



Agenda  
Planning Commission Meeting  
Wednesday, May 25, 2016  
City Hall Council Chamber | 505 Swift Boulevard

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**Commission Members:** Chair Madsen, Vice-Chair Boring and Commissioners Clark, Wise, Palmer, Wallner and Berkowitz

**Liaisons:** Council Liaison Lemley and Alternate Council Liaison Luzzo Gilmour  
Staff Liaison Development Services Manager Simon

**Regular Meeting - 7:00 p.m.** (City Hall Council Chamber)

**Welcome and Roll Call**

**Approval of Agenda:** (Approved by Motion)

**Approval of Minutes:** (Approved by Motion)

- I. Approve the Minutes of the Meeting Held on April 27, 2016

**Public Comments:**

**Public Hearing Explanation:**

Unfinished Business - Public Hearing:

New Business – Public Hearing:

- I. 2017-2022 Six-Year Transportation Improvement Program  
- Jeff Peters, Transportation and Development Manager
2. Dallas Road Annexation  
- Shane O'Neill, Senior Planner

**Communications:**

**Adjournment**

**The next Planning Commission Workshop is**

**Wednesday, June 8, 2016**

**The next Planning Commission Meeting is Wednesday, June 22, 2016**

This Meeting is broadcast live on CityView Channel 192 and online at [CI.RICHLAND.WA.US/CITYVIEW](http://CI.RICHLAND.WA.US/CITYVIEW)

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## PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 05/25/2016

Agenda Category: Approval of Minutes

Prepared By: Kerwin Jensen, Community Development Director

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**Subject:**

Approve the Minutes of the Meeting Held on April 27, 2016

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**Request:**

Key I - Financial Stability & Operational Effectiveness

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**Recommended Motion:**

Approve the minutes of the Commission meeting held on April 27, 2016

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**Summary:**

None

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**Attachments:**

1. Draft April 27, 2016 Minutes



**MINUTES**  
**PLANNING COMMISSION MEETING**  
City Hall – 550 Swift Boulevard – Council Chamber  
**WEDNESDAY, April 27, 2016**  
**7:00 PM**

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**Call to Order:**

**Chair Madsen** called the meeting to order at 7:00 PM.

**Attendance:**

Present: Chair Madsen, Vice-Chair Wallner, Commissioners, Boring, Clark, Wise, Palmer and Berkowitz. Also present were Community & Development Services Director Kerwin Jensen, Development Services Manager Rick Simon and Councilmember Phillip Lemley.

**Approval of Agenda:**

**Chair Madsen** presented the April 27, 2016 meeting agenda for approval.

**Commissioner Boring** motioned to approve the April 27, 2016 meeting agenda as written, Vice-Chair Wallner seconded. The motion carried 7-0.

**Approval of Minutes**

**Chair Madsen** presented the meeting minutes of the March 23, 2016 meeting for approval.

**A motion was made by Commissioner Boring to approve the meeting minutes from the March 23, 2016. Vice-Chair Wallner seconded. The motion carried 7-0.**

**Public Comment**

**Chairman Madsen** asked if any members of the public would like to comment on an item not on the agenda.

**Vice-Chair Wallner** read the public comments procedure.

Mr. Kevin Sliger, 701 Simon Street, Richland, WA. Mr. Sliger is the Transit Planner with Ben Franklin Transit. He informed the Commission on a series of Open Houses in May regarding the Transit's Comprehensive Service Plan Study which will result in some service changes. There will be an Open House at the Richland Public Library on Wednesday, May 18<sup>th</sup> from 4-7 pm with a focus on changes in the next six months. He speculated that there will be increased frequency and longer service hours. He welcomes everyone to come.

## **PUBLIC HEARING**

### **Old Business**

**None**

### **New Business**

**Vice-Chair Wallner** read the statement on the Public Hearing and Appeals Procedure. **Commissioner Berkowitz** expressed that what was read was the Public Hearing facts for a Quasi-Judicial Hearing. Mr. Simon clarified that the item before the commission is a legislative item as opposed to Quasi-Judicial. **Commissioner Berkowitz** noted that this is not a closed hearing. **Chair Madsen** agreed.

**Chair Madsen** asked Mr. Simon if proper notification was given for the Public Hearing. Mr. Simon affirmed that proper notice was provided as required by Richland Municipal Code.

#### **1. APPLICANT: NOR AM INVESTMENT, LLC CONSIDERATION OF PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY (Z2016-102)**

**Mr. Simon** reviewed the proposed amendments to the Land Use and Development Regulations (LUDR) for the Badger Mountain South Master Planned Community.

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report (Z2016-102) and recommend to the City Council adoption of the proposed amendments to the Badger Mountain South Land Use & Development Regulations, as set forth in the draft document.

### **Public Hearing**

**Chairman Madsen opened the Public Hearing at 7:13.**

#### **APPLICANT:**

**John Becker, 1421 Chardonay Drive, Richland** – Mr. Becker represents Nor Am Development. He reiterated the changes they were asking to amend.

**Chairman Madsen seeing no further testimony closed the Public Hearing at 7:15.**

### **Discussion**

**Commissioner Wise** had several observations to share and had questions with respect to the deletion of the Energy Star requirement. The Commissioners further engaged in discussions related to Energy Star compliance.

**A motion was made by Commissioner Berkowitz to table the motion in order to discuss issues relating to Badger Mountain South more fully. Commissioner Wise seconded the motion. THE MOTION FAILED 5-2.**

The Commissioners and **Mr. Simon** continued to discuss the Energy Star requirement and the third party verification versus the self-certification.

**A motion was made by Commissioner Boring and seconded by Commissioner Clark that the Planning Commission concur with the findings and conclusions set forth in the Staff Report (Z2016-102) and recommend to the City Council adoption of the proposed amendments to the Badger Mountain South Land Use & Development Regulations, as set forth in the draft document.**

**Commissioner Wise asked if Commissioner Boring would welcome a motion to include a minimum built-green requirement, suggesting a level three. Chairman Madsen suggested Commissioner Wise offer an amendment as part of their discussion.**

**Mr. Simon** clarified for the Commissioners that the homes in Badger Mountain South have been built to the green standard as opposed to the LEED Standard, Green Globe or the National Green Building standard.

