



## **CITY OF RICHLAND NOTICE OF APPLICATION AND PUBLIC HEARING (CA2023-106)**

The City of Richland is proposing to amend the Richland Municipal Code by amending RMC 27.08.040(A)(2) to permit all public school district campuses, not just high schools, the benefit of the provisions of that Code section.

Pursuant to Richland Municipal Code [RMC] Section 19.20 the Richland Planning Commission will conduct a public hearing and review of the proposed code amendment on Wednesday, January 24, 2024 at 6:00 p.m. in the Richland City Hall Council Chambers, 625 Swift Blvd. All interested parties are invited to attend and present testimony at the public hearing.

**Environmental Review:** The proposal is subject to environmental review. The City of Richland is lead agency for the proposal under the State Environmental Policy Act (SEPA) and has reviewed the proposed project for probable adverse environmental impacts. A Determination of Non-Significance (DNS) was issued by the City on December 27, 2023.

Any person desiring to express his views or to be notified of any decisions pertaining to this application should notify Matthew Howie, Senior Planner, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be emailed to [mhowie@ci.richland.wa.us](mailto:mhowie@ci.richland.wa.us). Written comments should be received no later than 5:00 p.m. on Wednesday, January 16, 2024 to be incorporated into the staff report. Comments received after that date will be entered into the record at the hearing.

Copies of the Staff Report and recommendation will be available on the City of Richland website [www.ci.richland.wa.us](http://www.ci.richland.wa.us) beginning Thursday, January 17, 2024.

**From:** [COM GMU Review Team](#)  
**To:** [Howie, Matthew](#)  
**Subject:** City of Richland - Expedited Review Request Granted for Submittal ID: 2023-S-6727  
**Date:** Wednesday, January 10, 2024 7:22:58 AM

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**[EXTERNAL EMAIL]** Exercise caution before clicking links or opening attachments.

Dear Mr. Howie,

Your request for an Expedited Review has been granted for: Proposed Richland School District [RSD] request to amend the Richland Municipal Code [RMC] within RMC 27.08.040(A)(2) to permit all public school district campuses, not just high schools, the benefit of the provisions of that Code section.

As of receipt of this email, you have met the Growth Management notice to state agency requirements in RCW 36.70A.106 for this submittal. Please keep this email as confirmation.

If you have any questions, please contact Steve Davenport at (360) 725-4023 or by email at [steve.davenport@commerce.wa.gov](mailto:steve.davenport@commerce.wa.gov).

~~~ ONLINE TRACKING SYSTEM AVAILABLE ~~~~

Log into our new PlanView system at <https://secureaccess.wa.gov/com/planview> where you can keep up with this submittal status, reprint communications and update your contact information.

Don't have a user account? Reply to this email to request one and attach a completed PlanView User Request Form.

Have questions about using PlanView? Use the PlanView User Manual for assistance at <https://www.commerce.wa.gov/serving-communities/growth-management/washington-department-of-commerce-growth-management-submitting-materials/>.

Sincerely,

Review Team  
Growth Management Services



File No. EA2023-131

**CITY OF RICHLAND**  
**Determination of Non-Significance**

**Description of Proposal:** The project is to remove and install freestanding reader board signs at various school district properties.

**Proponent:** Richland School District #400  
6972 Keene Rd  
West Richland, WA 99353

**Location of Proposal:** Citywide

**Lead Agency:** City of Richland

The lead agency for this proposal has determined that it does not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the lead agency. This information is available to the public on request.

( ) There is no comment for the DNS.

( X ) This DNS is issued under WAC 197-11-340(2); the lead agency will not act on this proposal for fourteen days from the date of issuance.

( ) This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

**Responsible Official:** Mike Stevens

**Position/Title:** Planning Manager

**Address:** 625 Swift Blvd., MS #35, Richland, WA 99352

**Date:** December 27, 2023

**Comments Due:** January 10, 2023

Signature 



### Code Amendment Application

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

|                                                          |                                       |                                         |
|----------------------------------------------------------|---------------------------------------|-----------------------------------------|
| <b>APPLICANT</b>                                         |                                       | <input type="checkbox"/> Contact Person |
| Company: <b>Richland School District #400</b>            | UBI#:                                 |                                         |
| Contact: <b>Richard Krasner</b>                          |                                       |                                         |
| Address: <b>6972 Keene Road, West Richland, WA 99353</b> |                                       |                                         |
| Phone: <b>509-967-6112</b>                               | Email: <b>Richard.Krasner@rsd.edu</b> |                                         |

**DESCRIPTION OF PROPOSED AMENDMENT**

RSD proposes to have the sign code amended to allow for a freestanding electronic reader board sign on school district properties. Current code allows for signs at high schools (27.08.040) but does not include other schools. RSD respectfully request the code be amended to extend the special provisions to all school district properties.

**APPLICATON MUST INCLUDE:**

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

**ANSWER THE FOLLOWING AS COMPLETELY AS POSSIBLE:**

Section(s) of code proposed to be amended (include code citation):  
 27.08.040 Special Provisions.  
 2. Freestanding signs on high school or college campuses may be allowed in addition to those signs permitted under Table 27.10.020(A), subject to the following criteria:  
 a. Only one sign, not exceeding 64 square feet in area, may be permitted.  
 b. The sign shall not exceed 20 feet in height.  
 c. The sign shall meet minimum building setback requirements so that it will not obstruct either pedestrian or automobile traffic.  
 d. The sign shall be oriented so that it does not directly face adjacent residential properties.  
 e. If the sign contains an electronic reader board or is otherwise illuminated, all lighting shall be turned off between the hours of 10:00 p.m. and 7:00 a.m.  
 f. Notice of the public meeting held to review an application for a freestanding sign shall be provided through posting of the site at the proposed sign location.

Summary of requested code amendment(s):  
 27.08.040 Special Provisions.  
 2. Freestanding signs on school district campuses or college campuses may be allowed in addition to those signs permitted under Table 27.10.020(A), subject to the following criteria:  
 a. Only one sign, not exceeding 64 square feet in area, may be permitted.  
 b. The sign shall not exceed 20 feet in height.  
 c. The sign shall meet minimum building setback requirements so that it will not obstruct either pedestrian or automobile traffic.  
 d. The sign shall be oriented so that it does not directly face adjacent residential properties.  
 e. If the sign contains an electronic reader board or is otherwise illuminated, all lighting shall be turned off between the hours of 10:00 p.m. and 7:00 a.m.

Reason(s) for code amendment(s):  
 Current language limits freestanding electronic reader board signs at all RSD sites except high schools. RSD would like to replace older signs with new signs similar to ones at newly constructed school campuses.

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

Yes, the amendment is consistent with the Comprehensive Plan.  
No, an amendment to the Comprehensive Plan is not necessary.

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

No, the amendment will not substantially impact the public health, safety, welfare, and protection of the environment.

I hereby certify under penalty of perjury under the laws of the State of Washington that the following is true and correct:

1. I have read and examined this permit application. The information provided in this application contains no misstatement of fact.
2. I am an owner(s), authorized agent(s) of an owner(s), or I am currently a licensed contractor or specialty contractor under Chapter 18.27 RCW, or I am exempt from the requirements of Chapter 18.27 RCW.

*Note: This application will not be processed unless the above certification is endorsed by an authorized agent of the owner(s) of the property in question and/or the owner(s) themselves. If the City of Richland has reason to believe that erroneous information has been supplied by an authorized agent of the owner(s) of the property in question and/or by the owner(s) themselves, processing of the application may be suspended.*

Applicant Printed Name: Richard Krasner

Applicant Signature: \_\_\_\_\_ Date 10/11/2023