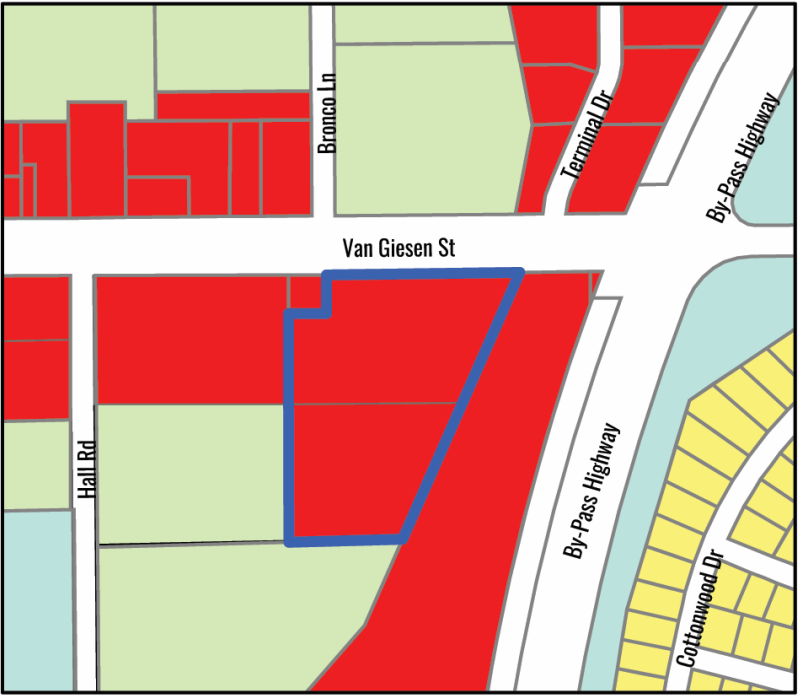


CPA2021-05 C&M NURSERY

EXISTING LAND USE



PROPOSED LAND USE

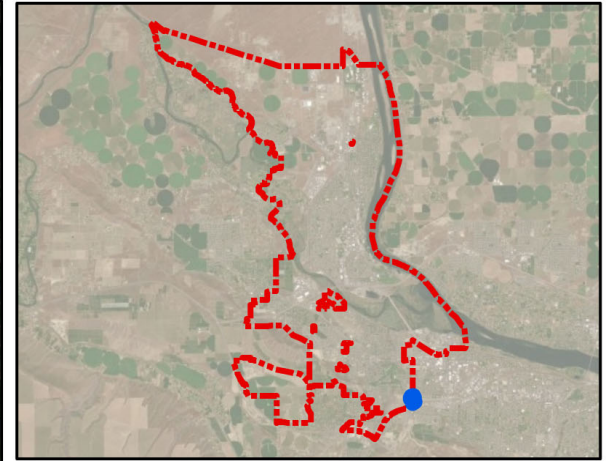


REVIEW & DISCUSSION

- **Proposal will remove the split land use and zoning designations** and make the entire parcel consistent
- **Existing** commercial nursery
- **No existing agriculture** use at the site (commercial nursery)
- **Commercial business** located at a major intersection

CPA 2021-105: CLEARWATER CREEK – HAYDEN HOMES

- **Applicant:** Hayden Homes LLC
- **Project site:** 2725 Steptoe St. (Center Pkwy intersection)
- **Request:** Commercial to Medium Density Residential (MDR)
- **Associated Rezone:** Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S)