**Chairman Madsen motioned to recognize the applicant in the discussion, Commissioner Berkowitz seconded. With unanimous consent, the Commission asked the applicant to come forward with additional information on the Energy Star compliance discussion.**

#### **APPLICANT**

**John Becker, 1421 Chardonay Drive, Richland** – Mr. Becker represents Nor Am Development. Mr. Becker explained the Energy Star Compliance and how it impacts the builders. Mr. Becker conveyed that the builders have made a promise to stick to the LUDR as best as they can and believes this request is more market driven.

The Commissioners continued discussion on the built-green level three standard as they compare to the other standards. Commissioner Wallner requested clarification that a buyer could request the Energy Star certification if they wanted to purchase this option. Mr. Simon affirmed that they could purchase this option.

**Commissioner Wise motioned to include a minimum built-green requirement, level three amendment to the motion. Commissioner Berkowitz seconded. MOTION FAILED 5-2, with Commissioners Boring, Clark, Palmer, Wallner and Madsen voting in opposition.**

**Chairman Madsen asked for further discussion on the original motion. Seeing none, he asked for a roll call vote. MOTION PASSED 5-2, with Commissioners Wise and Berkowitz voting in opposition.**

## **Communications:**

### **Mr. Simon**

- Reminded all of the next workshop on May 11, 2016.

### **Commissioner Berkowitz**

- Suggested that the compliance issues discussed at this meeting be brought forward at a workshop session.

### **Commissioner Clark**

- Asked who does the certification with the Built Green Level Three Certification. Mr. Simon indicated that there are independent contractors that are qualified to do the third party verification and that it may also be done through the HBA.
- Asked whether the LUDR could be amended through the City. Mr. Simon affirmed that yes it could be amended.

### **Commissioner Wise**

- Indicated that he was impressed by the presentation given by the sustainability chair in the City of Kennewick and he is looking forward to the City of Richland putting something similar to this together.

### **Commissioner Madsen**

- Attended a class on conducting meetings. He felt it was very good and thanked the City for providing this training.

## **ADJOURNMENT:**

The April 27, 2016 Richland Planning Commission Regular Meeting was adjourned at 8:05 PM.

PREPARED BY: Jackie Ayers, Recorder, City Manager's Office

REVIEWED BY:

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Rick Simon, Secretary  
Richland Planning Commission



## PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 05/25/2016

Agenda Category: New Business – Public Hearing

Prepared By: Jeff Peters, Transportation and Development Manager

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**Subject:**

2017-2022 Six-Year Transportation Improvement Program

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**Request:**

Key 2 - Infrastructure & Facilities

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**Recommended Motion:**

To recommend the City Council adopt the 2017-2022 Six-Year Transportation Program.

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**Summary:**

Each year, the City is required to update its Six-Year Transportation Improvement Program (TIP) and file a copy of the adopted TIP with the State Department of Transportation. The TIP is a planning tool for federal, state, and local governments and is utilized by state and federal funding agencies in awarding funds for transportation improvement projects. Once adopted by Council and pursuant to a public hearing, the TIP may be amended any time to add funding, add or remove projects, and modify project scope and/or limits.

The Six-Year TIP is derived from projects that have been identified in the City's Transportation Plan, Comprehensive Plan and the Benton Franklin Council of Government's Regional Transportation Plan. Projects shown in the Six-Year TIP are those projects from the previously mentioned planning documents that the City feels have a reasonable possibility of being funded within the next six years.

There are a total of 17 projects on this year's TIP. Of the 17 projects, there is 1 new project that has been added.

The Parks and Recreation Commission has reviewed the TIP and recommended Council adoption on May 12, 2016.

Public Works staff will make a brief presentation providing more detail on the proposed projects.

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**Attachments:**

1. 2017 TIP Draft
2. Transportation Improvement Program Interpretation Key
3. 2017 TIP Map



## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	1	/ 3440(001) Duportail Bridge Duportail Street Queensgate Drive to Cottonwood Drive Construct a 4-lane road and bridge over the Yakima River with sidewalks and bike paths on both sides. Construct new signalized intersections at Duportail St./Tanglewood Drive and Duportail/City View Drive. Reconstruct SR-240/Duportail intersection and modify traffic signal to accommodate additional lanes. Modify the Queensgate/Duportail intersection. Widen and raise at-grade railroad crossing of Port of Benton track.	R002					01	C P T W	0.670	EA	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2017		0	CWA	20,000,000	0	20,000,000
P	CN	2017		0		0	15,000,000	15,000,000
Totals				0		20,000,000	15,000,000	35,000,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	0	15,000,000	15,000,000	5,000,000	0
Totals	0	15,000,000	15,000,000	5,000,000	0

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	2	/ 3459(001) Center Parkway Extension Center Parkway Gage Blvd to Tapteal Dr Construct new 3-lane roadway with bike lanes, curb, gutter and sidewalk on both sides. Construct a signalized/gated at-grade crossing of the Port of Benton R/R track.	R001					01		0.330	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2017	STP(UL)	556,770	TIB	360,420	0	917,190
P	CN	2017	STP(UL)	300,000	TIB	116,930	0	416,930
Totals				856,770		477,350	0	1,334,120

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,334,120	0	0	0	0
Totals	1,334,120	0	0	0	0

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	3	I-182/Queensgate Drive Ramp Terminal Improvements Queensgate Drive Columbia Park Trail to Skyline Drive Reconfigure the signalized I-182 EB ramp terminals by constructing a roundabout.	R032					03	O P	0.400	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2017	Discretionary	175,400		0	31,600	207,000
P	RW	2017	Discretionary	42,675		0	7,325	50,000
P	CN	2017	Discretionary	2,081,925		0	376,075	2,458,000
Totals				2,300,000		0	415,000	2,715,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	207,000	0	0	0	0
RW	50,000	0	0	0	0
CN	2,458,000	0	0	0	0
Totals	2,715,000	0	0	0	0

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	4	Queensgate Drive/Columbia Park Trail Improvements Queensgate Drive Keene Road to I-182 EB ramp terminal  Reconfigure the Queensgate Drive/Columbia Park Trail intersection by constructing a roundabout and extending Columbia Park Trail west to Jericho Court. Bike/Ped connections will be made to the Queensgate Pathway. Queensgate Drive will be widened to accommodate 4 travel lanes between Jericho Road and the I-182 EB ramp terminals. Access control will be implemented between Keene Road and Columbia Park Trail. All streets will include curb, gutter, sidewalks, street lights, storm drainage, and other utilities. Construct WB right-turn lane on Keene Road.	R033					03	O P S W	0.360	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2017		0	TIB	100,000	20,000	120,000
P	RW	2017		0	TIB	83,000	17,000	100,000
P	CN	2017		0	TIB	1,245,400	234,600	1,480,000
Totals				0		1,428,400	271,600	1,700,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	120,000	0	0	0	0
RW	100,000	0	0	0	0
CN	1,480,000	0	0	0	0
Totals	1,700,000	0	0	0	0

