



Agenda
City Council Workshop Meeting
Tuesday, April 26, 2022
Richland City Hall ~ 625 Swift Boulevard
[Zoom](#) - Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 505 625 7380

This workshop meeting will accommodate virtual and in-person attendance.

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. The meeting will be broadcast live on CityView Channel 192 and at <https://www.ci.richland.wa.us>.

City Council Workshop - 6:00 p.m.

Agenda Items:

- I. 2022 Comprehensive Plan and Development Regulation Update
 - Mike Stevens, Planning Manager

Adjournment

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 509-942-7389.



COUNCIL WORKSHOP COVERSHEET

Council Date: 4/26/2022

Department: Development Services

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Subject:

2022 Comprehensive Plan and Development Regulation Update

Summary:

In accordance with RMC 19.90.060; the City Council shall consider comprehensive plan and associated development regulation amendments and forward those selected to the Planning Commission for processing. Plan amendment applications may be submitted via private application and/or proposed by City Staff and the Council.

The purpose behind the workshop is to familiarize the Council with each of the proposed amendment requests so that an educated and timely decision can be made during the Public Hearing in which the Council selects those amendments it chooses to move forward to the Planning Commission for processing. The Public Hearing for the amendment selection (creating the 2022 Docket) is tentatively scheduled for May 17, 2022.

We currently have four applications that have been submitted to the Planning Division for consideration. Staff will present each of these applications to the City Council and provide a brief overview of each. The workshop is intended only to introduce each item to the City Council and no action is necessary at this time.

Attachments:

