

## STAFF REPORT

TO: PLANNING COMMISSION  
FILE NO.: CPA2021-101

PREPARED BY: MIKE STEVENS  
HEARING DATE: OCTOBER 27, 2021

This report includes detailed analyses and the attachments are lengthy. Here is a general outline of how this report is organized:

- Background
- Processing Timeline *and* Notes on Next Steps for Processing
- Overview of Proposed Comprehensive Plan Amendments
- Analysis of the Sienna Hills Development Application (CPA2021-102 & Z2021-101)
- Analysis of the City of Richland/Pahlisch Homes Application (CPA2021-103 & Z2021-103)
- Analysis of the NC Ventures Application (CPA2021-104 & Z2021-104)
- Analysis of the Hayden Homes Application (CPA2021-105 & Z2021-105)
- Analysis of the New Heights Baptist Church (Tim Bush) Application (CPA2021-106 & Z2021-106)
- Analysis of the Associated Rezones
- Staff Recommendation
- Suggested Conclusions of Law and Suggested Findings of Fact
- Recommended Motion
- List of Attachments

### **BACKGROUND**

In accordance with RMC 19.90.060; the City Council shall consider each comprehensive plan amendment 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 Comprehensive Plan serves as a policy document which sets forth guiding principles to ensure smart growth and desirable development occurs. The document conveys policy and plans to accommodate 20 years of growth and development, looking to provide strategic plans to provide needed services and amenities far into the future. The City's Comprehensive Plan is intended to be an all-inclusive document that should bring together various planning documents such as the City's Economic Development Strategic Plan, Park Plan, Transportation, Capital Facilities and financial/budgetary plans.

The City's Comprehensive Plan should be well understood by City Council, Boards and Commissions, and City Staff; and most importantly should bring together Council's vision and various plans into an integrated and effective planning tool. In doing so, city leaders ensure lasting health and vitality for the current citizenry. The Comprehensive Plan serves as a living document to guide land-use decisions well into the future.

Council has also directed staff to ensure a public process that is open and transparent to the public, creating a more vital and competitive community, developing quality neighborhoods and business centers, and ensuring smart growth planning principles are used.

### **PROCESSING COMPLETED UNTIL NOW**

The following key dates and milestones describe action and processing taken by staff, the Planning Commission, and Council to date on the 2020 Docket.

- March 1, 2021: Deadline for Private Party Application submission
  - Five (5) private party applications were received and deemed complete
- April 27, 2021: City Council Workshop to review the 2021 Comprehensive Plan Amendment Docket
- June 1, 2021: City Council Public Hearing Establishing the 2021 Comprehensive Plan Amendment Docket and forwarding the docket to the Planning Commission for processing

- September 1, 2021: SEPA Threshold Determination of Non-Significance issued by the City’s Development Services Department
- September 24, 2021: Notice of Intent to Adopt Amendment 60 Days Prior to Adoption sent to the Department of Commerce by the City’s Community Development Department
- September 28, 2020: Notice of Public Hearing
  - Notice of the October 27 Planning Commission, 2021 Public Hearing was mailed to affected parcels and those neighboring properties within 300-feet of parcels under consideration.
  - A notice of public hearing was published in the newspaper and posted at City Hall and the City’s website.
- Pending Land Use Action signs were posted at the properties on October 6, 2021.

**NEXT STEPS REQUIRED FOR PROCESSING**

Once Planning Commission holds one (or more, if they so choose) public hearing(s), they may vote to consider to recommend the docket as proposed or with changes to the City Council and thereby forward the docket to the council for consideration.

Next, the City Council shall consider the Planning Commission’s recommendations and decide to either adopt or deny the amendments during a regular council meeting. If the Council makes any changes to the Planning Commission’s recommendation, the Council is required to hold a public hearing (per RCW 36.70A.035(2)). Comprehensive plan amendments that are approved are to be adopted by ordinance and any amendments that are rejected are addressed in a resolution.

Following Council action, the Planning Division will then transmit a copy of the amendments and adopted ordinances to the State Department of Commerce who will review the submission for compliance with the State’s Growth Management Act.

**OVERVIEW**

The 2021 Comprehensive Plan Docket includes the following changes; *staff evaluation including findings and conclusions for the proposed amendments are provided later in this report:*

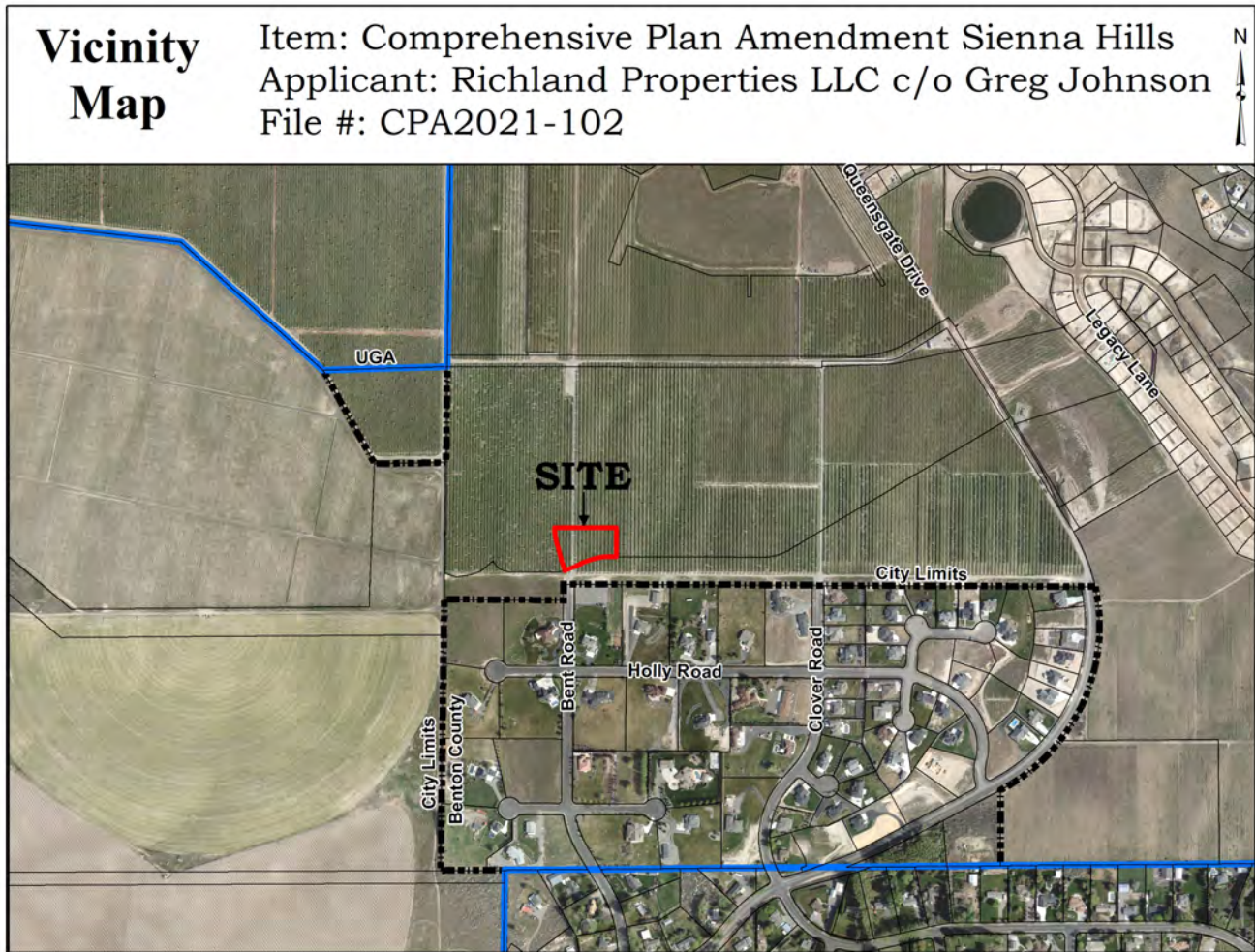
2021 Applications	
<p><b><u>APPLICANT: Sienna Hills Development, LLC</u></b>                      Change the Comprehensive Plan Map: Change the comprehensive plan designation on approximately 1.82 acres from Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan – Medium Density Residential (BMMDR).</p>	<p>The applicant would like the comprehensive plan designation changed from Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan - Medium Density Residential and (BMMDR). The site is currently undeveloped.</p> <p>Staff recommends an associated rezone to change the zoning for the site from Commercial Limited Business (C-LB) to Medium Density Residential (R-2).</p>
<p><b><u>APPLICANT: City of Richland (Economic Development Dept) and Pahlisch Homes.</u></b>                      Change the Comprehensive Plan Map: Change the comprehensive plan designation on approximately 21 acres from Public Facility to High Density Residential.</p>	<p>The City of Richland Economic Development Dept. in cooperation with Pahlisch Homes is requesting to change the comprehensive plan designation on approximately 21 acres from Public Facility to High Density Residential.</p> <p>Staff recommends an associated rezone to change the zoning for the site from Parks &amp; Public Facilities (PPF) to Multiple Family Residential (R-3).</p>

<p><b><u>APPLICANT: AHBL on behalf of NC Ventures, LLC</u></b>  <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation to be all Commercial. The parcel is approximately 6.9 acres in size and the northern portion of the property is designated Commercial, while the southern portion of the property is currently designated Agriculture.</p>	<p>The applicant would like the comprehensive plan designation changed to result in the entire property being designated Commercial (currently half of the site is designated Agriculture).</p> <p>Staff recommends an associated rezone to make the entire site zoned General Business (C-3). Currently, the majority of the property is zoned Agriculture.</p>
<p><b><u>APPLICANT: Hayden Homes, LLC (Clearwater Creek)</u></b>  <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation on approximately 10.43 acres from Commercial to Medium Density Residential.</p>	<p>The applicant is requesting to change the comprehensive plan designation on approximately 10.43 acres from Commercial to Medium Density Residential Small (R-2S).</p> <p>Staff recommends an associated rezone to change the zoning for the site from Neighborhood Retail Business (C-1) to Medium Density Residential (R-2S).</p>
<p><b><u>APPLICANT: New Heights Baptist Church (Tim Bush)</u></b>  <u>Change the Comprehensive Plan Map:</u> Change the comprehensive plan designation on approximately 0.44 acres from Low Density Residential to High Density Residential.</p>	<p>The applicant would like the comprehensive plan designation changed from Low Density Residential to High Density Residential.</p> <p>Staff recommends an associated rezone to change the zoning for the site from Low Density Residential – 12,000 (R-1-12) to Multiple-Family Residential (R-3).</p>

## **ANALYSIS: SIENNA HILLS DEVELOPMENT, LLC – SIENNA HILLS (CPA2021-102).**

### **DESCRIPTION OF PROPOSAL**

Sienna Hills Development, LLC is the owner of the subject property and is requesting to change the comprehensive plan land use designation on the site from its current Badger Mountain Subarea Plan – Commercial (BMC) designation to Badger Mountain Subarea Plan - Medium Density Residential (BMMDR).



**Figure 1 – Vicinity Map (site highlighted in red)**

### **SITE DESCRIPTION & ADJACENT LAND USES**

The subject site is approximately 1.82 acres and is included within the preliminary plat of Sienna Hills (approved in March 2020, File S2019-101), a 285-lot subdivision. The preliminary plat design assumed the approval of this application; therefore, no re-configuration of the approved preliminary plat is necessary. The assumption was included in the staff report as presented to the Hearing Examiner.

The developer desires to build 6 single-family homes in the 1.82 acre portion, which would be consistent with what is allowed in the other areas of the preliminary plat. The developer does not wish to develop the 1.82 acre area as commercial and desires to forgo their entitled development rights to provide commercial development opportunities at this location. This desire to change the land use designation may indicate that the current market conditions induce a higher demand for housing over providing retail, service, or other commercial offerings at the site. The proposal, if approved, would change the allowed land uses from a more-intensive to a less-intensive type and would reduce the overall traffic that currently permitted development would allow.