## Six Year Transportation Improvement Program From 2017 to 2022

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MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	5	Swift Boulevard Improvements Swift Boulevard Stevens Dr to George Washington Way Mill and overlay street, widen sidewalks, add shared parking/bike lanes, add decorative street lighting, irrigation, street trees and landscaped medians.	R019					31	P S W	0.500	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2017	STP(UL)	64,000		0	16,000	80,000
P	CN	2017	STP(UL)	1,045,000		0	240,000	1,285,000
Totals				1,109,000		0	256,000	1,365,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	80,000	0	0	0	0
CN	1,250,000	0	0	0	0
Totals	1,330,000	0	0	0	0

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
19	6	Vantage Highway Pathway - Phase 2 Snyder Street Robertson Drive to Stevens Drive Construct a new, separated Hot Mix Asphalt multi-use pathway connecting the Vantage Highway Pathway Phase 1 with the Stevens Drive Pathway.	R018					28	P W	0.400	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2017		0	Ped/Bike Program	43,250	6,750	50,000
P	RW	2017		0	Ped/Bike Program	21,625	3,375	25,000
P	CN	2018		0	Ped/Bike Program	505,750	89,250	595,000
Totals				0		570,625	99,375	670,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	50,000	0	0	0	0
RW	25,000	0	0	0	0
CN	0	595,000	0	0	0
Totals	75,000	595,000	0	0	0

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	7	South George Washington Way Intersection Improvements George Washington Way I-182 to Comstock Street  Upgrade and reconfigure George Washington Way(GWW) including the intersections of GWW/Columbia Point Drive/Adams Street and GWW/Comstock Street to provide improved safety, capacity, and mobility. Improve pedestrian access and safety crossing George Washington Way. Also includes modifying the WB I-182, NB SR 240, and SB SR 240 ramps to improve safety.	R031					03	O S W	0.680	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2019	STP(UL)	187,800	TIB	450,720	112,680	751,200
P	RW	2020	STP(UL)	125,000	TIB	75,000	300,000	500,000
P	CN	2021	STP(UL)	2,159,700	TIB	5,183,280	1,295,820	8,638,800
Totals				2,472,500		5,709,000	1,708,500	9,890,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	751,200	0	0
RW	0	0	0	500,000	0
CN	0	0	0	0	8,638,800
Totals	0	0	751,200	500,000	8,638,800

## Six Year Transportation Improvement Program From 2017 to 2022

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MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	8	Columbia Park Trail - East Columbia Park Trail SR 240 WB Offramp to East City Limits Reconstruct the street to provide 3-lanes, with curb, gutter, sidewalks, bike lanes street lights, drainage facilities and streetscape on both sides.	R010					04	C P S T W	0.720	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020		0	TIB	90,000	60,000	150,000
P	CN	2021		0	TIB	690,000	460,000	1,150,000
Totals				0		780,000	520,000	1,300,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	150,000	0
CN	0	0	0	0	1,150,000
Totals	0	0	0	150,000	1,150,000



## Six Year Transportation Improvement Program From 2017 to 2022

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County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	9	<p>Step toe Street / Tap teal Drive Intersection Improvements</p> <p>to</p> <p>Realign Tap teal Drive and Step toe Street intersection by constructing a new intersection. Also includes sidewalks, street lights, fully signalized and gated at-grade railroad crossing, storm drainage.</p>	R029					03	S W	0.180	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	RW	2021		0		0	50,000	50,000
P	CN	2021		0		0	1,330,000	1,330,000
Totals				0		0	1,380,000	1,380,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
RW	0	0	0	0	50,000
CN	0	0	0	0	1,330,000
Totals	0	0	0	0	1,380,000

## Six Year Transportation Improvement Program From 2017 to 2022

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Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	10	Rachel Road Improvements Rachel Road Leslie Rd to Steptoe St Construct a 2-lane collector with curb, gutter & sidewalk, street lights and storm drainage on both sides of the street. Left turn lanes will be constructed where needed.	R008					01	O P S W	1.200	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2019		0		0	200,000	200,000
P	RW	2020		0		0	300,000	300,000
P	CN	2021		0		0	1,700,000	1,700,000
Totals				0		0	2,200,000	2,200,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	200,000	0	0
RW	0	0	0	300,000	0
CN	0	0	0	0	1,700,000
Totals	0	0	200,000	300,000	1,700,000

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	11	Queensgate Drive Extension Queensgate Drive Shockley Rd to Keene Rd  Construct a 3-lane street with curb, gutter, sidewalk, street lights and drainage facilities on both sides. Construct a roundabout at the Queensgate Drive/Shockley Road intersection. Modify the Keene Road/Queensgate Drive traffic signal to accommodate the new south leg of Queensgate Drive.	R012					01	C G P S T W	0.450	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020		0		0	150,000	150,000
P	RW	2020		0		0	100,000	100,000
P	CN	2021		0		0	850,000	850,000
Totals				0		0	1,100,000	1,100,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	150,000	0
RW	0	0	0	100,000	0
CN	0	0	0	0	850,000
Totals	0	0	0	250,000	850,000

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	12	Gage Boulevard Improvements Gage Boulevard Penny Royal Ave to Morency Dr. Add bike lanes, shoulders, sidewalks, street lights, storm drainage on Gage Boulevard.	R028					04	O P	0.750	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2021		0		0	75,000	75,000
P	CN	2022		0		0	750,000	750,000
Totals				0		0	825,000	825,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	75,000
CN	0	0	0	0	750,000
Totals	0	0	0	0	825,000

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	13	Bellerive Drive Extension Bellerive Drive Rachel Rd to 100' S. of Wenatchee Ln. Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	R009					01	P S W	0.070	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2019		0		0	10,000	10,000
P	RW	2020		0		0	10,000	10,000
P	CN	2021		0		0	50,000	50,000
Totals				0		0	70,000	70,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	10,000	0	0
RW	0	0	0	10,000	0
CN	0	0	0	0	50,000
Totals	0	0	10,000	10,000	50,000

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
19	14	Marcus Whitman Elementary - SRTS Snow Ave Duportail Street to Hoffman Street Construct concrete sidewalks, curb and gutter, storm drainage, street lights, and HMA overlay on Snow Avenue between Duportail Street and Hoffman Street. Construct concrete sidewalks, curb and gutter, storm drainage, street lights, and HMA to tie into the south side of Gray Street between Snow Avenue and Winslow Avenue on the designated school walk route for Marcus Whitman Elementary.	R035					28	O W	0.270	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2017		0	SRTS	30,000	0	30,000
P	CN	2018		0	SRTS	461,200	0	461,200
Totals				0		491,200	0	491,200

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	30,000	0	0	0	0
CN	0	461,200	0	0	0
Totals	30,000	461,200	0	0	0

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
14	15	Stevens Drive Pathway Stevens Drive Spengler St to Horn Rapids Rd Construct a separated multi-use pathway on east side of Stevens Drive.	R016					28	C P T	2.250	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020		0		0	70,000	70,000
P	CN	2021		0		0	880,000	880,000
Totals				0		0	950,000	950,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	70,000	0
CN	0	0	0	0	880,000
Totals	0	0	0	70,000	880,000

## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	16	Queensgate Drive - Phase II Queensgate Drive Bermuda Rd to Alla Vista Rd Construct new 2-lane collector with curb, gutter, sidewalk, street lights, and storm drainage facilities on both sides	R013					01	P S W	2.000	CE	Yes

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2020		0		0	300,000	300,000
P	RW	2021		0		0	500,000	500,000
P	CN	2022		0		0	2,600,000	2,600,000
Totals				0		0	3,400,000	3,400,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	300,000	0
RW	0	0	0	0	500,000
CN	0	0	0	0	2,600,000
Totals	0	0	0	300,000	3,100,000



## Six Year Transportation Improvement Program From 2017 to 2022

Agency: Richland

County: Benton

MPO/RTPO: BFCG

Y Inside

N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID  G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
12	17	Vantage Highway Pathway - Phase 3 SR 240 Twin Bridges Road to Kingsgate Way Construct a new, separated Hot Mix Asphalt multi-use pathway on the north side of SR 240.	R034					28		1.750	CE	No

Funding								
Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2021	TAP(UL)	30,000		0	20,000	50,000
P	CN	2022	TAP(UL)	500,000		0	50,000	550,000
Totals				530,000		0	70,000	600,000

Expenditure Schedule					
Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	0	50,000
CN	0	0	0	0	550,000
Totals	0	0	0	0	600,000

	Federal Funds	State Funds	Local Funds	Total Funds
Grand Totals for Richland	7,378,740	29,456,575	28,590,475	65,425,790

# Transportation Improvement Program

## Interpretation Key

- MPO/RTPO
  - Metropolitan Planning Organization/Regional Transportation Planning Organization – Benton Franklin Council of Governments
- Functional Class
  - Federal functional classification of the street
    - 12 – Freeways/Expressways Urban (State Highways)
    - 14 – Other Principal Arterials Urban
    - 16 – Minor Arterial Urban
    - 17 – Collector Urban
    - 19 – Local Access Urban
- Priority Number
  - City's priority ranking
- Improvement Type
  - 1 – New Construction Roadway
  - 3 – Reconstruction – Added Capacity
  - 4 – Reconstruction – No Added Capacity
  - 28 – Facilities for Pedestrians & Bicycles
  - 31 – Landscaping & other Scenic Beautification
- Utility Codes
  - O – Other
  - P – Power
  - S – Sewer
  - W – Water
- Total Length
  - Project length in miles
- Environmental Type
  - NEPA only if federal funds
    - CE – Categorical Exclusion
    - EA – Environmental Assessment
    - EIS – Environmental Impact Statement
    - DCE – Documented Categorical Exclusion
- RW Required
  - Yes – Right-of-way or easements required
  - No – Right-of-way or easements NOT required

- Funding Status
  - P – Planned
  - S – Secured
- Phase
  - PE – Preliminary Engineering
  - RW – Right-of-way
  - CN – Construction
- Phase Start Year
  - Year in which phase is anticipated to begin. This is not a hard date.
  - For projects with Secured federal funding, the date is fixed by the year the funds are allocated from through the BFCG.
- Federal Fund Code
  - STP(UL) – Surface Transportation Program – Urban Large
  - TAP(UL) – Transportation Alternatives Program – Urban Large
  - Discretionary – Federal Discretionary funds
- State Fund Code
  - OTHER – Connecting Washington Partners
  - TIB – Transportation Improvement Board
  - Ped/Bike Program
  - SRTS – Safe Routes to School
- Expenditure Schedule
  - 1<sup>st</sup> – 2017
  - 2<sup>nd</sup> – 2018
  - 3<sup>rd</sup> – 2019
  - 4<sup>th</sup> – 2020
  - 5<sup>th</sup> – 2021
  - 6<sup>th</sup> – 2022

# City of Richland

## 2017 - 2022 SIX YEAR TRANSPORTATION IMPROVEMENT PROGRAM MAP

### Legend

- Intersection Improvements
- Other Transportation Improvements
- Multi-Use Trails
- Route To Be Determined

### Project List

- 1 Duportail Bridge
- 2 Center Parkway Extension
- 3 I-182/Queensgate Drive Ramp Terminal Improvements
- 4 Queensgate Drive/Columbia Park Trail Improvements
- 5 Swift Corridor Improvements
- 6 Vantage Highway Pathway Phase 2
- 7 South GWW Safety & Mobility Improvements
- 8 Columbia Park Trail East
- 9 Steptoe/Tapteal Intersection Improvements
- 10 Rachel Road Improvements
- 11 Queensgate Drive Extension
- 12 Gage Boulevard Improvements
- 13 Bellerive Drive Extension
- 14 Marcus Whitman Elementary - SRTS
- 15 Stevens Drive Pathway
- 16 Queensgate Drive Extension - Phase II
- 17 Vantage Highway Pathway Phase 3



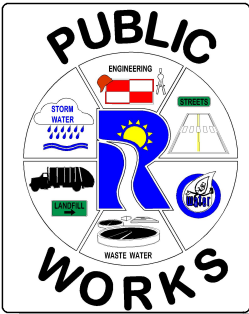
0 0.35 0.7 1.4  
Miles

Path: O:\\_GIS\_Maps\Internal\TIP\_MAPS\11X17\_tip\_2017.mxd

Date: 5/5/2016

Coordinate System: NAD 1983 StatePlane Washington South FIPS 4602 Feet  
Projection: Lambert Conformal Conic  
Datum: North American 1983  
False Easting: 1,640,416.6667  
False Northing: 0.0000  
Central Meridian: -120.5000  
Standard Parallel 1: 45.8333  
Standard Parallel 2: 47.3333  
Latitude Of Origin: 45.3333  
Units: Foot US

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## PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 05/25/2016

Agenda Category: New Business – Public Hearing

Prepared By: Shane O'Neill, Senior Planner

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**Subject:**

Dallas Road Annexation

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**Request:**

Key 3 - Economic Vitality

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**Recommended Motion:**

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2016-102) and recommend to the City Council assignment of R-1-10 Single Family Residential zoning.