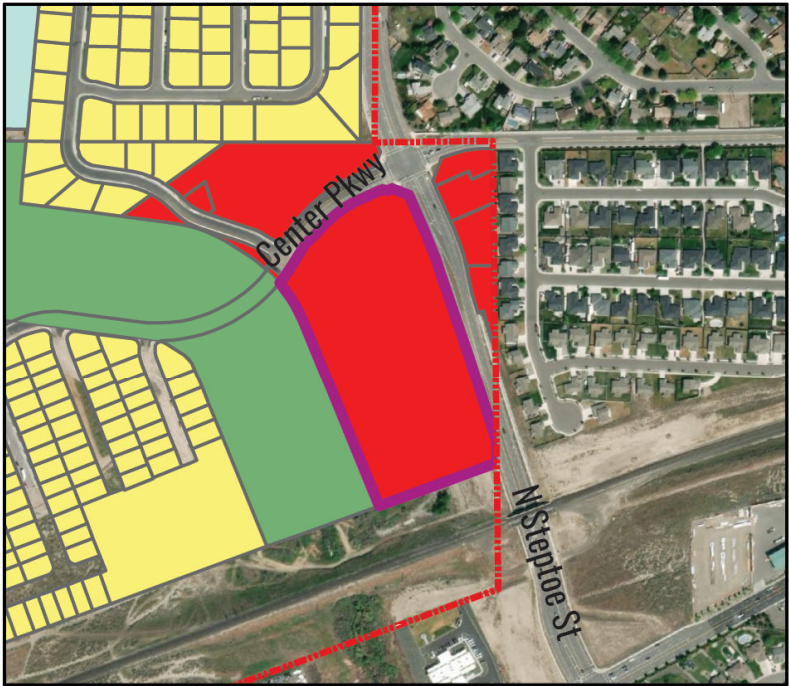
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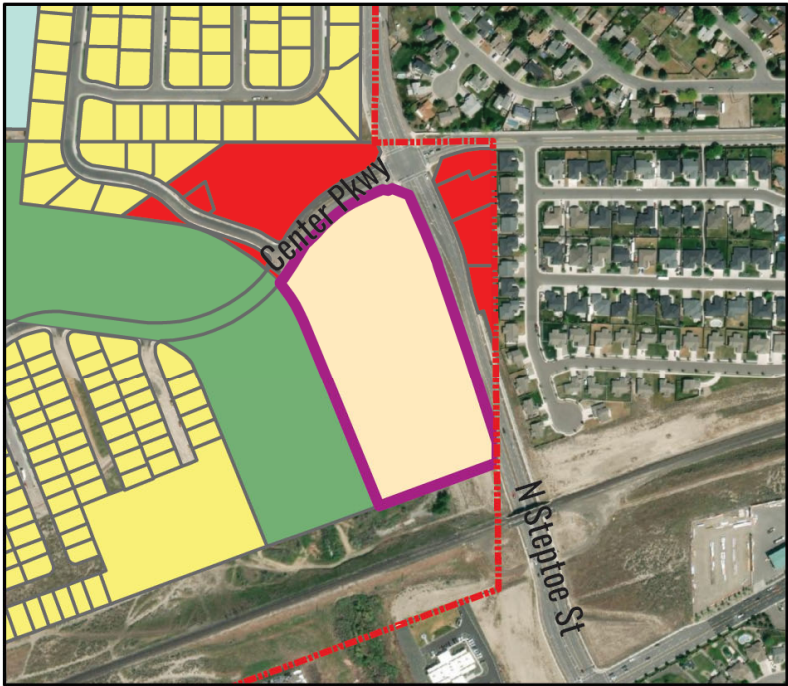
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CPA2021-05 CLEARWATER CREEK