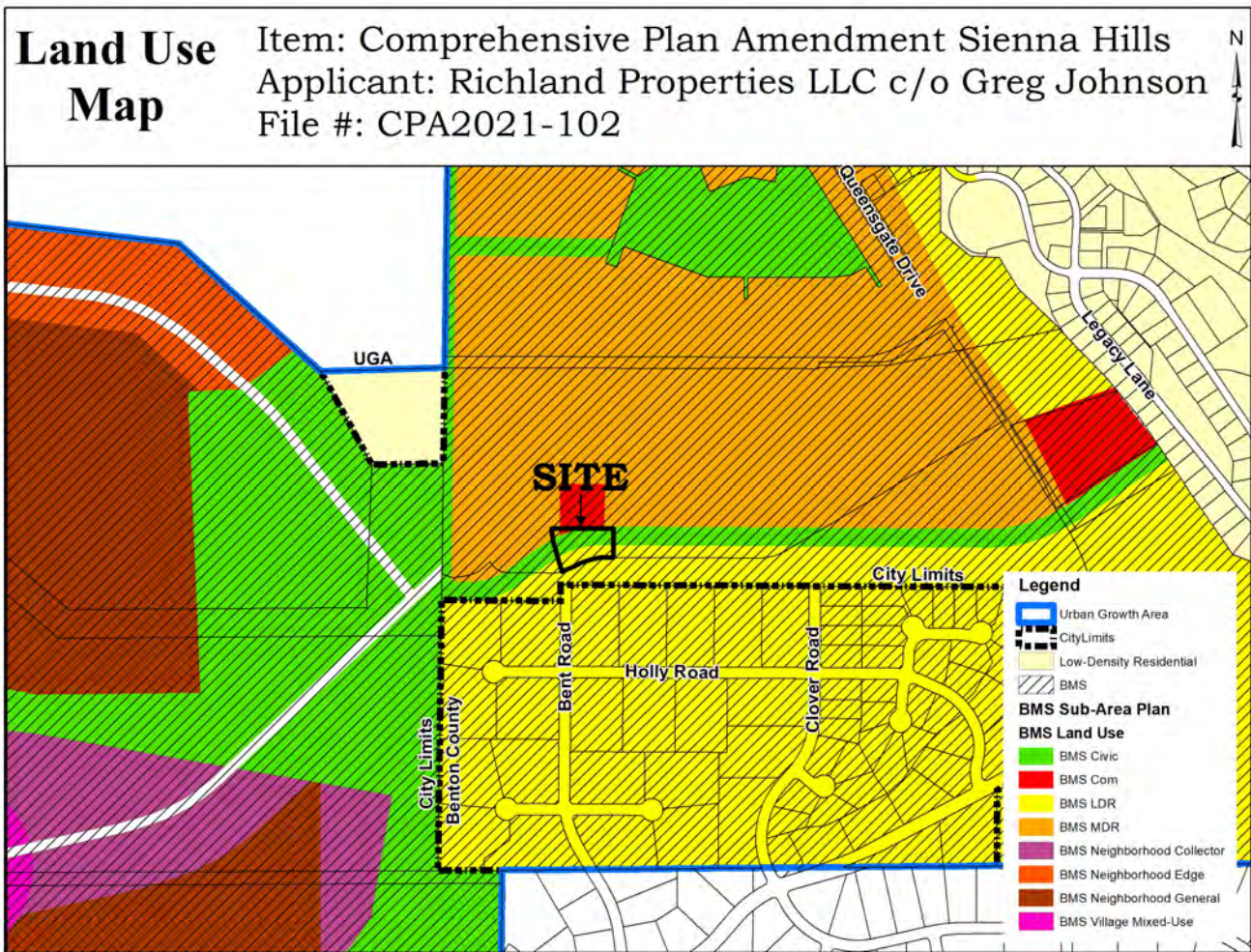


Figure 2 – Comprehensive Plan

**COMPREHENSIVE PLAN**

The site is designated as Badger Mountain Subarea Plan – Commercial (BMC) under the City’s current comprehensive plan. The proposal is consistent with the adjacent area. The requested designation and zoning are located on three of the four boundaries of the project area. The adjacent properties are designated as follows:

- North: Undeveloped Phase 4 of Sienna Hills preliminary plat designated as BMMDR and zoned R-2 (the requested designation and zone)
- East: Undeveloped Phase 4 of Sienna Hills preliminary plat designated as BMMDR and zoned R-2 (the requested designation and zone)
- South: Undeveloped Phase 4 of Sienna Hills preliminary plat designated as low density residential and zoned single-family residential – 10,000 (R-1-10)
- West: Undeveloped Phase 4 of Sienna Hills preliminary plat designated as BMMDR and zoned R-2 (the requested designation and zone)

The Badger Mountain Subarea Plan’s vision includes commercial activity to support local convenience needs. This may be met with the other commercial areas in Badger Mountain South. According to the Badger Mountain Subarea Plan, 11% of the total Land Use in the Subarea Plan (225 acres) is intended for commercial/office/retail/destination retail. This amount is a high percentage of commercial and the loss of approximately 1.82 acres will not greatly impact the overall amount of commercial, especially when there are other existing commercial areas located approximately 0.5 miles to the east and to the north.

The existing commercial land use designation was established where it is now located because that is where the main east/west roadway for the Sienna Hills development (Cortona Way) was to intersect with the future Gage Road alignment (north/south). However, when the property was preliminarily platted, the location of the future Gage Road was shifted west along the western boundary of the subject property, thus resulting in the commercial designation being located within an area of the proposed subdivision that would not have the traffic volume that was originally anticipated.

The Badger Mountain Subarea Plan identifies the following goals and policies that pertain to this amendment request:

BMLU Policy 1.1 – Phase development within the Badger Mountain Subarea over a 20-year planning period so that it can capitalize on existing and planned infrastructure improvements and develop those uses with the best revenue generation potential first in order to support the required initial infrastructure investments.

BMHE Policy 3.1 – Support the development of residential neighborhoods that provide a variety of housing types, styles and densities to serve a broad spectrum of incomes, ages, and life stages.

BMUD Policy 1.3 – Support the development of the Badger Mountain South area by encouraging a development pattern that resembles traditional neighborhood design.

## ZONING

The site of the proposed comprehensive plan and zoning amendments is currently zoned C-LB (Commercial Limited Business). All of the property located to the east, west and north of the amendment site is designated as Badger Mountain Subarea Plan Medium Density Residential (BMMDR) and is zoned R-2 (Medium Density Residential). The property located south of the amendment site is designated as Badger Mountain Subarea Plan Low Density Residential (BMLDR) and is zoned R-1-10 (Low Density Residential, 10,000 s.f.). Should the Planning Commission determine that a change of land use designation is appropriate for the site, then staff recommends that the zoning classification be changed to R-2 as the R-2 zoning classification matches those areas located to the east, west and north of the amendment site and north of Cortona Way.

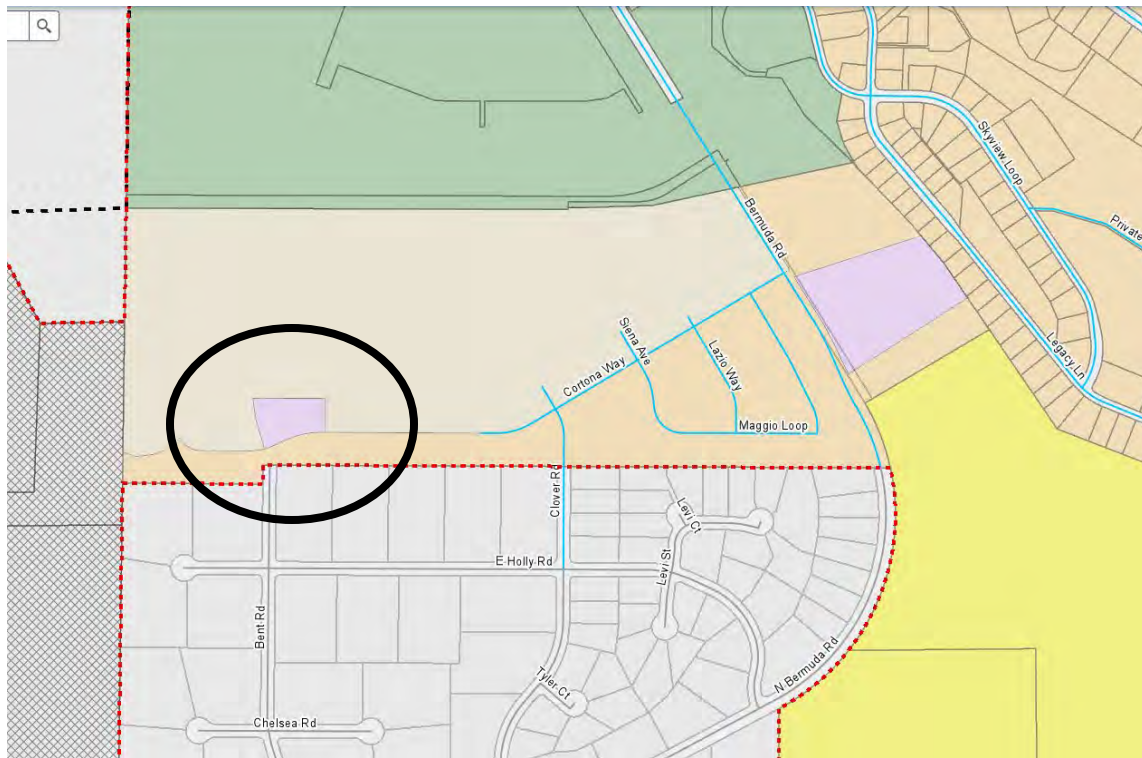


Figure 3 – Existing Zoning

### UTILITY AVAILABILITY

Utilities do not currently exist at the site of the proposed amendment. However, as the Sienna Hills subdivision gets constructed then all required and necessary infrastructure, including utilities, will be provided. Currently, the first phase of Sienna Hills, which is approximately 800 feet east of the proposed amendment site, has been completed.

### TRANSPORTATION

The proposed amendment site is located along the alignment of Cortona Way, which is the main east/west roadway that extends across the plat of Sienna Hills. Once completed, Cortona Way will extend from Bermuda Road (east) to Gage Blvd. (west). Until the development is fully constructed the city is unsure of how Benton-Franklin Transit’s bus routing will be provided to this area.

### ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 2, 2021. The end of the comment period was September 17, 2021. No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

### ANALYSIS

The applicants have preliminarily platted the amendment site as part of a larger subdivision commonly referred to as Sienna Hills. The preliminary platting of the site has resulted in the relocation of the future Gage Blvd and east/west roadway (Cortona Way) intersection. As a result, the small commercial node that was provided for at that intersection by the Badger Mountain Subarea Plan no longer exists. This has resulted in the applicants desiring to develop the previous commercial node location into residential properties.

## APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

Circumstances regarding the location of the planned east/west and north/south intersection for major roadway corridors has changed since the adoption of the Badger Mountain Subarea Plan. When the property was platted for development the location of the major roadway intersection was moved further to the north and to the west and became a 3-way intersection, rather than a 4-way intersection. As a result, the amount of traffic that was originally planned for this location has been changed and the site has been platted in anticipation of future residential development since the need for commercial development at this location no longer exists.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

As indicated above, the current Badger Mountain Subarea plan assumes that the subject property will be a commercial node due to its location at the major east/west and north/south roadway intersection for that area. However, as was also indicated previously, the location of said intersection was relocated further north and west as a result of the Sienna Hills preliminary plat. As a result, the amount of traffic anticipated at this location will be considerably less than what was originally contemplated.

## **SUMMARY**

Approval of the proposed comprehensive plan amendment would provide the applicants an opportunity to develop the site in a way that would provide additional housing and be consistent with the intent of the Sienna Hills preliminary plat. The loss of approximately 1.82 acres of commercially designated land is minimal when over 223 acres of commercially designated land will still exist within the Badger Mountain Subarea.



**ANALYSIS OF CITY OF RICHLAND ECONOMIC DEVELOPMENT/PAHLISCH HOMES APPLICATION (CPA2021-103).**

**DESCRIPTION OF PROPOSAL**

The City of Richland, in cooperation with Pahlisch Homes, is proposing to change the land use designation on approximately 21 acres of land located in the Horn Rapids area from Public Facilities (PF) to High Density Residential (HDR) and to subsequently change the underlying zoning from Parks & Public Facilities (PPF) to Multiple Family Residential (R-3).



**Figure 1 – Vicinity Map (site highlighted in red)**

**SITE DESCRIPTION & ADJACENT LAND USES**

The site is approximately 21 acres in size and is located between State Route 240 and Village Parkway within the Horn Rapids residential development. The subject site is relatively flat and the property currently designated as Public Facility (PF) was planned as a future elementary school site by the Richland School District. However, the district is no longer planning to purchase the site and thus the land use designation is outdated and does not reflect the current and projected needs of the community. The City has determined that a portion of the site would be appropriate for a Fire Station and the new land use designation and zoning districts would allow for said use, while the remaining property would be available for sale and the construction of additional residences.

The proposed amendment is consistent with the adjacent area. The project site is adjacent to the requested land use

designation to the west, and adjacent to the requested zoning to the west, south, and east. The plan is a continuation of the existing residential development pattern in the area.

Surrounding Area:

- North: State Route 240. Across SR 240 is land designated for commercial use and zoned General Business (C-3) and Medium Industrial (I-M). The large parcel is currently owned by the City and is a mix of active farmland, City use, and vacant land.
- East: Vacant lot currently owned by Pahlisch Homes. Tract D of of Quail Ridge Ph. 1&2. The land is designated as Developed Open Space (DOS) and is zoned Multiple Family Residential (R-3).
- South: new single-family residential development – Quail Ridge Ph 1&2, platted in 2020. The land is designated as Medium Density Residential and is zoned R-3.
- West: Undeveloped parcels currently owned by the City and Pahlisch Homes. The land is designated as High Density Residential and zoned R-3.

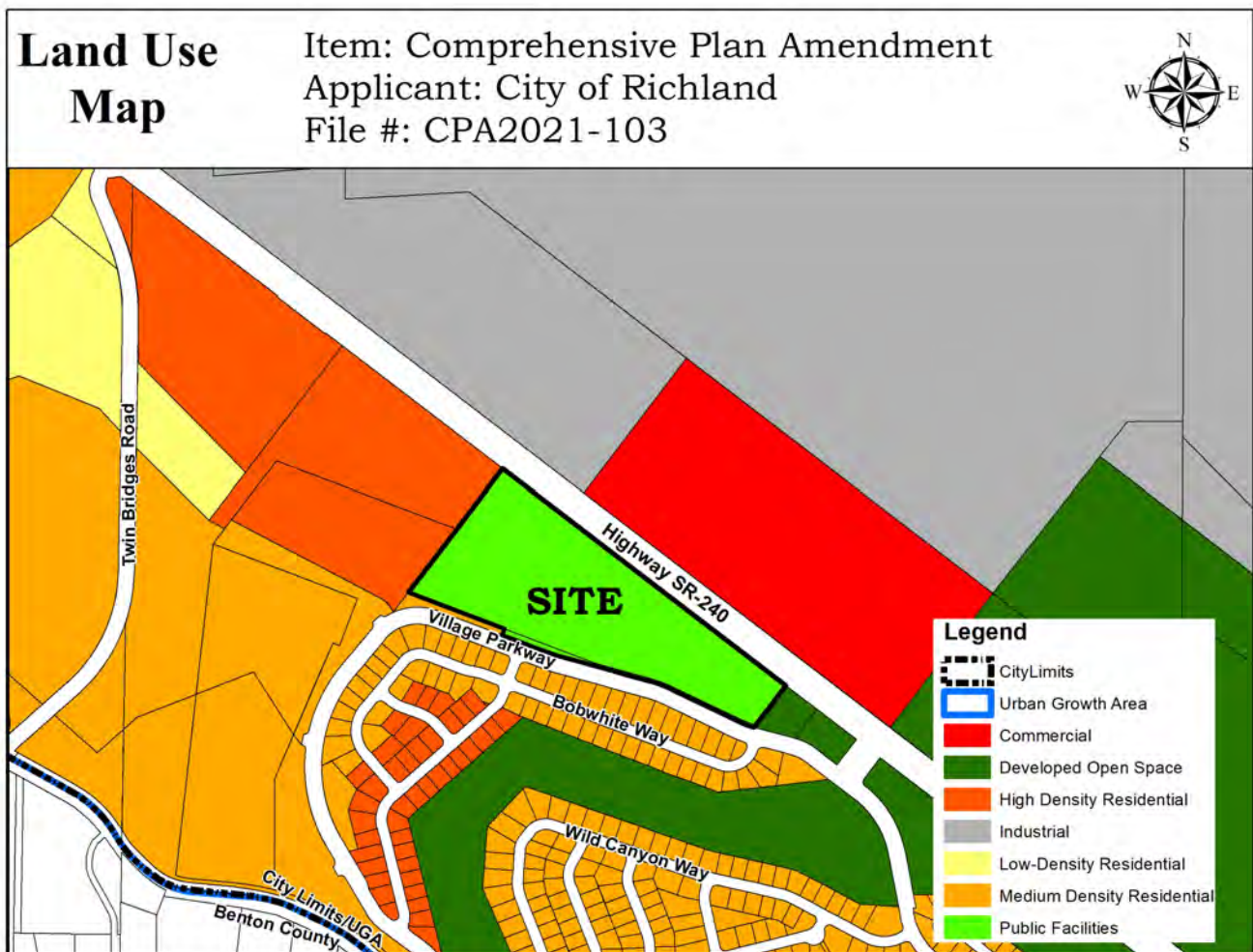


Figure 2 – Comprehensive Plan

## COMPREHENSIVE PLAN

The site is designated as Public Facility (PF) under the City’s current comprehensive plan. The site was previously planned to be an elementary school site by the Richland School District. However, the school district has decided not to purchase the property and develop a school in this location. As a result, the land would be better used for residential development. It should be noted that the City of Richland Fire Department is proposing to construct a fire station upon a portion of this site; however, the Public Facility (PF) land use designation and subsequent Parks & Public Facilities (PPF) zoning district is not necessary for the station as municipal service facilities, such as fire stations are also allowed within the Multiple Family (R-3) zoning district.

The plan defines Public Facility lands as follows:

*This category includes a variety of public and institutional uses including facilities operated by federal, state, county, municipal, or other government agencies; public educational institutions; public libraries, hospitals; cemeteries and some developed parks.*

The High Density Residential land use category is described as follows:

*The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.*

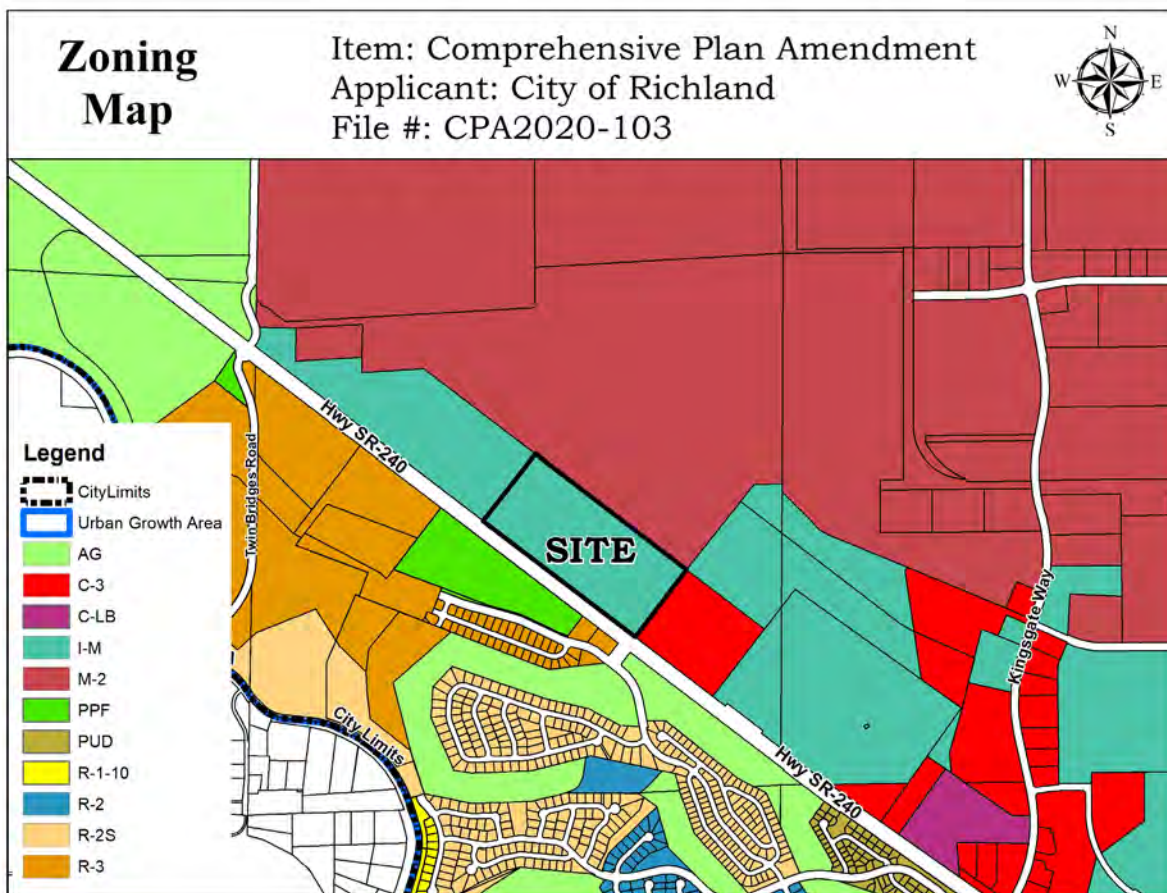
The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

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

**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.**

## ZONING

Property to the north across State Route (SR) 240 is zoned General Business (C-3) and Medium Industrial (I-M). Land to the east is vacant and currently owned by Pahlisch Homes. The land is zoned Multiple Family Residential (R-3). To the south exists new single-family residential development (Quail Ridge Phases 1 & 2, platted in 2020) that is zoned Multiple Family Residential (R-3). Finally, both the City and Pahlisch Homes own land located to the west of the site that is designated as High Density Residential and Zoned Multiple Family Residential (R-3).



**UTILITY AVAILABILITY**

Public water, sewer and electric are all available to the project site and adequate capacity exists for future development.

**TRANSPORTATION**

Access to the site is via Village Parkway which is a new street that was constructed as part of Quail Ridge Phases 1 & 2 in 2020. While the site also contains frontage on SR 240 (north), the Washington State Department of Transportation (WSDOT) has placed limitations on the number and locations of access points onto SR 240.

**ENVIRONMENTAL REVIEW**

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 17, 2021. No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

**ANALYSIS**

The requested comprehensive plan change and subsequent change of zoning to Multiple Family Residential (R-3) appears to be consistent with the development patterns occurring within the Horn Rapids area. The City plans to sell the majority of the 21-acre site to Pahlisch Homes in order for them to continue to development residential housing within the Horn Rapids community. The City will retain a small portion of the land for the construction of a new fire

station that will help reduce response times to the Horn Rapids area. While the current zoning allows for the construction of a fire station (PPF) so too does the proposed zoning designation of Multiple Family Residential (R-3). Rather than have one small parcel of land devoted primarily to a public service facility by its zoning, the City would rather have the entire site rezoned to R-3 so that the dimensions of the fire station parcel can be determined at a later date. The proposed change is consistent with the Economic Development Department's plans for the area and are consistent with the overall Horn Rapids Master Plan.

## **APPROVAL CRITERIA**

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

The Horn Rapids Residential area continues to be one of the most rapidly expanding housing developments within the City. The City of Richland issued a record 386 single-family residential building permits in 2020 and are on pace to exceed that number in 2021 with a large portion of those homes permitted for the Horn Rapids residential area.

It should also be noted that the Richland School District no longer has plans to purchase land within the Horn Rapids area for the development of an elementary school site. This was the primary reason behind the 21-acre site being classified as Public Facility (PF) by the City's comprehensive plan. Since the school district no longer intends on purchasing this site, it doesn't make sense to keep it designated for public facilities, such as schools, when there is a strong need for residential housing.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

The assumptions on which the current comprehensive plan is based took into consideration the establishment of an elementary school at this site. However, as has been previously indicated, the RDS no longer desires to purchase this property from the City and therefore, it is no longer needed to be designated as Public Facility (PF) nor zoned Parks & Public Facilities (PPF).