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**Summary:**

The City is currently considering the annexation of a 2.3 acre parcel along Dallas Road. City Council authorized the annexation process to begin through the adoption of Resolution #112-16, which directed the Planning Commission to consider what zoning would be appropriate for this site.

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**Attachments:**

1. Dallas Road Annexation Staff Report
2. Dallas Road Annexation Conditions
3. Residential Zoning Districts
4. Resolution No. 112-16
5. Annexation Maps

## **STAFF REPORT**

TO: PLANNING COMMISSION  
FILE NO.: Z2016-102

PREPARED BY: RICK SIMON  
MEETING DATE: MAY 25, 2016

### GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2016-102)

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION.

LOCATION: LAND LOCATED EAST OF DALLAS ROAD AND NORTH OF COWLITZ BOULEVARD.

### REASON FOR REQUEST:

The City is currently considering the annexation of a 2.3 acre parcel along Dallas Road. City Council authorized the annexation process to begin through the adoption of Resolution #112-16, which directed the Planning Commission to consider what zoning would be appropriate for this site.

### FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for zoning assignment (Z2016-102) and submits that:

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998;
2. The City's comprehensive plan designates the site as suitable for low density residential land uses;
3. The site is currently undeveloped;
4. Lands to the to the immediate east and north of the subject parcel are developed with large lot single family residences; land to the south is part of the plat of White Bluffs and is being developed with single family residences;
5. Lands to the west, across Dallas Road are located outside of city boundaries as are adjacent lands to the east and north, while land to the south is located within the City and is included in the R1-10 Single Family Residential zone;

6. Application of R-1-10 Single Family Residential zoning is appropriate for the site that is designated as low density residential under the current comprehensive plan designation;
7. Based on the above findings and conclusions, assignment of R-1-10 Single Family Residential zoning would be in the best interest of the community of Richland.

#### RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2016-102) and recommend to the City Council assignment of R-1-10 Single Family Residential zoning.

#### EXHIBITS

- A. Supplemental Information
- B. Resolution #112-16
- C. Chapter 23.18 of the Richland Municipal Code – Residential Zones
- D. Vicinity Map
- E. Land Use Plan Map
- F. Zoning Map

## SUPPLEMENTAL INFORMATION

### BACKGROUND

The City is evaluating a proposal to annex approximately 2.3 acres of land located along the western boundary of the City. The area is located east of Dallas Road and north of Cowlitz Boulevard.

The City Council passed resolution No. 112-16 authorizing the annexation proceedings to begin. The next steps include filing an application with the Benton County Boundary Review Board and for the Commission to consider what zoning designation(s) would be appropriate if the property were to be annexed.

### SITE DATA

**Size:** Approximately 2.3 acres.

**Ownership:** This single parcel is under the ownership of Ramamohan Anantatmula, who has requested annexation of the parcel. The parcel is part of a larger unincorporated area that is bounded by Dallas Road on the west and by the City on the north, east and south. There are a total of four parcels within this area. The other three property owners, who have built single family residences on similar sized 2+ acre parcels have expressed a desire to not be included in this annexation proposal.

**Current Use:** The site is undeveloped.

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

**Utilities:** City water mains are located immediately adjacent to the site along the southerly property boundary along Cowlitz Boulevard. Sanitary sewer is located several hundred feet east of the site, providing service to the White Bluffs plat.

**Existing County Zoning:** Urban Growth Area Residential.

### SURROUNDING LAND USES

**North:** Abutting property is developed with a large lot (2.6 acre) single family residence.



**South:** Property south of the site consists of the White Bluffs plat and contains several single family residences and undeveloped lots, averaging approximately 16,500 square feet in size.

**East:** Abutting property is developed with a large lot (2.3 acre) single family residence.

**West:** Across Dallas Road, the immediate property is undeveloped. Other nearby properties are developed with large lot single family residences

### PROPOSED ZONING

There are two single family zoning designations that could be applied to the property that would implement the low density residential comprehensive plan designation: the R-1-10 and R-1-12 zones. A copy of the residential zoning codes is attached.

### ANALYSIS

Both the R1-10 and R1-12 zones would be consistent with the comprehensive plan designation of Low Density Residential. An area of R1-10 zoning is located immediately south of the site, having been applied to the adjacent White Bluffs plat. Given the proximity of the site to an area that is already zoned R1-10, it is the most logical choice for the site.

### SUMMARY

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

## RESOLUTION NO. 112-16

A RESOLUTION of the City of Richland, accepting a request for annexation of approximately 2.3 acres located east of Dallas Road and north of Cowlitz Boulevard in the Northwest  $\frac{1}{4}$  of Section 20, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, Ramamohan Anantatmula, the owner of a 2.3 acre tract located east of Dallas Road and north of Cowlitz Boulevard in the Northwest  $\frac{1}{4}$  of Section 20, Township 9 North, Range 28 East W.M., Benton County, Washington, has submitted a letter to the City requesting annexation; and

WHEREAS, on May 3, 2016, the City Council was presented with the request for annexation and passed Resolution No. 108-16, establishing May 17, 2016, as the date for the Council to meet with the proponents of the annexation; and

WHEREAS, City Council met with the annexation proponents on May 17, 2016, and has reviewed the proposed annexation, as required by RCW 35.13.125.

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

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

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby authorized and directed to submit an application to the Benton County Boundary Review Board.

Section 3. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

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

PASSED by the City Council of the City of Richland at a regular meeting on the 17<sup>th</sup> day of May, 2016.

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ROBERT J. THOMPSON  
Mayor

ATTEST:

APPROVED AS TO FORM:

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MARCIA HOPKINS  
City Clerk

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HEATHER KINTZLEY  
City Attorney

## **Chapter 23.18**

### **RESIDENTIAL ZONING DISTRICTS**

Sections:

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

#### **23.18.010 Purpose of residential use districts.**

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

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

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

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

D. The medium-density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection

from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated medium-density residential (5.1 to 10 dwellings per acre) under the city of Richland comprehensive plan.

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

### **23.18.020 Residential performance standards and special requirements.**

A. High-Density Residential Small Lot Special Requirements. In order to assure consistency with the purpose of the R-2S district, as stated in RMC [23.18.010\(D\)](#), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:

1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC [24.12.010](#). In addition, the following information shall be submitted with the application for preliminary plat:

a. A street landscaping plan showing the location and type of landscaping proposed;

b. Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and

c. Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.

2. The planning commission and city council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to, architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.

3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated on no more than 10 lots before a different setback configuration must be utilized. The administrative official may approve variations to this requirement which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.

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

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

#### **23.18.025 Single-family residential design standards.**

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

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

#### **23.18.030 Residential use districts permitted land uses.**

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

- A. If the symbol “P” appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.
- B. If the symbol “S” appears in the box at the intersection of the column and row, the use is permitted subject to the special use permit provisions contained in Chapter [23.46](#) RMC.

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

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

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

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

<b>Land Use</b>	<b>R-1-12</b>	<b>R-1-10</b>	<b>R-2</b>	<b>R-2S</b>	<b>R-3</b>
Community Clubhouse					
Nursing or Rest Home					P
Rental of Rooms to Not More Than Four Persons Other Than the Family Occupying the Single-Family Dwelling	A	A	A	A	A
Private Swimming Pools	A <sup>7</sup>	A <sup>7</sup>	A <sup>7</sup>	A <sup>7</sup>	A <sup>7</sup>
Recreational Club	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>	P <sup>8</sup>
Senior Housing					P
<b>Public/Quasi-Public Uses</b>					
Churches	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Clubs or Fraternal Societies	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
Cultural Institutions	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>	P <sup>9</sup>
General Park Operations and Maintenance Activities	P	P	P	P	P
Golf Courses	P	P	P	P	P
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>
Public Agency Buildings	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>
Public Agency Facilities	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>	P <sup>10</sup>
Public Parks	P	P	P	P	P
Schools	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>	P <sup>11</sup>
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P
<b>Miscellaneous Uses</b>					



Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Micro- and Macro-Antennas	P	P	P	P	P
Parking Lots	P	P	P	P	P
Raising Crops, Trees, Vineyards	P	P	P	P	P
Recreational Vehicle Parks					S <sup>12,13</sup>

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

### **23.18.040 Site requirements for residential use districts.**

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

Standard	R-1-12	R-1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One-Family Detached Dwelling	10,000 feet <sup>1</sup>	8,000 feet	6,000 feet	4,000 feet	4,000 feet
Minimum Lot Area Requirement – Two-Family Detached Dwelling	N/A	N/A	10,000 feet	7,000 feet	7,000 feet
Minimum Lot Area Requirement – One-Family Attached Dwellings	N/A	N/A	N/A	3,000 feet	3,000 feet
Maximum Density – Multifamily Dwellings (Units/Square Foot)	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One-Family Detached Dwelling	90 feet	70 feet	50 feet	42 feet	42 feet
Minimum Lot Width – Two-Family Detached Dwelling	N/A	N/A	70 feet	64 feet	64 feet

<b>Standard</b>	<b>R-1-12</b>	<b>R-1-10</b>	<b>R-2</b>	<b>R-2S</b>	<b>R-3</b>
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	30 feet	30 feet
Average Lot Size Requirement <sup>2</sup>	12,000	10,000	None	None	None
Minimum Front Yard Setback <sup>3</sup>	20 feet	20 feet	20 feet	15 feet/18 feet <sup>4</sup>	20 feet <sup>6,10</sup>
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet <sup>5</sup>	<sup>6,10</sup>
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet <sup>7</sup>	25 feet <sup>6,10</sup>
Maximum Lot Coverage <sup>8</sup>	40%	40%	40%	50%	33%/45% <sup>9,10</sup>
Maximum Building Height – Main Building	30 feet	30 feet	30 feet	30 feet	40 feet <sup>10</sup>
Maximum Building Height – Detached Accessory Buildings <sup>11</sup>	16 feet	16 feet	16 feet	16 feet	16 feet

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

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

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

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

b. Residential Districts. In any R district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to

a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

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

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

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

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

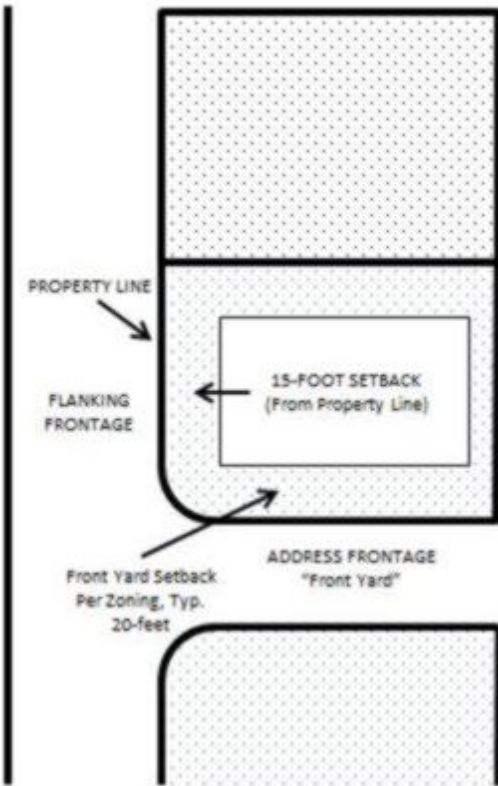
7. Rear yards shall be not less than 20 feet in back of living areas and three feet in back of garages or carports up to a maximum of 60 percent of the rear lot line for the garage or carport portion of the rear yard.

8. Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

9. Buildings in an R-3 district shall cover not more than 33 percent of the area of the lot except one-family attached dwellings, which may cover up to 45 percent of the area of the lot.

10. Setbacks, building heights, and lot coverage requirements for one-family attached, one-family detached and two-family detached dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2S zoning district.

11. Detached accessory structures built pursuant to the setback provisions of RMC [23.38.020](#) are limited to one story.



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

### **23.18.050 Parking standards for residential use districts.**

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

## RESOLUTION NO. 112-16

A RESOLUTION of the City of Richland, accepting a request for annexation of approximately 2.3 acres located east of Dallas Road and north of Cowlitz Boulevard in the Northwest  $\frac{1}{4}$  of Section 20, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, Ramamohan Anantatmula, the owner of a 2.3 acre tract located east of Dallas Road and north of Cowlitz Boulevard in the Northwest  $\frac{1}{4}$  of Section 20, Township 9 North, Range 28 East W.M., Benton County, Washington, has submitted a letter to the City requesting annexation; and

WHEREAS, on May 3, 2016, the City Council was presented with the request for annexation and passed Resolution No. 108-16, establishing May 17, 2016, as the date for the Council to meet with the proponents of the annexation; and

WHEREAS, City Council met with the annexation proponents on May 17, 2016, and has reviewed the proposed annexation, as required by RCW 35.13.125.

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

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

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby authorized and directed to submit an application to the Benton County Boundary Review Board.

Section 3. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

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

PASSED by the City Council of the City of Richland at a regular meeting on the 17<sup>th</sup> day of May, 2016.

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ROBERT J. THOMPSON  
Mayor

ATTEST:

APPROVED AS TO FORM:

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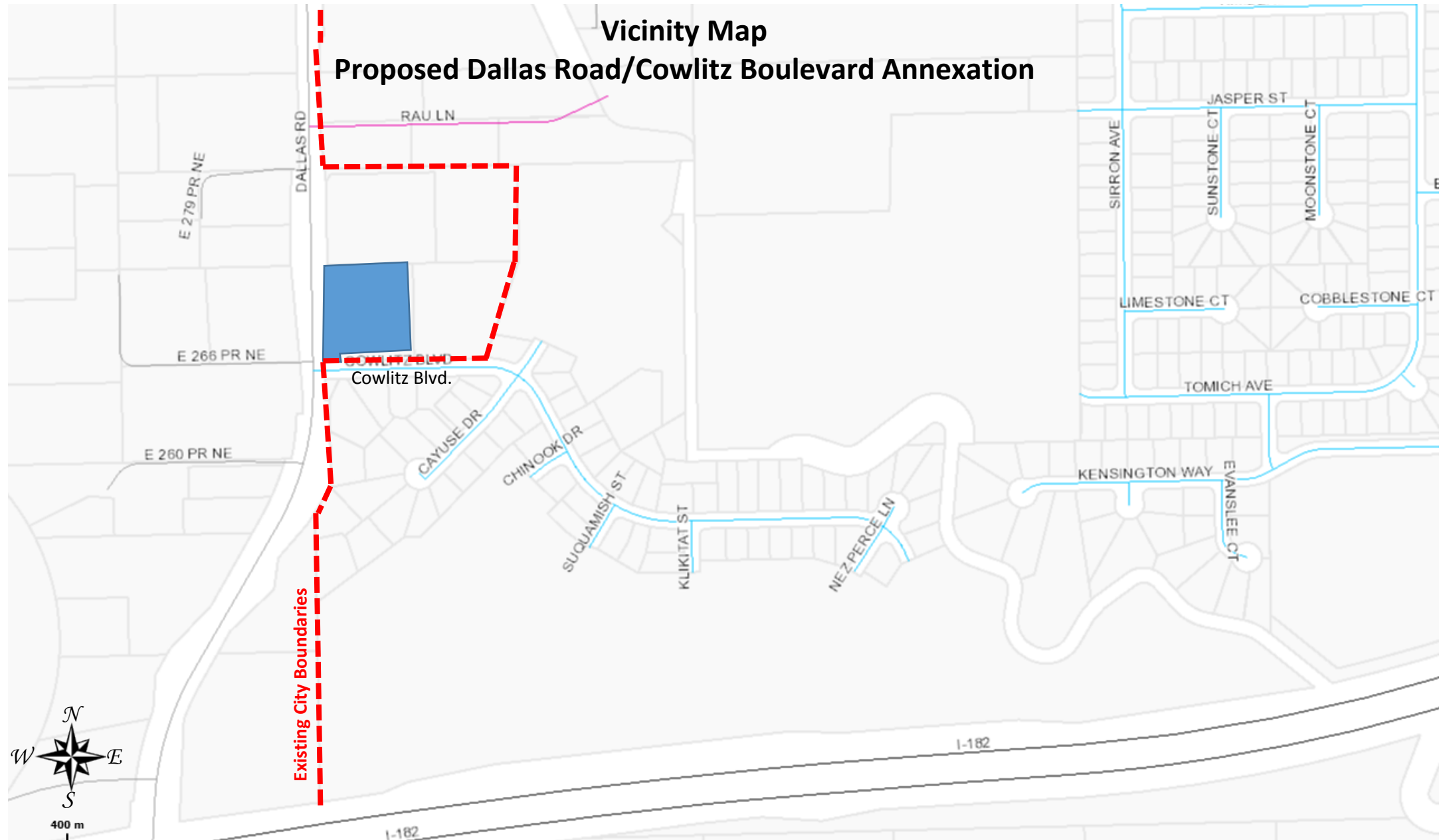
MARCIA HOPKINS  
City Clerk

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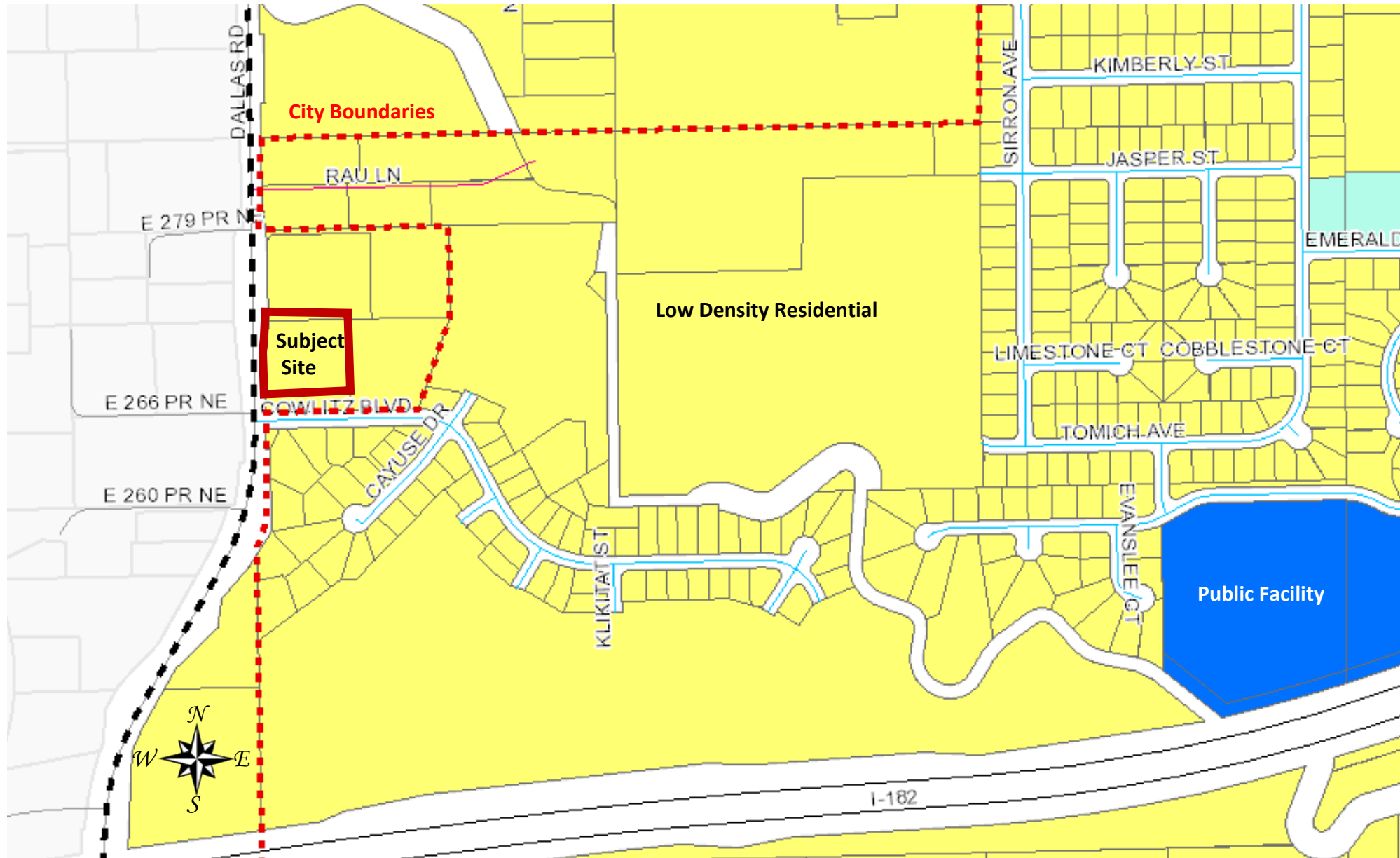
HEATHER KINTZLEY  
City Attorney

# Vicinity Map

## Proposed Dallas Road/Cowlitz Boulevard Annexation

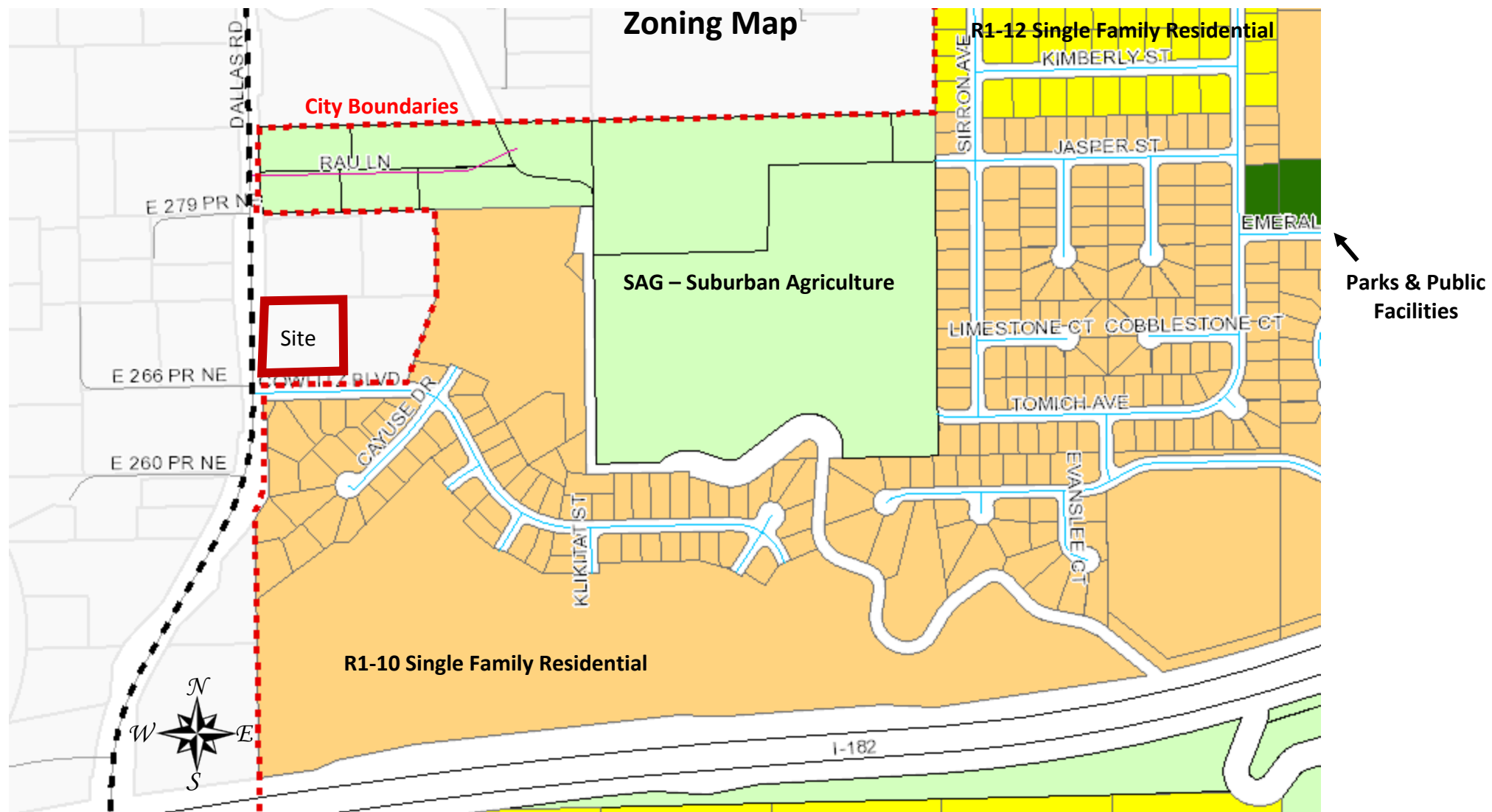


## COMPREHENSIVE PLAN USE PLAN



**Z2016-102 – PROPOSED DALLAS ROAD ANNEXATION**





**Z2016-102 – PROPOSED DALLAS ROAD ANNEXATION**