EXISTING LAND USE



PROPOSED LAND USE

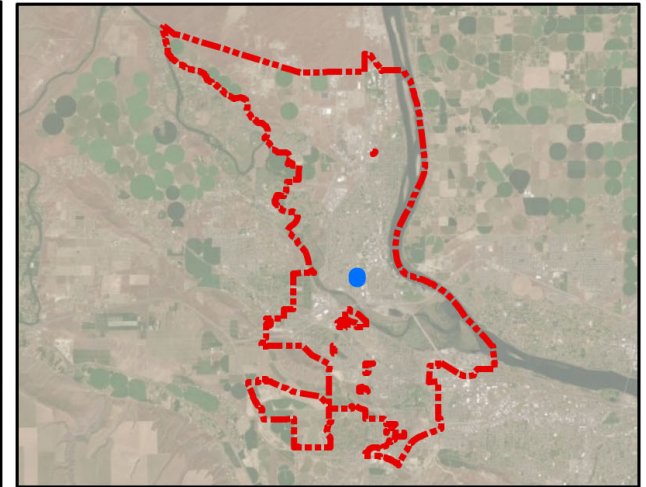


REVIEW & DISCUSSION

- **Past:** planned as residential development then LU change to commercial (2013)
- **No commercial interest** in the property (since 2016) per applicant
- **Loss of future commercial development** at a busy intersection
- **Other commercial areas** (including vacant) near the site
- **Consistent** with residential development in the area
- **Traffic:** Less intensive use

CPA2021: 106 BUSH – THAYER DR.

- **Applicant:** Tim Bush, on behalf of New Heights Baptist Church (owner)
- **Project site:** 390 Thayer Dr. (northeast corner of Thayer Dr. and Duportail St.)
- **Request:** Low Density Residential (LDR) to High Density Residential
- **Associated Rezone:** Single-Family Residential – 12,000 (R-1-12) to Multiple-Family Residential (R-3)



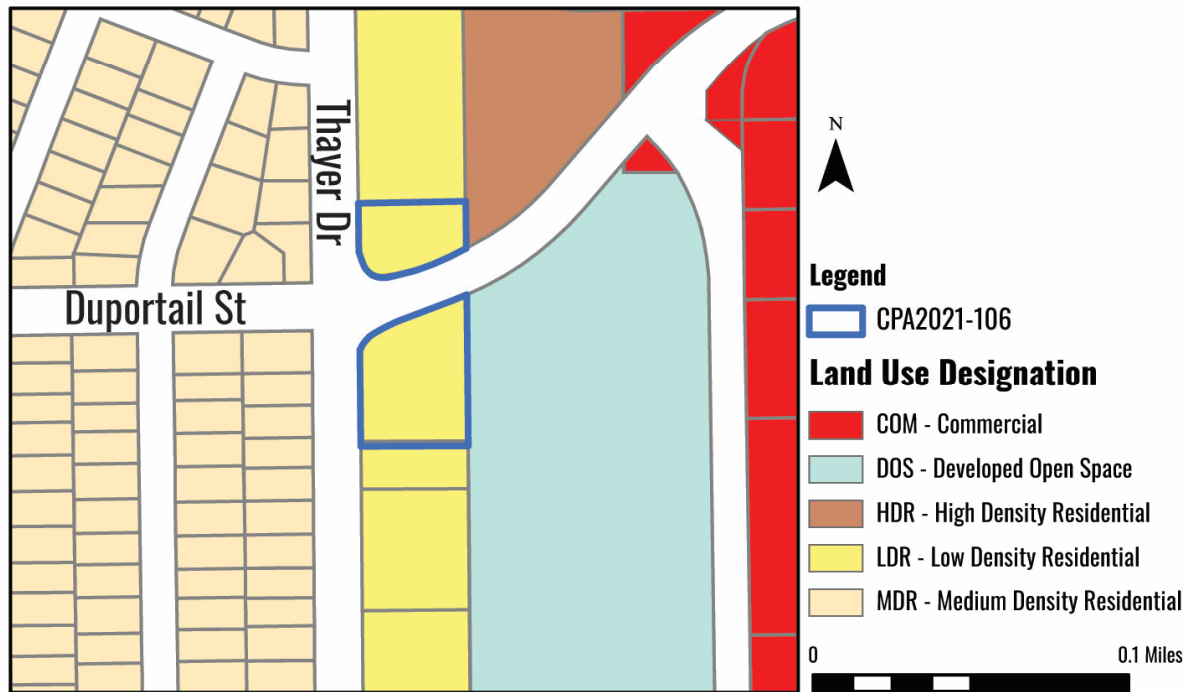
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0.05 Miles