- I. 2022 Comprehensive Plan and Development Regulations Amendments Presentation



COMPREHENSIVE PLAN AND DEVELOPMENT REGULATIONS AMENDMENTS 2022

APRIL 26, 2022 CITY COUNCIL WORKSHOP



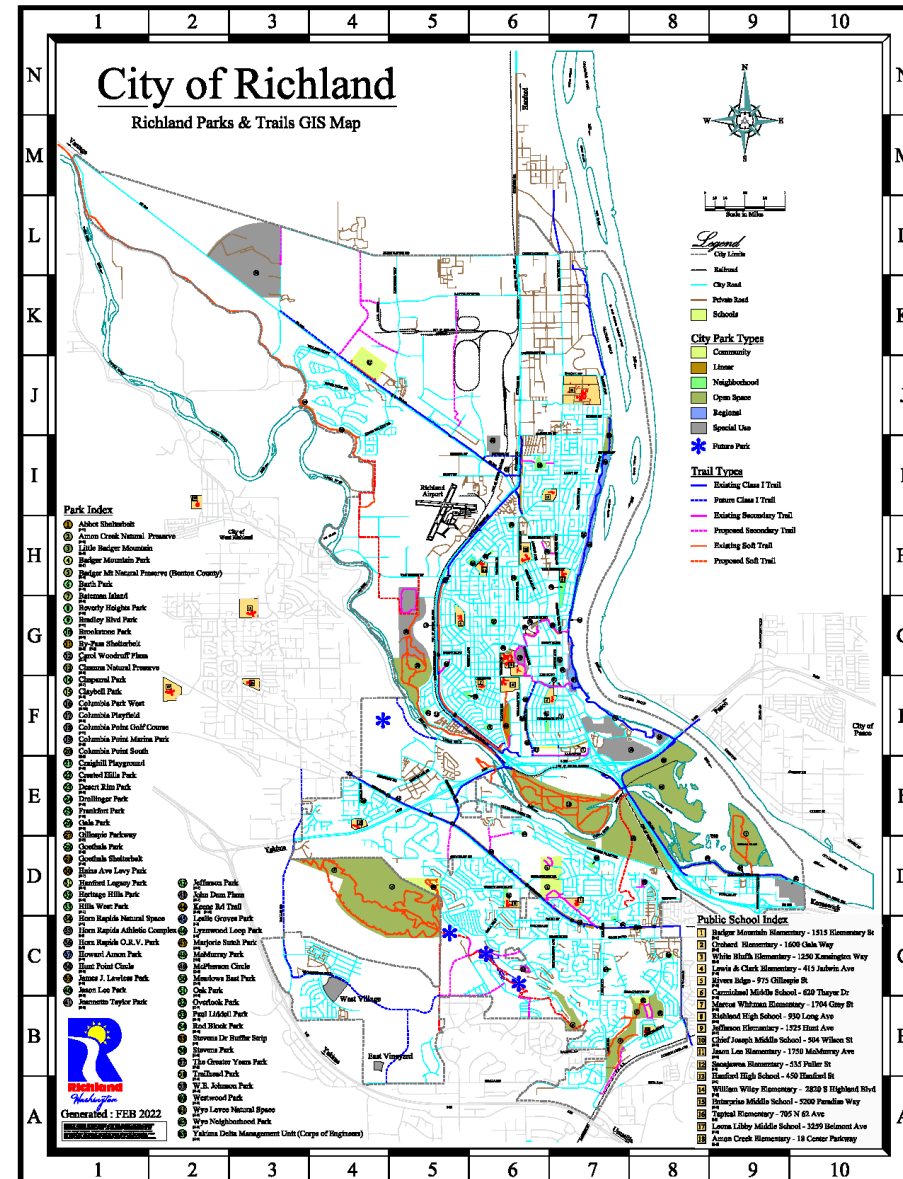
MEETING PURPOSE

- Review and discussion of applications received
- Next steps



CPA2022-101 City of Richland Parks & Public Facilities

- **Proposal:** Replace the existing CF-1 map with an updated version that includes recreational trail data adopted in the 2019-2025 Parks and Recreation Master Plan via Resolution 94-19
- **Applicant:** City of Richland Parks & Public Facilities
- **Project Site:** City wide



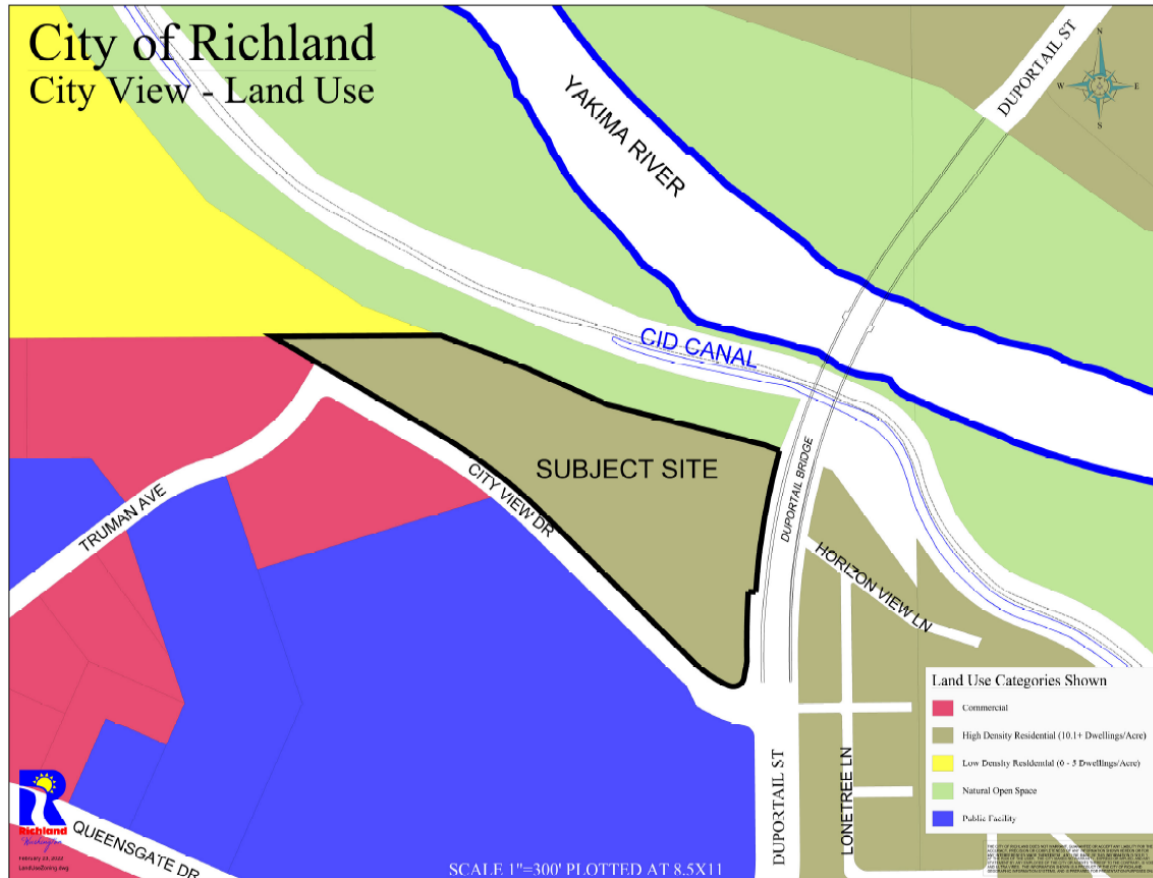


CPA2022-102 CITY OF RICHLAND

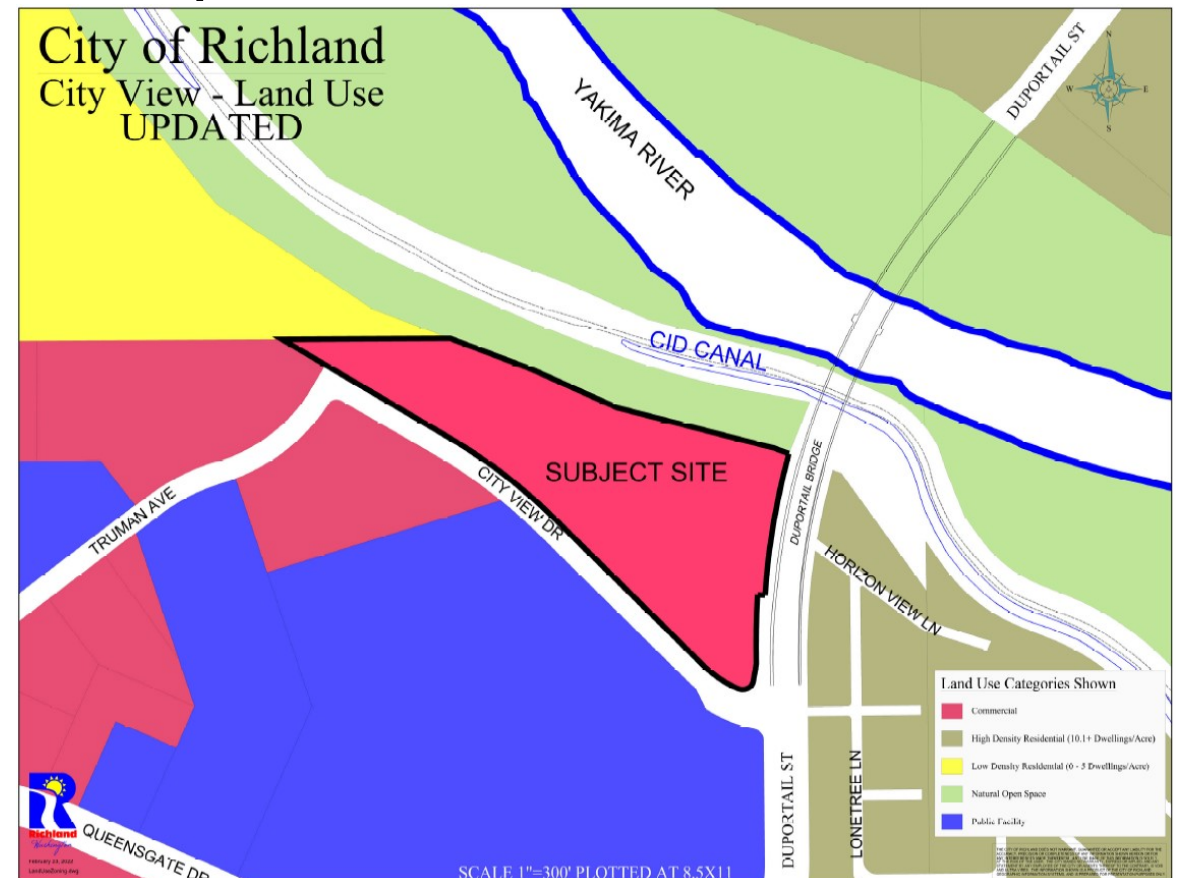
- Map amendment of a portion of a parcel of land on City View St.
- **Applicant:** City of Richland Economic Development Department
- **Project Site:** Approximately 10 acres on City View Drive
- **Request:** High Density Residential (HDR) to **Commercial (COM)**
- **Associated Rezone:** Commercial Limited Business (**C-LB**) to Retail Business Use District (**C-2**)



Existing Land Use

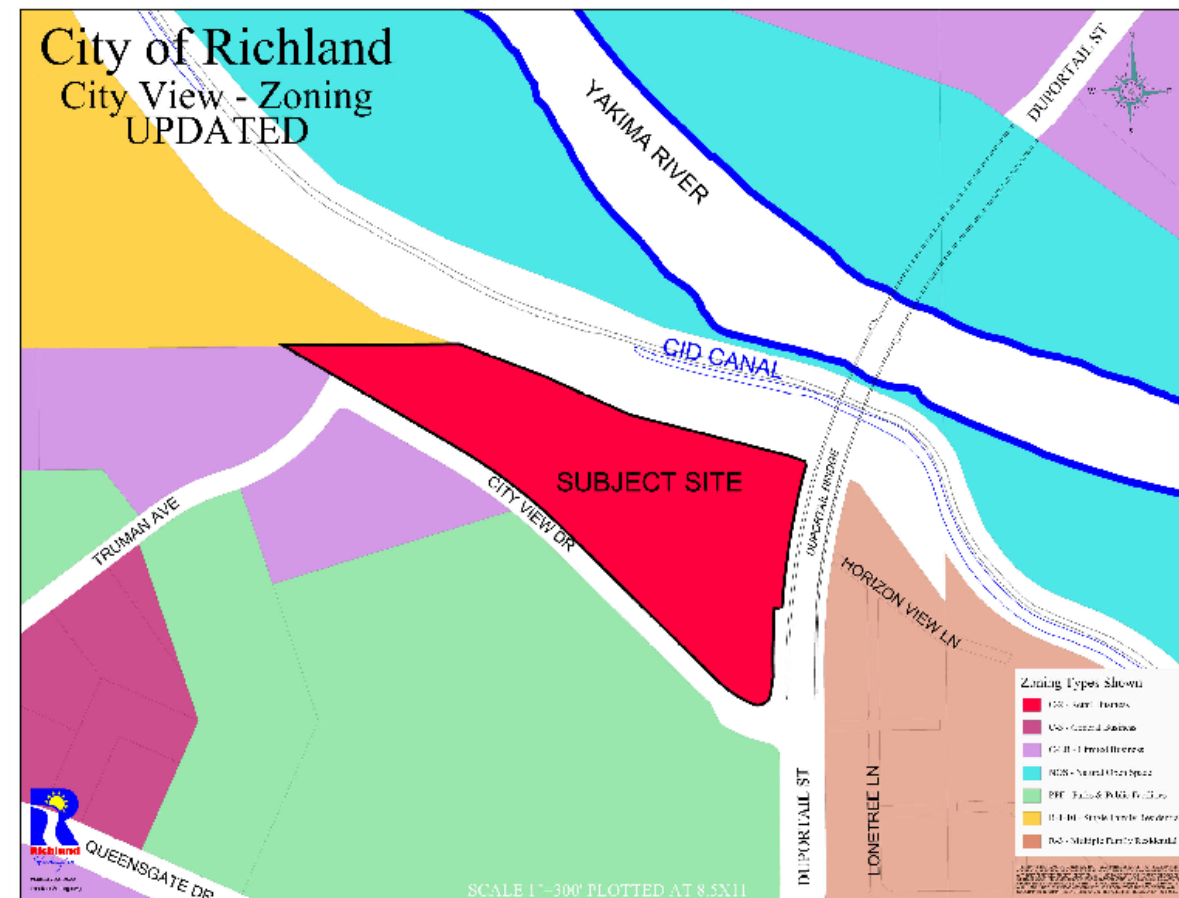


Proposed Land Use





Proposed Zoning





CPA2022-103 HAYDEN HOMES

- Map amendment of **Clearwater Creek lot 9 of Phase 3**
- **Applicant:** Hayden Homes, LLC
- **Project Site:** 10.43-acre parcel in Clearwater Creek subdivision
- **Request:** Commercial (COM) to **Medium Density Residential (MDR)**
- **Associated rezone:** Neighborhood Retail Business Use District (C-1) to **Medium-density Residential Small Lot (R-2S)**
- **2021 Request:** The same request was made as part of the 2021 Comprehensive Plan & Development Regulations Amendments and was denied by City Council



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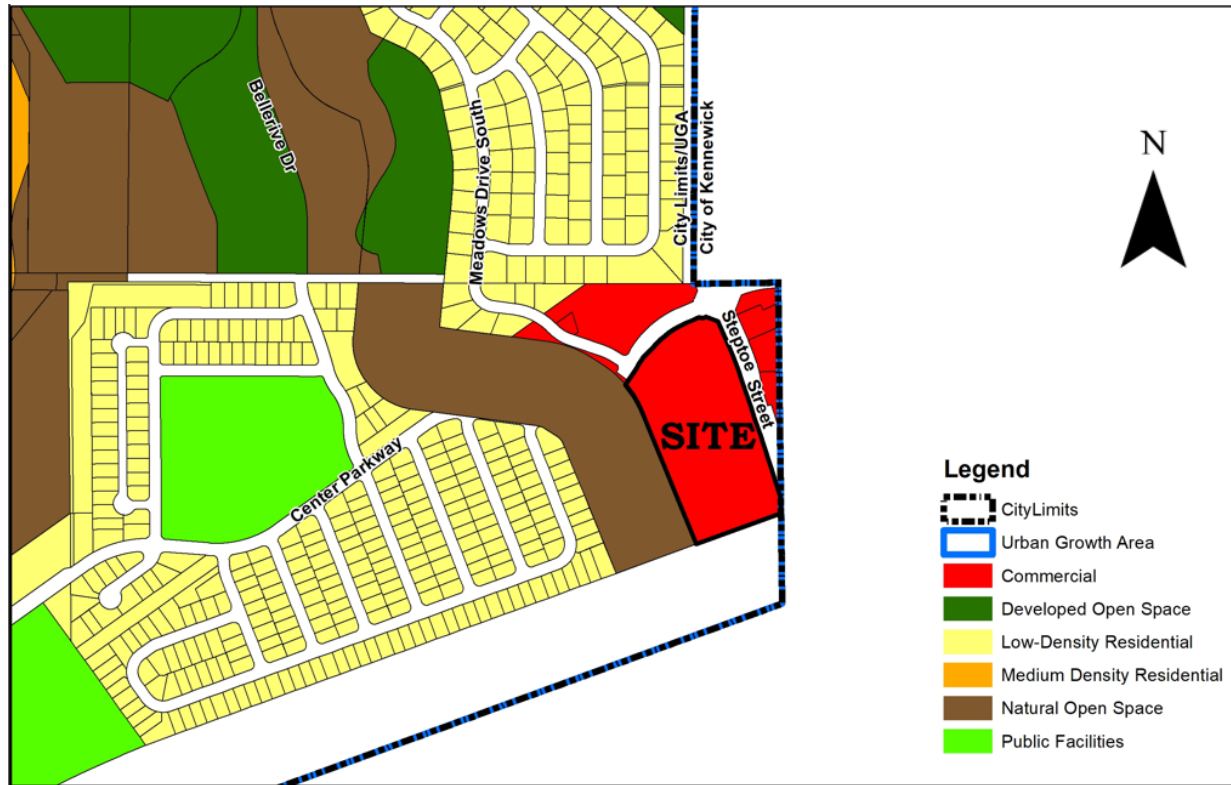
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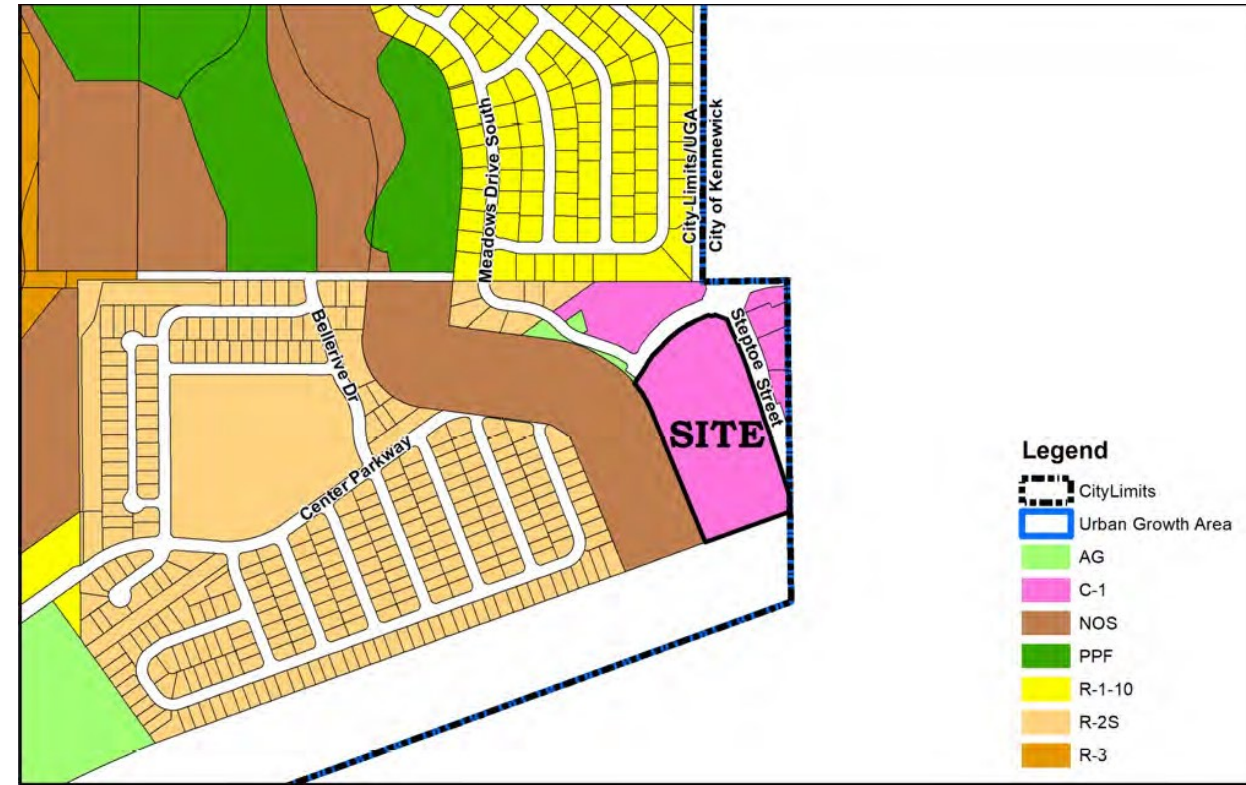
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Existing Land Use



Existing Zoning





CPA2022-104 REATA RIDGE TRACT C

- Map amendment of **Badger Mountain Subarea Plan**
- **Applicant:** Teresa Reents & Ken Hofstad
- **Project Site:** 12.9-acre open space in Tract C of the Plat of Reata Ridge
- **Request:** Badger Mountain South Subarea Civic (BMS-Civic) to **Low Density Residential (BMLDR)**
- **Associated rezone:** BMS LUDR to **Single Family Residential (R-1-12)**
- **Land Use & Development Regulations:** Site is proposed for removal from the Badger Mountain Estates Residential Community as part of the LUDR updates that are currently making their way through the Planning Commission.

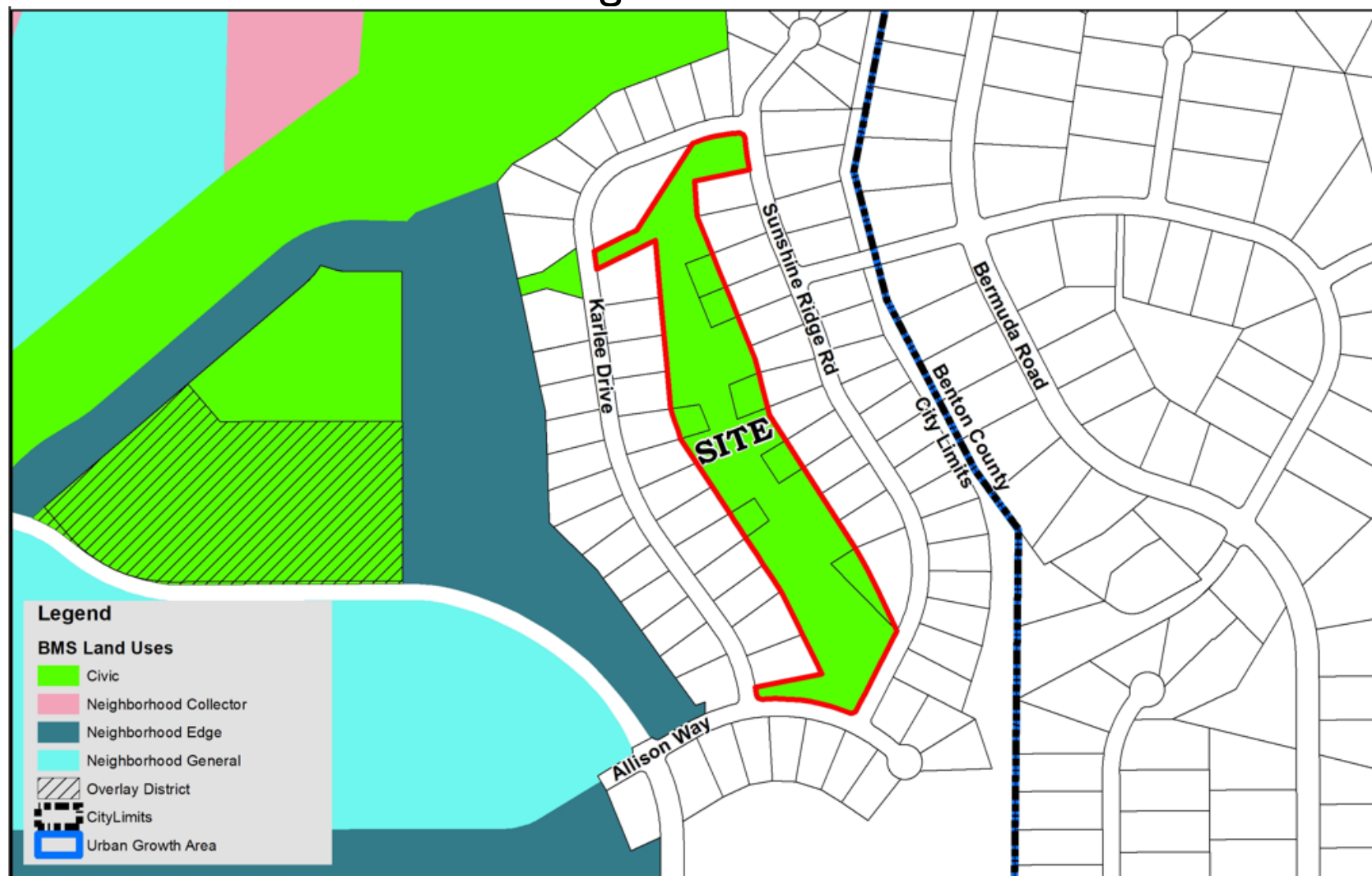


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Existing Land Use





SUMMARY

Project	Existing LU	Proposed LU
CPA2022-102 City of Richland	High Density Residential (HDR)	Commercial (COM)
CPA2022-103 Hayden Homes	Commercial (COM)	Medium Density Residential (MDR)
CPA2022-104 Reents & Hofstad	BMS LUDR	Single Family Residential

Project	Proposal
CPA2022-101 City of Richland	Replace existing CF-1 map with updated version



NEXT STEPS

- City Council to set 2022 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