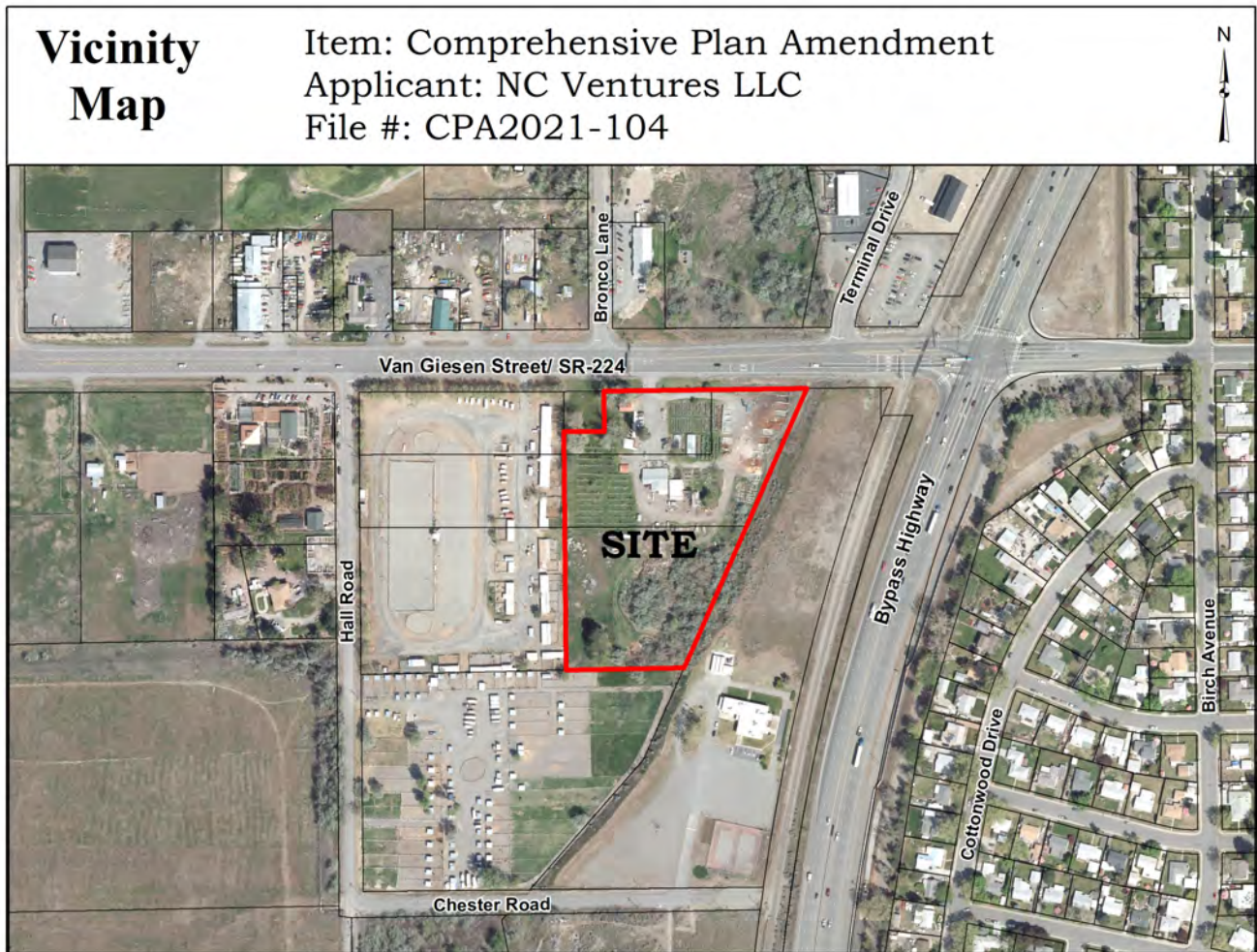
## **SUMMARY**

Approval of the proposed comprehensive plan amendment would provide additional areas for much needed residential development within the rapidly expanding Horn Rapids residential community.

**ANALYSIS OF NC VENTURES, LLC APPLICATION (CPA2021-104).**

**DESCRIPTION OF PROPOSAL**

AHBL, on behalf of NC Ventures, LLC, is proposing to amend the Land Use Map for Parcel Number 104984000001000 to be all Commercial and to rezone the parcel to be all General Business (C-3). The parcel is approximately 6.9 acres in size and the southern portion of the subject property is currently designated Agriculture while the majority of the site is zoned Agriculture (AG) with a small portion zoned General Business (C-3). (Parcel Number 104984000001000).



**Figure 1 – Vicinity Map (site highlighted in red)**

**SITE DESCRIPTION & ADJACENT LAND USES**

The site is approximately 6.9 acres in size and is located south of Van Giesen Street and several hundred feet west of the Bypass Highway (SR 240). The subject site is relatively flat and the property currently contains the C&M Landscaping Nursery.

Surrounding Area:

- North: Van Giesen Street. Across Van Giesen Street is land designated for agriculture and commercial use and zoned General Business (C-3) and Agriculture (AG).

- East: Vacant lot currently owned by Knights of Columbia. The land is designated as Commercial (C) and is zoned Agriculture (AG).
- South: The land to the south is currently developed as a horse riding and stabling facility and is designated as Agriculture by the comprehensive plan and is zoned Agriculture (AG).
- West: Land to the west of the site is commonly referred to as the Richland Rider’s Club. The land has a split land use designation of Commercial (northern half) and Agriculture (southern half). The zoning of the site is both Agriculture and General Business (C-3), although the zoning boundary does not match the comprehensive plan land use boundary.

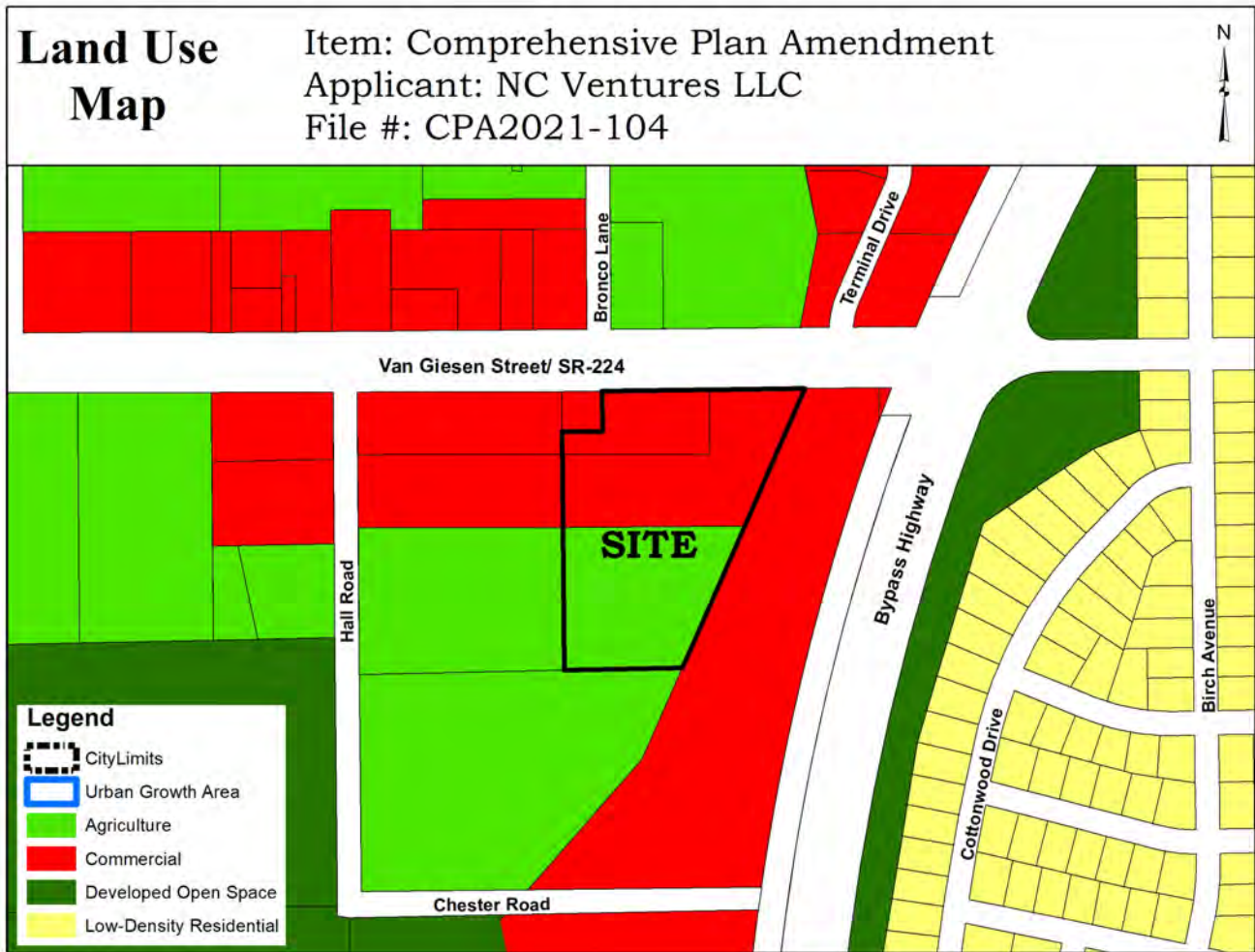


Figure 2 – Comprehensive Plan

**COMPREHENSIVE PLAN**

The site is designated as both Commercial (C) and Agriculture (AG) by the City’s current comprehensive plan. It is fairly obvious that the intent of the split land use designation was to reserve the northern portion of the site, which abuts Van Giesen Street, and contains the existing commercial nursery to be utilized for commercial purposes; However, the southern half of the site was to be utilized for agricultural purposes, such as those occurring to the south and west of the site. For some reason, the location of the implementing zoning district(s) does not match the

comprehensive plan and, as a result, only a small portion of the site located in the upper northwest corner has been zoned for commercial use. The current owner of the site would like to expand the commercial potential for the site given its location adjacent to Van Giesen Street. The current land use boundaries do not afford the applicant of the ability to rezone the entire site to General Business (C-3) without first having a comprehensive plan land use map amendment making the site all of the commercial designation.

The plan defines Agriculture (AG) lands as follows:

*This category includes uses devoted primarily to the tilling of soil, the raising of crops, horticulture, livestock, poultry, feed lots, and related commercial and industrial activities. It allows residential densities up to one dwelling unit per five acres.*

The Commercial (COM) land use category is described as follows:

*The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.*

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

**ED Goal 1: Build the diversity, resiliency, and equity of the City's economy to ensure opportunities for growth and shared prosperity.**

**Policy 4 – Recognize that infrastructure, including transportation and utility planning are vital to economic development and attracting businesses.**

**ED Goal 3: Support businesses of all sizes.**

## **ZONING**

As indicated above, the site is currently zoned General Business (C-3) and Agriculture (AG); however, the boundaries of the C-3 zone do not match the boundaries of the commercial land use designation. As a result, the majority of the site is currently zoned Agriculture (AG). The proponents would like to remove the agricultural designations/districts from the site and have the entire site designate commercial and zoned General Business (C-3). Doing so would allow the existing nursery to continue to stay in operation; however, it would also give the owners flexibility should they desire to change business direction in the future.



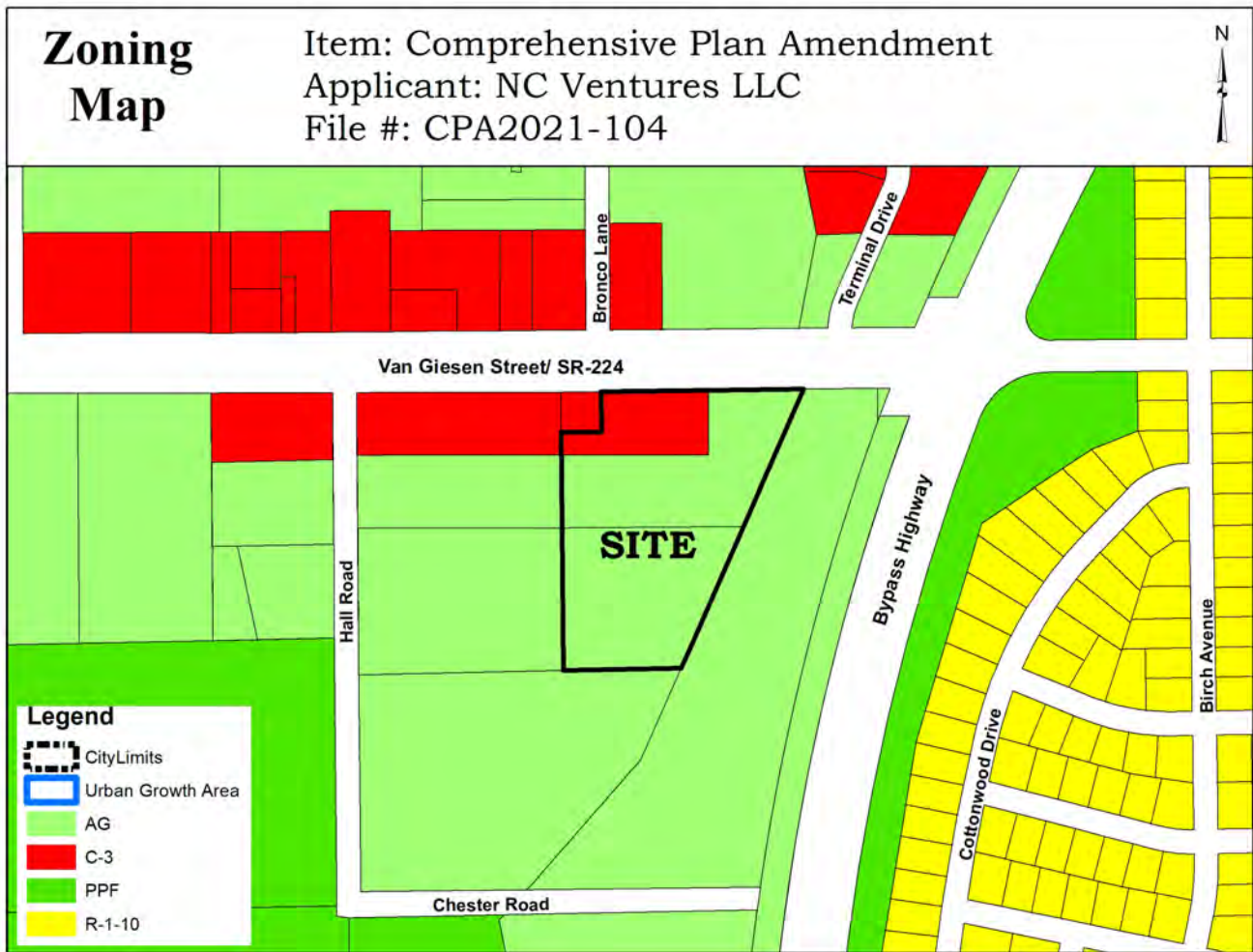


Figure 3 – Existing Zoning

**UTILITY AVAILABILITY**

The site currently has access to public water and electrical from the City of Richland. Public sewer is located several hundred feet northeast of the site within Terminal Drive on the north side of Van Giesen Street. The proponents have discussed the steps necessary to bring public sewer to the site with the City’s Public Works Department and appear willing to extend public sewer to the site should the comprehensive plan and subsequent rezone amendments be approved.

**TRANSPORTATION**

Access to the site is via Van Giesen Street, which connects Richland to West Richland and other designations further west. Van Giesen Street is technically a state highway, but access control is dictated by the City’s Public Works Department. The site has an existing driveway approach onto Van Giesen Street and the proponents have explored the idea of moving the driveway access further west to match the alignment of Bronco Lane, which extends north of Van Giesen Street.

**ENVIRONMENTAL REVIEW**

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 17, 2021. No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and

determination of non-significance is attached.

## **ANALYSIS**

The requested comprehensive plan change and subsequent change of zoning to General Business (C-3) appears to be consistent with the development patterns occurring along this portion of Van Giesen Street. Based upon the current land use designation boundaries it is evident that the City has intended that the frontage of this and other adjacent properties be developed as commercial. The applicants current desire is to expand the commercial potential from solely the northern half of the property to the entire boundaries of the property. From a land use/zoning standpoint, it is advantageous to have properties designated and zoned consistently and to not be split by two or more land use designations and/or zoning districts.

## **APPROVAL CRITERIA**

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

The ownership of the property has recently changed hands and while the new owners have continued to improve and operate the commercial nursery, they also have plans to potentially increase the size of the operation and/or change their business model to one which would be more financially consistent. Having several hundred feet of frontage along Van Giesen Street provides the property with excellent commercial opportunities and limiting most of the site to agriculture use does not fit in with the owner's overall plans for the site.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

As indicated above, the ownership of the site has recently changed. The previous owners of the property owned the property for several decades and the site has always been developed as a commercial plant nursery. The new owners would like the flexibility to expand the commercial potential of the site and although they are currently continuing the use of the site as a nursery, their long-term vision includes other potential commercial endeavours, which may prove to be more lucrative for them and for the city.

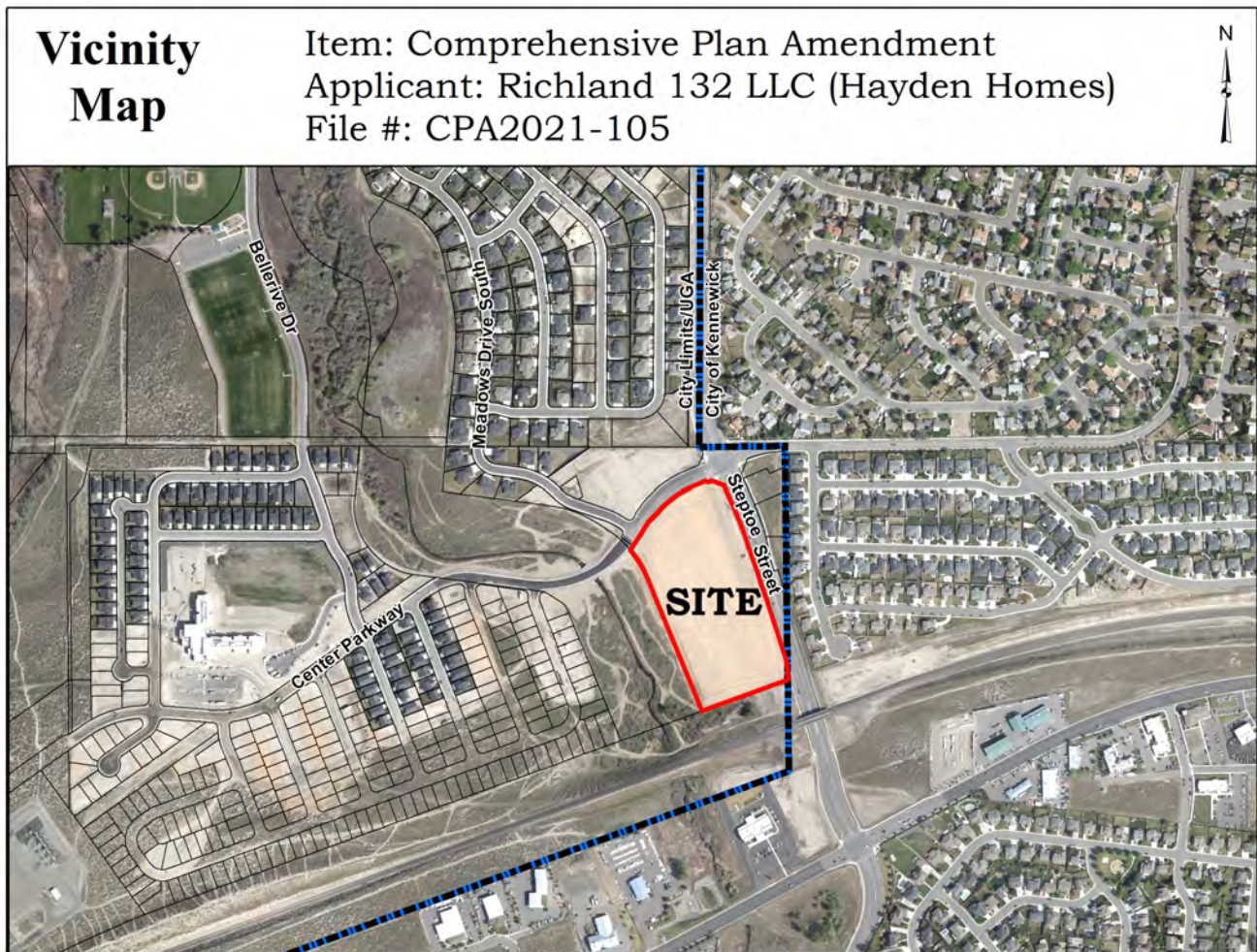
## **SUMMARY**

Approval of the proposed comprehensive plan amendment would provide additional commercial area along a major transportation corridor and would likely provide additional tax revenue for the city.

## **ANALYSIS OF CITY OF HAYDEN HOMES APPLICATION – CLEARWATER CREEK (CPA2021-105).**

### **DESCRIPTION OF PROPOSAL**

Hayden Homes, is proposing to change the land use designation on approximately 10.43 acres of land located at the intersection of Steptoe Street and Center Parkway from Commercial (C) to Medium Density Residential (MDR). They are also requesting an associated rezone in which the property would be rezoned from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S) in order to continue to develop single-family residential homes in a similar manner as those they have already constructed to the west of the proposed amendment site.



**Figure 1 – Vicinity Map (site highlighted in red)**

### **SITE DESCRIPTION & ADJACENT LAND USES**

The site is approximately 10.43 acres in size and is located at the southwest corner of the intersection of Steptoe Street and Center Parkway within the southwest corner of the city. The subject site is relatively flat and the property is known as Lot 9 of Clearwater Creek Phase 3.

#### **Surrounding Area:**

- North: A 3.12-acre vacant lot in the Clearwater Creek Ph. 3 plat, designated as Commercial and zoned C-1, the same designation and zone as the subject parcel.

- East: A coffee drive-through and vacant lots in the City of Richland, and single-family homes in the City of Kennewick. The Richland parcels are designated Commercial (COM) and zoned Neighborhood Retail Business (C-1). The Kennewick parcels are zoned as Residential Low Density (RL). Kennewick’s RL district has a minimum lot size of 7, 500 s.f.
- South: BNSF Railway
- West: The 200’ Amon Wasteway zoned and designated as Natural Open Space (NOS); beyond that is residential development designated as Low Density Residential (LDR) and zoned Medium Density Residential Small Lot (R-2S)

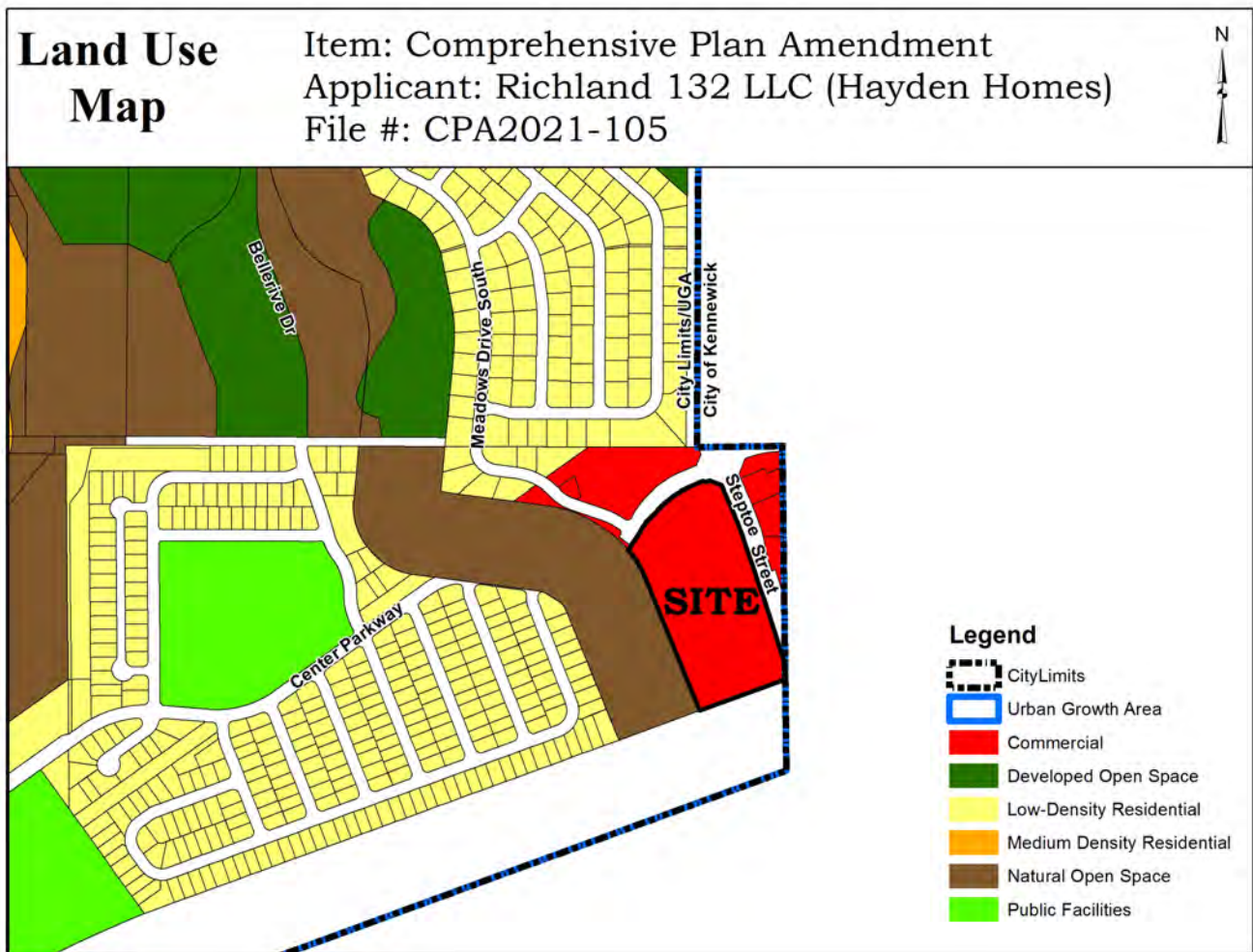


Figure 2 – Comprehensive Plan

**COMPREHENSIVE PLAN**

The site is currently designated as Commercial (COM) under the City’s current comprehensive plan. The site was originally planned to be residential at the time of Clearwater Creek Development and designated as Medium Density Residential (MDR at the time. In 2013 the applicant then requested a land use redesignation to Commercial (COM) which was granted by the City. This application is to change the designation back to Medium Density Residential (MDR) as the applicant reports that there has been no commercial interest in the property since it began to be marketed as commercial in 2016. The developer desires to forgo their entitled development rights to provide

commercial development opportunities in favor of providing housing at the site; this may indicate that the current market conditions induce a higher demand for housing construction over providing retail, service, or other commercial offerings at the site. Since the start of the Covid Pandemic in 2020, the City of Richland has seen a decline in new commercial construction starts as it appears that adequate supply is available for new commercial businesses to be developed within existing buildings (i.e., tenant improvements). While it is difficult to ascertain how long this trend may continue, it is anticipated that the strong housing market will continue within the region for the foreseeable future.

It should be noted that the City of Kennewick has designated land nearby as General Commercial, which may provide the commercial needs of Richland’s Clearwater creek residential neighborhood. Alternatively, the northwest corner of Steptoe Street and Center Parkway has recently been rezoned to Neighborhood Commercial Business (C-1) and would also likely meet the future commercial needs for the area as it continues to develop.

The plan defines Commercial (COM) lands as follows:

*The commercial land use category includes a variety of retail, wholesale, and office uses. Within this category are professional business offices, hotels, motels, and related uses. It also includes a variety of retail and service uses oriented to serving residential neighborhoods, such as grocery stores, hardware supply, and garden supply. Other commercial uses include automobile-related uses and uses that normally require outdoor storage and display of goods. In transitional areas between more intensive uses and lower density residential uses, high-density residential development may also be located within the Commercial designated areas.*

The Medium Density Residential land use category is described as follows:

*The MDR category includes single-family residential uses with an average density of eight dwelling units per acre.*

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

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

**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.**

## **ZONING**

Property to the north across Center Parkway is zoned Neighborhood Commercial Business (C-1) as is property located to the east across Steptoe Street. Currently, three out of four corners of the intersection are designated as Commercial (COM) and zoned C-1. If approved, the designation change and the associated rezone would leave two diagonal commercial lots at the Steptoe Street/Center Parkway intersection.

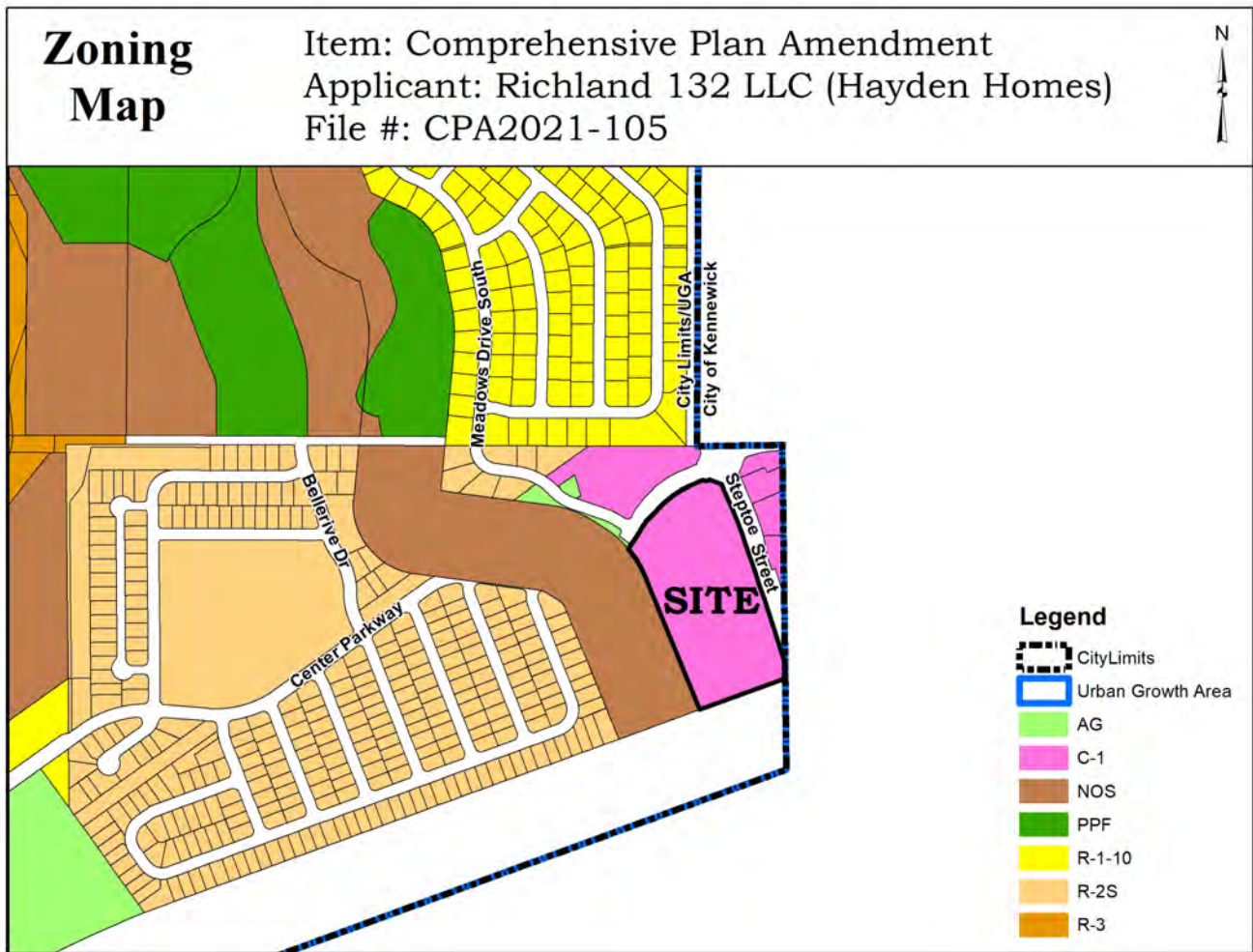


Figure 3 – Existing Zoning

**UTILITY AVAILABILITY**

Public water, sewer and electric are all available to the project site and adequate capacity exists for future development.

**TRANSPORTATION**

Access to the site is via Center Parkway which is a new street that was constructed as part of Clearwater Creek development. While the site also contains frontage on Steptoe Street, the City of Richland’s Public Works Department will require that access to/from the site be off of Center Parkway. It should be noted that the proposal, if approved, would change the allowed land uses from a more-intensive to a less-intensive type and would reduce the overall traffic at that intersection.

**ENVIRONMENTAL REVIEW**

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 17, 2021. No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

## **ANALYSIS**

The requested comprehensive plan change and subsequent change of zoning to Medium Density Residential Small (R-2S) appears to be consistent with the development patterns occurring in the area. While typically it is desired to place commercial development at the intersections of major roadways, or along major roadways, this site, for whatever reason, has failed to develop into any form of commercial development (Steptoe St. is designated as a principal arterial and Center Parkway is designated as a major collector). Given the amount of available commercially zoned land in the area (both Richland and Kennewick), it appears that adequate land is available to meet the commercial needs of the area should this site be redesignated and rezoned residential. It should be noted that the Amon Wasteway is located to the west of the site, but that adequate environmental protections are in place to prevent degradation of this resource.

## **APPROVAL CRITERIA**

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

The subject site was the subject of a comprehensive plan map amendment in approximately 2013 when it was redesignated from Medium Density Residential (MDR) to Commercial (COM). Since the property began being marketed for commercial development in 2016 the site has failed to produce any commercial development proposals that have come to fruition. While it is typically considered desirable to place commercial development at busy intersections the applicants desire to change the comprehensive plan designation from commercial to residential likely indicates that there is adequate commercial land elsewhere in the area. This could be a result of zoning and development activities within the City of Kennewick or elsewhere in Richland that are within close enough proximity to persuade developers to develop elsewhere, rather than on bare/undeveloped ground.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

The assumptions on which the current comprehensive plan is based were likely based on the fact that commercial developments typically occur at busy intersections, such as at the intersection of Steptoe Street and Center Parkway. However, for whatever reason, the three (3) commercial properties in this area have only resulted in the construction of a Roaster's Coffee Drive-thru (SE corner of the intersection). Other plans for the area have included the construction of a car wash facility and a small strip mall; however, as of the date of this report none of those commercial developments have occurred.

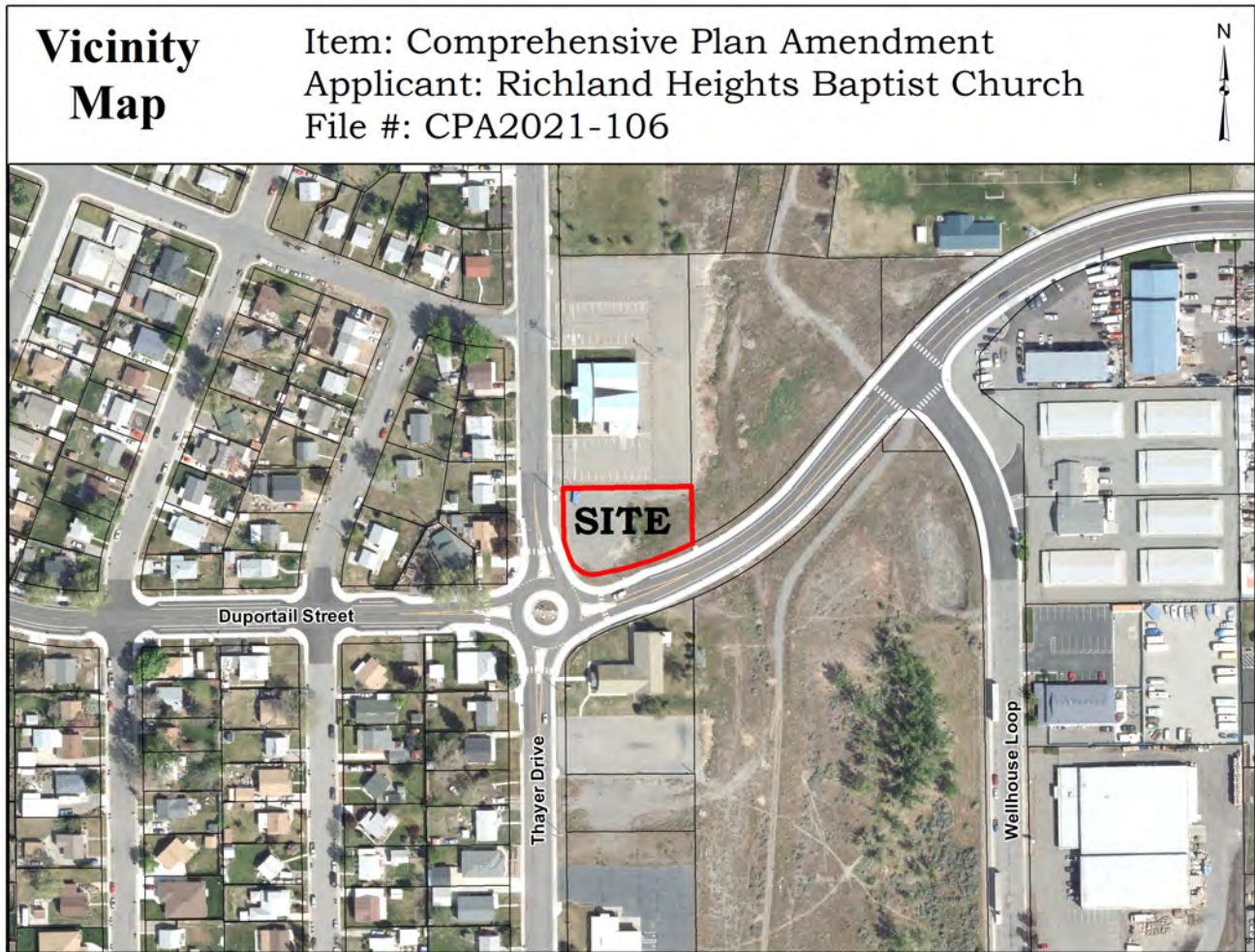
## **SUMMARY**

Approval of the proposed comprehensive plan amendment would provide additional areas for much needed residential development within the city.

**ANALYSIS OF NEW HEIGHTS BAPTIST CHURCH/TIM BUSH APPLICATION (CPA2021-106).**

**DESCRIPTION OF PROPOSAL**

Tim Bush, in cooperation with New Heights Baptist Church, is proposing to change the land use designation on approximately .44 acres of land located at 390 Thayer Drive from Low Density Residential (LDR) to High Density Residential (HDR) and to subsequently change the underlying zoning from Low Density Residential 12,000 SF (R-1-12) to Multiple Family Residential (R-3).



**Figure 1 – Vicinity Map (site highlighted in red)**

**SITE DESCRIPTION & ADJACENT LAND USES**

The site is approximately .44 acres in size and is located at the northwest corner of the Duportail Street and Thayer Drive round-about. The subject site is relatively flat and is currently a gravel lot and tapers off towards the east end of the subject property. Mr. Bush intends to purchase the site from the church and develop multi-family housing at the site with the proposed ingress/egress being off of Thayer Drive (west).

The proposed amendment appears to be consistent with the adjacent area as the proposed land use designation is a natural progression from the Medium-Density (zoned R-2) historic residential area west of Thayer Dr. to the commercial corridor east of Wellhouse Loop (zoned C-3), from lower intensity uses to progressively higher intensity uses. The project site is adjacent to the requested land use designation and zoning to the west. The plan is a



continuation of the existing residential development pattern in the area.

Surrounding Area:

- North – Developed as the Masonic Lodge with an associated parking lot, designated as Low Density Residential (LDR) and zoned R-1-12 (the existing designation and zone of the subject parcel)
- East – A lot designated as HDR and zoned R-3 (the requested designation and zone) that is in the permitting process to construct townhomes.
- South – The south portion of the parcel (split by the Duportail St. ROW) is developed as a church
- West – Across of Thayer Dr. is single-family residences designated as Medium Density Residential (MDR) and zoned as Medium Density Residential (R-2)

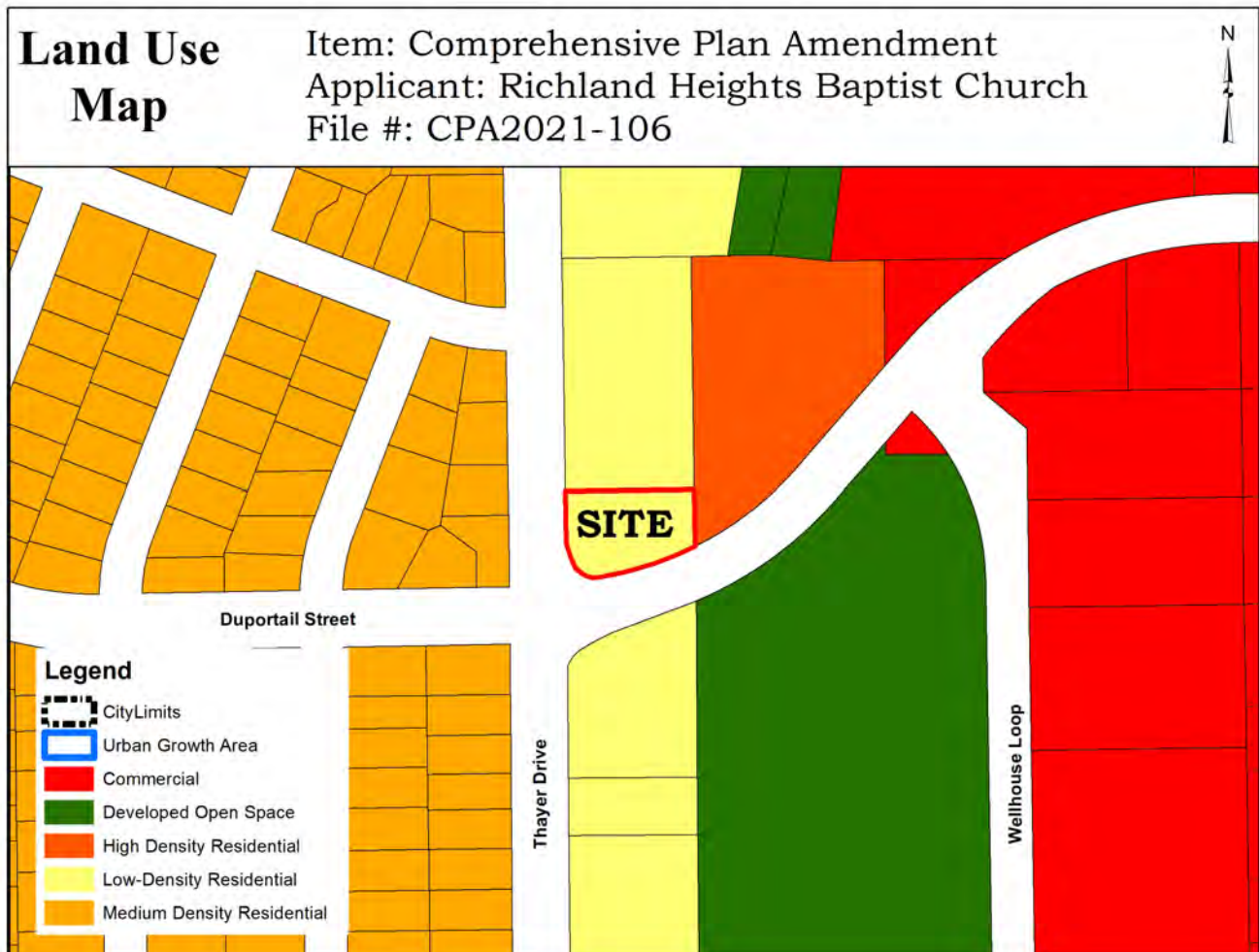


Figure 2 – Comprehensive Plan

**COMPREHENSIVE PLAN**

The site is designated as Low Density Residential (LDR) under the City’s current comprehensive plan. The site has been vacant for quite some time and used to be connected to the New Heights Baptist Church prior to the extension of Duportail Street and recent short plat (SP2021-101).

The plan defines Low Density Residential lands as follows:

*The LDR category includes single-family residential uses with an average density of 3.5 dwelling units per acre.*

The High Density Residential land use category is described as follows:

*The HDR category includes multifamily residential uses with an average density of 15 dwelling units per acre. In transitional areas between more intensive commercial uses and lower density residential uses, limited office/institutional uses may also be located within the HDR designated areas.*

The comprehensive plan identifies the following goals and policies that pertain to this amendment request:

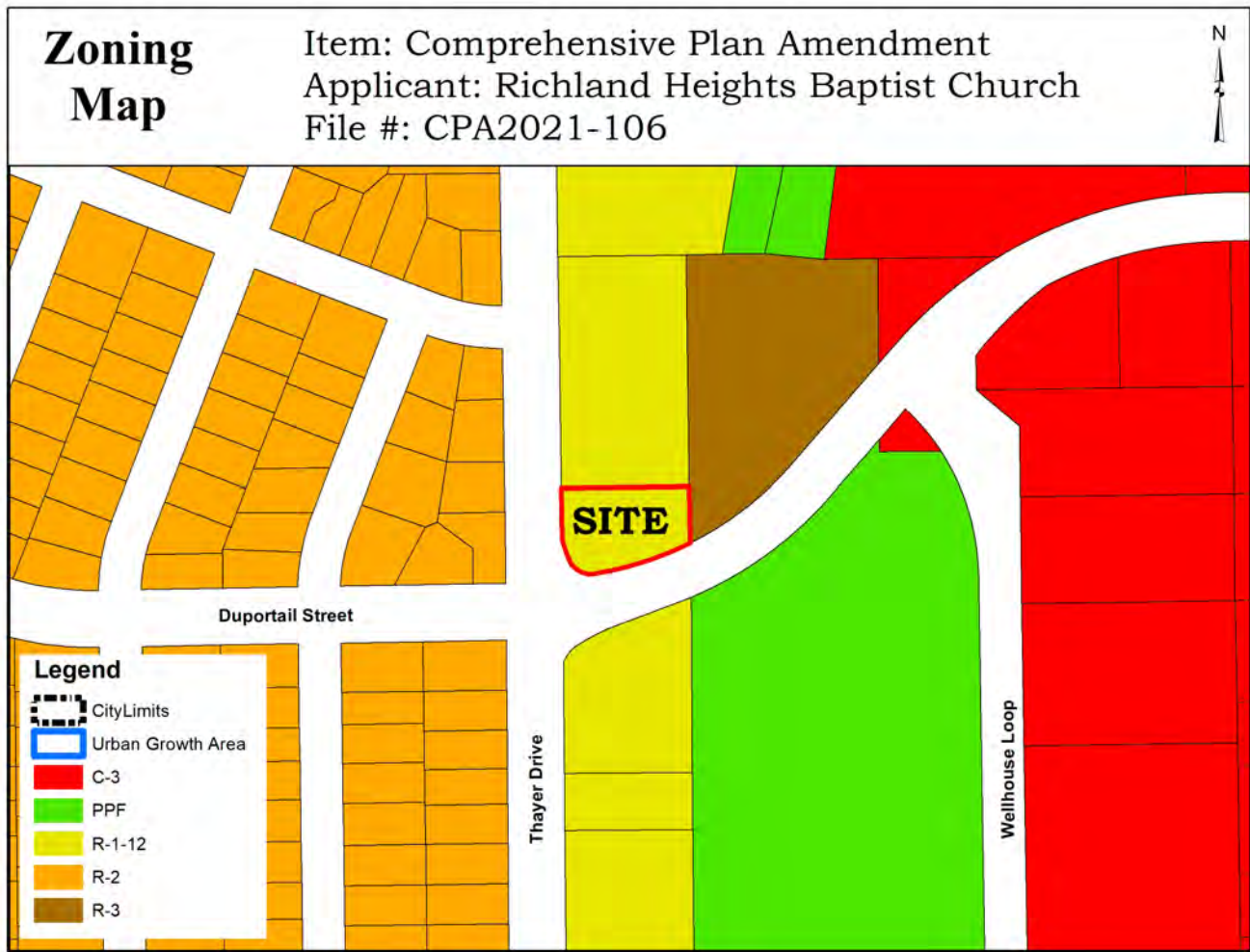
**HE Goal 1: Provide a range of housing densities, sizes, and types for all income and age groups of the Richland community.**

**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.*

## **ZONING**

Property to the west across Thayer Dr. is zoned Medium Density Residential (R-2), while lands located north and south of the subject property (south of Duportail St.) are zoned Low Density Residential 12,000 S.F. (R-1-12). The land abutting the site to the east is zoned Multiple Family Residential (R-3) and recently received preliminary plat approval for Wellhouse Heights, which divides 1.81 acres into 18 single-family residential lots designed for attached townhome construction.

It should be noted that the proposed changes would increase the maximum number of lots from 1 to 6 on the .44-acre site and will also result in an increase of traffic to the area. Duportail Street is classified as a minor arterial and Thayer Drive is designated as a major collector. With the recent construction of the Duportail Street bridge, the area is now well connected to major shopping areas.



### UTILITY AVAILABILITY

Public water, sewer and electric are all available to the project site and adequate capacity exists for future development.

### TRANSPORTATION

Access to the site is via Thayer Drive. Thayer Drive is designated as a major collector.

### ENVIRONMENTAL REVIEW

The applicants have submitted an environmental checklist. Planning staff reviewed the documents and issued a Determination of Non-Significance for the entire 2021 Comprehensive Plan Docket on September 17, 2021. No appeals or challenges to the city’s Determination of Non-Significance were received. A copy of the checklist and determination of non-significance is attached.

### ANALYSIS

The requested comprehensive plan change and subsequent change of zoning to Multiple Family Residential (R-3) appears to be consistent with the development patterns occurring within the area as the 1.81 acre site located immediately to the east of the subject property was redesignated and rezoned for multi-family development as part of the 2018-2019 comprehensive plan and development regulations annual update process.

## APPROVAL CRITERIA

1. Have circumstances related to the proposed amendment and/or the area in which it is located substantially changed since the adoption of the comprehensive plan?

The major change that has occurred in the area is primarily the purchase and soon-to-occur development of the property located immediately adjacent to the east of this site.

2. Are the assumptions upon which the comprehensive plan is based no longer valid, or is new information available which was not considered during the initial comprehensive plan adoption process or during previous annual amendments?

The assumptions on which the current comprehensive plan is based were likely that the properties located east of Thayer Drive and at the top of the hill were planned to be developed primarily with single-family residential homes on “view” properties. This assumption is based off of the existing development pattern along the top of the hill and east of Thayer Drive and the fact that the homes which are located east of Thayer Drive have been in existence for a long time and date back to the early days of Richland.

## **SUMMARY**

Approval of the proposed comprehensive plan amendment would provide additional areas for much needed residential development within the community.

**ASSOCIATED REZONE ANALYSIS**

The State of Washington’s Growth Management Act (RCW 36.70A) requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning. As a result, any time land use designations are changed the underlying zoning district must be brought into conformance with the comprehensive plan. The city is requesting that the Planning Commission authorize an area-wide rezone in order to bring the zoning into compliance with the change of land-use designation authorized by the passage of the five (5) above listed comprehensive plan amendment applications.

The associated rezones must be a separate action by the Planning Commission and must result in the re-zoning of lands so that the underlying zoning regulations are consistent with the intent and goals of the City’s comprehensive plan. Failure to have the zoning designations match the underlying comprehensive plan designation usually results in “spot-zoning”, which is not allowed in the State of Washington.

In determining whether an area shall be rezoned, the planning commission and city council should consider how the proposed area-wide rezone implements the comprehensive plan, growth management act and benefits the community.

1. The manner in which the proposed rezone conforms to patterns in adjacent zones;

The proposed rezones would not result in any non-conformities as it would just effectuate the intent of the already approved comprehensive plan changes. Denial of the rezoning would result in a situation in which the zoning districts are out of compliance with, and do not effectuate, the comprehensive plan.

2. The benefits or detriments accruing to the city which would result from the approval of the associated rezones;

Benefits to the city as a result of the granting of the associated rezones come primarily in the form of additional tax revenue due to the creation of additional housing and additional commercial development.

3. Impacts on the environment and public safety.

Both the change in land-use designation and subsequent area-wide rezoning have been reviewed by the City of Richland and other local and state agencies for compliance with the State of Washington’s Growth Management Act and State Environmental Policy Act (SEPA).

**SEPA THRESHOLD DETERMINATION:**

The City of Richland issued a Determination of Non-Significance (DNS) for the proposed comprehensive plan amendment and associated rezoning on September 17, 2021. No challenges or appeals to the SEPA Determination of Non-Significance (DNS) were filed.

**RECOMMENDATION:**

1. Staff recommends that all text and map amendments included in the 2021 Comprehensive Plan Docket be incorporated into the City’s official Comprehensive Plan Document.
2. Staff recommends that the associated rezoning be approved, on condition of approval of the Comprehensive Plan amendment.

*Alternatives:*

- a. Recommend approval of the amendments and subsequent associated rezones as proposed.
- b. Hold additional public hearings

- c. Modify the proposed changes before forwarding the document to council.

**SUGGESTED CONCLUSIONS OF LAW**

1. The Planning Commission has a legal obligation to hold an open record public hearing and issue a recommendation to the City Council that meets the requirements of Chapter 36.70A RCW.
2. The City staff, Planning Commission and City Council have involved the public in this planning exercise.
3. The docket is deemed complete and ready for action by the Planning Commission.
4. For areas that are incorporated into the associated rezoning: future development of any property will be reviewed for consistence and compliance with applicable development regulations in effect at the time of future development. Approval of these zoning map amendments do not vest or imply approval of subsequent developments.
5. The 2017 City of Richland Comprehensive Plan (as amended in 2018-2019 and again in 2020) and the associated environmental review comply with the goals and requirements of Chapter 36.70A RCW, Chapter 365-195 WAC, Chapter 43.21C RCW, Chapter 197-11 WAC, and City of Richland Municipal Code Chapter 22.09.
6. The Washington State Growth Management Act (GMA), Chapter 36.70A RCW, mandates that Counties and Cities required or choosing to plan under the authority of the Growth Management Act must adopt development regulations consistent with the jurisdictional Comprehensive Plan and state law.
7. The 2021 Comprehensive Plan amendment (docket) will produce no probable significant adverse environmental impacts. A determination of non-significance (DNS) under the State Environmental Policy Act (SEPA) is appropriate for this Comprehensive Plan amendment and Zoning Ordinance Map changes.

**SUGGESTED FINDINGS OF FACT**

1. RMC 19.90 indicates that the City Council shall consider each comprehensive plan amendment 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.
2. The deadline for the submittal of Private Party Applications for the consideration as part of the 2021 Comprehensive Plan Docket Policy and Map, and Code Amendments docket was March 1, 2021.
3. Five (5) applications were received and deemed complete.
4. The City Council conducted a Workshop on April 27, 2021 to review the 2021 Comprehensive Plan Policy and Map, and Code Amendment Docket.
5. The City Council conducted a Public Hearing on June 1, 2021 establishing the 2021 Comprehensive Plan Policy and Map, and Code Amendment Docket.
6. Public Notice was sent to property owners within 300 feet of each of the proposed Comprehensive Plan Map and Zoning Map changes on September 28, 2021.
7. The City of Richland Community Development Department issued a SEPA Threshold Determination of Non-Significance on September 17, 2021 for the proposed 2021 Comprehensive Plan Policy and Map, and Code Amendment Docket.

8. On September 24, 2021 the City of Richland provided the required sixty (60) day notification under RCW 36.70a.106 to the State of Washington of the City's proposed Comprehensive Plan Policy and Map, and Code Amendment docket and intent to adopt.
9. On September 28, 2021 the City of Richland provided Notice of Public Hearing to be held on October 27, 2021 to affected parcels and neighboring properties within a 300-foot radius of parcels under consideration.
10. Public Hearing Notice signs were posted on, or near, the five (5) properties which had submitted applications for consideration by October 6, 2021.
11. All public notification requirements for the public workshops and public hearings were met.
12. CPA 2021-102 & Z2021-101 consists of an application to amend the Land Use Map for approximately 1.82 acres from Badger Mountain Subarea Plan – Commercial (BMC) to Badger Mountain Subarea Plan – Medium Density Residential (BMMDR) and underlying zoning district from Commercial Limited Business (C-LB) to Medium-Density Residential (R-2). (Parcel Number 134983000001005).
13. CPA2020-103 & Z2020-103 consists of an application filed by the City of Richland Economic Development Department in cooperation with Pahlisch Homes to change the current land use designation for approximately 21 acres of land within the Horn Rapids residential development from Public Facility to High Density Residential, and the underlying zoning district from Parks & Public Facilities (PPF) to Multiple Family Residential (R-3). (Portion of Parcel Numbers 120083000009013 & 120083020005000).
14. CPA2021-104 & Z2021-104 consists of an application filed by AHBL, on behalf of NC Ventures, LLC (owner) to amend the Land Use Map for Parcel Number 104984000001000 to be all Commercial and to rezone the parcel to be all General Business (C-3). The parcel is approximately 6.9 acres in size and the southern portion of the subject property is currently designed Agriculture while the majority of the site is zoned Agriculture (AG) with a small portion zoned General Business (C-3). (Parcel Number 104984000001000).
15. CPA2021-105 & Z2021-105 consists of an application filed by Hayden Homes, LLC to amend the Land Use Map for approximately 10.43 acres from Commercial to Medium-Density Residential and rezone the site from Neighborhood Retail Business (C-1) to Medium Density Residential Small (R-2S). (Parcel Number 101881030000009).
16. CPA2021-106 & Z2021-106 consists of an application filed by Tim Bush, on behalf of New Heights Baptist Church (owner) to amend the Land Use Map for approximately .44 acres of land from Low Density Residential to High Density Residential and rezone the site from Single-family Residential -12,000 (R-1-12) to Multiple-Family Residential (R-3). (Portion of Parcel Number 115981020400007).
17. Based upon the application materials submitted and upon presentation by the applicants, the proposed amendments will not adversely impact the city's ability to provide sewer and water, and will not adversely affect adopted levels of service standards for other public facilities and services such as parks, police, fire, emergency medical services and governmental services.
18. Adequate infrastructure, facilities and services are available to serve the proposed or potential development expected as a result of these amendments.
19. The proposed amendments are consistent with the goals, policies and objectives of the comprehensive plan.
20. The proposed comprehensive plan amendments will not result in probable significant adverse impacts to

the transportation network, capital facilities, utilities, parks, and environmental features.

21. The subject parcels being re-designated are physically suitable for the allowed land uses in the designation being requested.
22. The proposed amendments are consistent with the Washington State Growth Management Act, the Benton County planning policies and other applicable local and state policies, agreements, and laws.
23. The proposed amendments will not have a cumulative adverse effect on the planning area.
24. The State of Washington's Growth Management Act (RCW 36.70A) requires that comprehensive plans be effectuated by various development regulations such as subdivision regulations, critical areas and zoning.
25. The proposed area-wide rezoning of the properties in question is dependent upon a change in the land-use designation of the comprehensive plan.
26. The city is requesting that the Planning Commission authorize the associated rezones in order to bring the zoning into compliance with the change of land-use designations authorized by the passage of the five (5) applications.

**RECOMMENDED MOTION:**

1. I move that the Planning Commission adopt the findings, conclusions, and recommendation found in the staff report and recommend City Council approve the 2021 Comprehensive Plan Policy and Map, and Code Amendment Docket.
2. I move that the Planning Commission adopt the findings, conclusions and recommendation found in the staff report and recommend City Council approval of the associated rezones.

**ATTACHMENTS:**

1. Notice of Intent to Adopt Amendment (60-Days Prior to Adoption)
2. Public Notice
3. SEPA Determination of Non-Significance
4. 2021 Docket
  - File No. 2021-102 (Sienna Hills Development, LLC – Sienna Hills)
  - File No. 2021-103 (City of Richland – Economic Development Dept. & Pahlisch Homes – Horn Rapids/Village Parkway)
  - File No. 2021-104 (AHBL, on behalf of NC Ventures, LLC – C&M Nursery)
  - File No. 2021-105 (Hayden Homes, LLC – Clearwater Creek)
  - File No. 2021-106 (Tim Bush, on behalf of New Heights Baptist Church – 390 Thayer Dr.)
5. Agency/Public Remarks and Comments