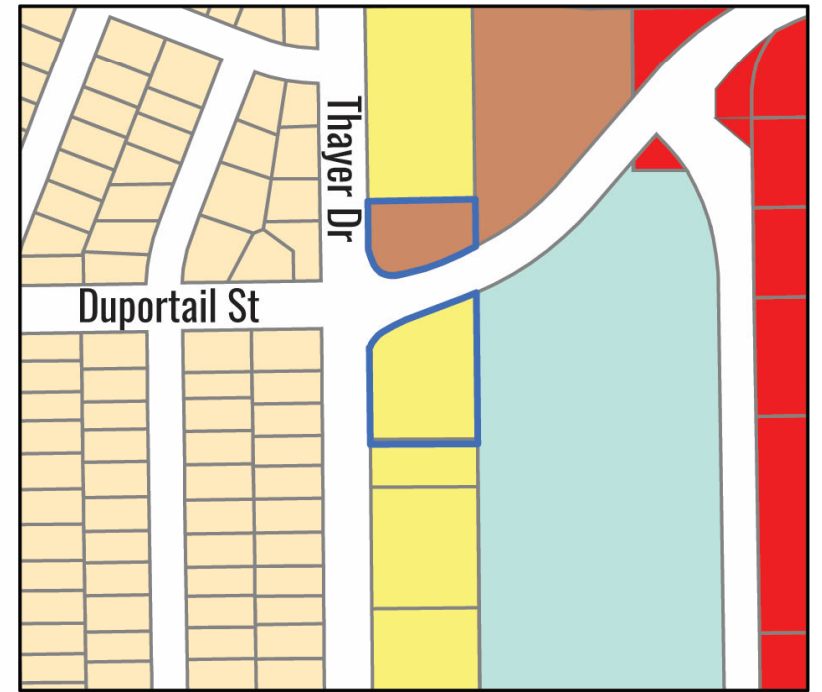


CPA2021-06 BUSH (RICHLAND HEIGHTS BAPTIST CHURCH)

EXISTING LAND USE



PROPOSED LAND USE



REVIEW & DISCUSSION

- **Developer's intent:** 6 townhomes, consistent with in-process townhome development to the west
- **Increase** in the number of permitted lots from 1 to 6
- **Upset Neighbors:** Homes to the west are single-family residential, many neighbors came out in opposition to Mr. Bush's previous Land Use and Zoning Map change request for the property located east of this site to be changed to High-Density Residential & R-3.
- **Appropriate** development pattern for the Duportail arterial corridor
 - Duportail bridge and Duportail St. improvements
 - Adjacent townhome development
 - Access to public transit, bike lanes, sidewalks
 - Proximity to commercial areas

SUMMARY

Project	Existing LU	Proposed LU
CPA 2021-102 Sienna Hills*	Badger Mt. Subarea Commercial (BMC)	Badger Mt. Subarea Medium Density Residential (BMMDR)
CPA 2021-103 COR/Pahlisch Homes	Public Facility (PF)	High Density Residential (HDR)
CPA 2021-104 C&M Nursery	Commercial (COM) & Agriculture (AG)	Commercial (COM)
CPA 2021-105 Clearwater Creek	Commercial (COM)	Medium Density Residential (MDR)
CPA 2021-106 Bush/New Heights Bapt.	Low Density Residential (LDR)	High Density Residential (HDR)

*Badger Mountain Subarea Plan

TRENDS

- More interest in higher density residential
- Less interest in commercial development

NEXT STEPS

- City Council to set 2021 docket
- Staff to issue public notice and initiate SEPA review
- Planning Commission holds public hearing
- Planning Commission forwards a recommendation to City Council
- City Council takes action



COUNCIL WORKSHOP COVERSHEET

Council Date: 4/27/2021

Department: Fire & Emergency Services

Core Focus Area 6 - Enhance Neighborhood & Community Safety

Subject:

HeartSafe Richland Community AED Program Update

Summary:

Discussion on the deployment of, and expected outcomes for, the community AED program as part of HeartSafe Richland and station deployment.

Attachments: