



Richland

CITY OF RICHLAND COMBINED NOTICE OF APPLICATION, NOTICE OF PUBLIC HEARING AND REQUEST FOR COMMENT (PLN-T4-2024-00002 & PLN-T1-2024-00086)

The City of Richland is proposing to adopt an ordinance amending section 23.22 of the Richland Municipal Code to establish a new overlay district (Columbia Point North) and to increase the building height limit from 55 feet to 100 feet within this area.

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, October 23, 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 October 3, 2024. Comments regarding the SEPA Checklist and DNS are due by 5:00 PM, Thursday, October 17, 2024.

Any person desiring to express his/her views regarding the proposed text amendment or to be notified of any decisions pertaining to this application should notify Mike Stevens, Planning Manager, 625 Swift Blvd., MS-35, Richland, WA 99352. Comments may also be emailed to planning@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Thursday, October 17, 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 beginning Friday, October 18, 2024.



CITY OF RICHLAND
Determination of Non-Significance
File No. PLN-T1-2024-0086

Description of Proposal: Zoning text amendment to establish a new overlay zone within the Waterfront Zoning District (Columbia Point North) and to increase the maximum building height to 100 feet within this area.

Proponent: City of Richland
Joe Schiessl, Deputy City Manager
625 Swift Blvd.
Richland, WA 99352

Location of Proposal: The properties are located in the northwest corner of the Plat of Columbia Point upon Assessor's Parcel Numbers 114981013234001, 114981013224002, 114981013234003 and 114981013234004.

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.

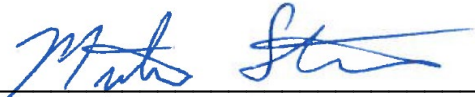
Responsible Official: Mike Stevens

Position/Title: Planning Manager

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

Date: October 3, 2024

Comments Due: October 17, 2024

Signature 

SEPA¹ Environmental Checklist

Purpose of checklist

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization, or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. **You may use “not applicable” or “does not apply” only when you can explain why it does not apply and not when the answer is unknown.** You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to **all parts of your proposal**, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for lead agencies

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B, plus the Supplemental Sheet for Nonproject Actions (Part D). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in “Part B: Environmental Elements” that do not contribute meaningfully to the analysis of the proposal.

¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/Checklist-guidance>

A. Background

[Find help answering background questions²](#)

1. **Name of proposed project, if applicable:** *Columbia Point North Waterfront Zoning Overlay*

2. **Name of applicant:** *City of Richland*

3. **Address and phone number of applicant and contact person:** *Joe Schiessl, Deputy City Manager, 625 Swift Blvd, Richland, WA 99352, 509-942-7778.*

4. **Date checklist prepared:** *9-7-24*

5. **Agency requesting checklist:** *City of Richland*

6. **Proposed timing of schedule (including phasing, if applicable):** *Upon passage of implementing local ordinance.*

7. **Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.** *No.*

8. **List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.** *None.*

9. **Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.** *None.*

10. **List any government approvals or permits that will be needed for your proposal, if known.** *City of Richland Ordinance. Washington State Department of Commerce GMA review.*

11. **Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)** *The Columbia Point North Zoning overlay will modify a portion of an existing zoning district by permitting additional building height beyond what is already*

² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-A-Background>

provided in the underlying Waterfront Zoning District. Current zoning allows for a maximum height of 55 feet. This proposal will allow for a maximum height of 100 feet. The City of Richland currently owns the subject geography and will sell or lease the property for development, and will retain the waterfront area for long term development and maintenance of open space and public park.

- 12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. Benton County Parcel Identification Numbers 1149810132234004, 114981013234003, 114981013234002, 114981013234001, and 114981013234004. The properties are located in the northwest corner of the Plat of Columbia Point, Richland WA.**

B.Environmental Elements

1. Earth

[Find help answering earth questions³](#)

- a. General description of the site:**

Circle or highlight one: Flat, rolling, hilly, steep slopes, mountainous, other: *Flat, undeveloped and adjacent to the Columbia River and Columbia Point Golf Course. Approximately twenty percent of the site is encumbered by a closed municipal landfill.*

- b. What is the steepest slope on the site (approximate percent slope)?** *Two percent.*
- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them, and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.** *Columbia River deposits of sand and rock. Some soils on the site have been replaced with municipal waste (landfill).*

³ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-earth>

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.** *The Columbia River shoreline is subject to erosion. The remainder of the site is stable.*
- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.** *The proposal is a non-project action and future uses are unknown. Anticipated use of the site is urban infill with a mix of multi-story, multi-family housing, commercial uses, and park and open space along the Columbia River frontage.*
- f. Could erosion occur because of clearing, construction, or use? If so, generally describe.** *Erosion is unlikely to occur due to flat condition of the land. Some shoreline stabilization work may occur as part of a shoreline restoration that may accompany a future project.*
- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?** *The proposal is a non-project action and future uses are unknown. Anticipated impervious coverage could be approximately 75 percent.*
- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any.** *Local, state and federal regulations will address any anticipated erosion or other impacts to the earth as projects are proposed implementing this non-project action.*

2. Air

[Find help answering air questions](#)⁴

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.** *The proposal is a non-project action and future uses are unknown. Anticipated development of the area will involve combustion engines that will create emissions to the air. Occupation of the site following development may include use of carbon emitting cooking stoves and heating furnaces for dwelling units and commercial spaces. Maintenance of all spaces including park and open space may be performed using carbon emitting vehicles.*

⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-Air>

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. *None known.*

c. Proposed measures to reduce or control emissions or other impacts to air, if any: *The State of Washington regulates the acquisition of public vehicles and is currently mandating a transition to a carbon-free fleet. This will impact public vehicles maintaining future park and open space. Other private construction and personal use vehicles may undergo a similar transition. Other future unknown state regulation of carbon may affect future development approaches.*

3. Water

[Find help answering water questions⁵](#)

a. Surface:

[Find help answering surface water questions⁶](#)

- 1. Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. *The Columbia River is adjacent to the site.***
- 2. Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. *The proposal is a non-project action and future uses are unknown. Anticipated development within 200 feet of the Columbia River includes public park and open space amenities.***
- 3. Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. *None.***
- 4. Will the proposal require surface water withdrawals or diversions? Give a general description, purpose, and approximate quantities if known. *No.***

⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water>

⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Surface-water>

5. Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. *A portion of the site (shoreline) lies within Benton County FIRM Zone A10, another in Zone B, and another in Zone C.*

6. Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. *No.*

b. Ground:

[Find help answering ground water questions](#)⁷

1. Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give a general description, purpose, and approximate quantities if known. *No.*

2. Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (domestic sewage; industrial, containing the following chemicals...; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. *None.*

c. Water Runoff (including stormwater):

1. Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. *Stormwater will be captured on site per City of Richland standards.*

2. Could waste materials enter ground or surface waters? If so, generally describe. *No.*

3. Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe. *No.*

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: *The proposal is a non-project action and future uses*

⁷ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-3-Water/Environmental-elements-Groundwater>

are unknown. Anticipated development will be required to meet all local, state and federal laws and standards.

4. Plants

[Find help answering plants questions](#)

- a. Check the types of vegetation found on the site:
- deciduous tree: alder, maple, aspen, other
 - evergreen tree: fir, cedar, pine, other
 - shrubs
 - grass
 - pasture
 - crop or grain
 - orchards, vineyards, or other permanent crops.
 - wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
 - water plants: water lily, eelgrass, milfoil, other
 - other types of vegetation: *non-native Russian olive trees and unmanaged, mixed non-native weeds and fragmented shrubsteppe.*
- b. What kind and amount of vegetation will be removed or altered? *The proposal is a non-project action and future uses are unknown. Anticipated development will remove all vegetation, except what will be managed under Richland's Critical Areas Ordinance.*
- c. List threatened and endangered species known to be on or near the site. *None known.*
- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any. *The proposal is a non-project action and future uses are unknown. The City of Richland Critical Areas Ordinance will regulate native plantings.*
- e. List all noxious weeds and invasive species known to be on or near the site. *Phragmites australis, Acroptilon repens, Centaurea stoebe, Kochia scoparia, Tribulus terrestris, Centaurea solstitialis, Saccharum ravennae, Bromus tectorum, and Elaeagnus angustifolia.*

5. Animals

[Find help answering animal questions](#)⁸

- a. List any birds and other animals that have been observed on or near the site or are known to be on or near the site.

Examples include:

- Birds: hawk, heron, eagle, songbirds, other:
- Mammals: deer, bear, elk, beaver, other:
- Fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened and endangered species known to be on or near the site.

Ferruginous Hawk.

- c. Is the site part of a migration route? If so, explain. *Yes, the site is located within the Pacific Flyway.*

- d. Proposed measures to preserve or enhance wildlife, if any. *The Columbia River shoreline will be improved by removing non-native, noxious vegetation (including significant *Elaeagnus angustifolia*) and replaced with native vegetation.*

- e. List any invasive animal species known to be on or near the site. *None known.*

6. Energy and natural resources

[Find help answering energy and natural resource questions](#)⁹

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. *The proposal is a non-project action and future uses are unknown. Likely sources of energy for residential cooking, heating, cooling, and commercial heating and cooling include natural gas and electricity.*
- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. *The proposal is a non-project action and future uses are unknown. However, the proposal will accommodate increased building heights which*

⁸ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-5-Animals>

⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-6-Energy-natural-resou>

may cast longer shadows. Specific buildings proposals will be reviewed by the City of Richland at the time of submittal.

- c. **What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any.** *The proposal is a non-project action and future uses are unknown. Specific buildings proposals will be reviewed by the City of Richland at the time of submittal.*

7. Environmental health

[Health Find help with answering environmental health questions](#)¹⁰

- a. **Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur because of this proposal? If so, describe.**
1. **Describe any known or possible contamination at the site from present or past uses.** *The site contains a closed municipal landfill. All or portions of the landfill may be removed and remediated. Some portions of the closed landfill may remain in place and capped with appropriate measures including vegetation and used as public open space.*
 2. **Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.** *All municipal utilities are located within the Columbia Point Drive right of way in the project area. Additionally, a sewer outfall bisects the site.*
 3. **Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.** *None anticipated.*
 4. **Describe special emergency services that might be required.** *None anticipated.*
 5. **Proposed measures to reduce or control environmental health hazards, if any.** *No environmental health hazards are anticipated. Federal, state and local law will dictate.*

¹⁰ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-7-Environmental-health>

b. Noise

1. **What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?** *None known.*
2. **What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site?** *Construction noise will be regulated by the City of Richland's noise ordinance and will be temporary. There are not abnormal long-term noise impacts anticipated by the proposal.*
3. **Proposed measures to reduce or control noise impacts, if any:** *Adherence to the City of Richland noise ordinance.*

8. Land and shoreline use

[Find help answering land and shoreline use questions](#)¹¹

- a. **What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.** *The site is currently undeveloped, with the exception of a former municipal landfill on a portion of the site. Adjacent properties include a municipal golf course, a two-story hotel, and two story townhouses. The proposal is a non-project action and future uses are unknown. Specific building proposals will be reviewed by the City of Richland at the time of submittal.*
- b. **Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses because of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use?** *No.*
 1. **Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how?** *No.*
- c. **Describe any structures on the site.** *There are no structures on the site.*

¹¹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-8-Land-shoreline-use>

- d. Will any structures be demolished? If so, what? *n/a*
- e. What is the current zoning classification of the site? *Waterfront*
- f. What is the current comprehensive plan designation of the site? *Waterfront*
- g. If applicable, what is the current shoreline master program designation of the site?
Waterfront
- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. *Yes. The City of Richland Critical Areas Map identifies the former municipal landfill as a Geologic Hazard Area.*
- i. Approximately how many people would reside or work in the completed project? *The proposal is a non-project action and specific project proposals will be forthcoming. Future project proposals may include approximately 200 hotel rooms, 300 dwelling units, square feet of commercial space, and public park and open space.*
- j. Approximately how many people would the completed project displace? *None.*
- k. Proposed measures to avoid or reduce displacement impacts, if any. *n/a*
- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any. *Specific project proposals implementing this non-project action will be forthcoming and subject to regulation against the City's zoning code and municipal code to ensure compatibility with existing and projected land uses and plans.*
- m. Proposed measures to reduce or control impacts to agricultural and forest lands of long-term commercial significance, if any: *n/a*

9. Housing

[Find help answering housing questions](#)¹²

¹² <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-9-Housing>

- a. **Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.** *The proposal is a non-project action. Future project proposals will likely include housing. It is unknown if the housing will be targeted for high, middle, or low-income consumers.*
- b. **Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.** *None.*
- c. **Proposed measures to reduce or control housing impacts, if any:** *There will not be a housing impact.*

10. Aesthetics

[Find help answering aesthetics questions](#)¹³

- a. **What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?** *The non-project action will allow a maximum building height of 100 feet.*
- b. **What views in the immediate vicinity would be altered or obstructed?** *The north view from the northmost townhouse units located adjacent and south will be impacted. The south view from hotel units facing south will be impacted. The west view from the public recreational riverfront trail will be impacted for trail users. The east view from the public golf course and Columbia Point Drive will be impacted.*
- c. **Proposed measures to reduce or control aesthetic impacts, if any:** *Future, specific site and building proposals following this non-project action will be subject to adherence to the City of Richland Zoning Code and the Columbia Point Design Guidelines, administered by the Columbia Point Master Association.*

11. Light and glare

[Find help answering light and glare questions](#)¹⁴

- a. **What type of light or glare will the proposal produce? What time of day would it mainly occur?** *Specific site and building proposals will likely include urban levels of lighting for buildings, walkways and parking areas.*

¹³ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-10-Aesthetics>

¹⁴ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-11-Light-glare>

- b. **Could light or glare from the finished project be a safety hazard or interfere with views?** *Site lighting for future specific site and building proposals will be subject to adherence to the City of Richland Zoning Code and the Columbia Point Design Guidelines. The guidelines include specific lighting performance standards to address glare and light trespass.*
- c. **What existing off-site sources of light or glare may affect your proposal?** *None.*
- d. **Proposed measures to reduce or control light and glare impacts, if any:** *Performance standards in the Columbia Point Design Guidelines and the Richland Municipal Code will address light and glare impacts.*

12. Recreation

[Find help answering recreation questions](#)

- a. **What designated and informal recreational opportunities are in the immediate vicinity?** *The site includes the “Riverfront Trail”, an urban public recreational, multipurpose pathway and Columbia River frontage.*
- b. **Would the proposed project displace any existing recreational uses? If so, describe.** *Future, specific projects implementing this non-project action will be expected to preserve the Riverfront Trail in addition to creating a new public waterfront park and open space amenity. Public recreational amenities will improve by implementing this non-project action.*
- c. **Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:** *Recreational amenities will improve and expand by implementing this non-project action. The City of Richland owns the site location and will retain ownership of the waterfront and will operate and maintain enhanced recreational amenities.*

13. Historic and cultural preservation

[Find help answering historic and cultural preservation questions](#)¹⁵

- a. **Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers? If so, specifically describe.** *No.*

¹⁵ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-13-Historic-cultural-p>

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.** *Yes. Cultural resource surveys have been performed in the Columbia Point area. There are no known, identified specific sites within the proposed geography of this non-project action, but given the knowledge of specific sites in the general area, appropriate qualified surveys will be completed with any specific site or building proposal that implements this non-project action.*

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.** *Qualified cultural resource surveys will be commissioned for future specific projects. The City of Richland maintains a government-to-government (G2G) relationship with the Confederated Tribes of the Umatilla Indian Reservation (CTUIR) including expectations for early consultation in excess of what is additional required and will be performed under SHPO expectations.*

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.** *It is premature to determine such measures at this point in a non-project action. SHPO and CTUIR G2G requirements will govern these outcomes when specific site or building proposals advance forward.*

14. Transportation

[Find help with answering transportation questions](#)¹⁶

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.** *Bradley Boulevard, a two-lane city street, and Comstock, a three-lane city street each serve the subject site.*

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?** *Yes, the site is served by Ben Franklin Transit, although a transit stop is not*

¹⁶ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-B-Environmental-elements/Environmental-elements-14-Transportation>

presently within the non-project action specific geography. BFT evaluates routes on an annual or as-needed basis.

- c. **Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle, or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).** *Future, specific project proposals will likely require improvements to the intersection of Bradley Boulevard and Comstock street likely resulting in a roundabout condition.*
- d. **Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.** *No.*
- e. **How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?** *The proposal is a non-project action and specific vehicle trips for future development proposals implementing this action are presently unknown. When known, the data will be included in specific SEPA project proposals and used by the City of Richland to determine impact to the City's street network. The likely outcome will be a roundabout condition at the intersection of Bradley Boulevard and Comstock Street.*
- f. **Will the proposal interfere with, affect, or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.** *No.*
- g. **Proposed measures to reduce or control transportation impacts, if any:** *Future, specific proposals will mitigate their impacts as determined by the City of Richland at the time of project submittal.*

15. Public services

[Find help answering public service questions¹⁷](#)

- a. **Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.** *Yes. These impacts will be evaluated by the City of Richland and the time of specific site or building proposal. Anticipated impacts will be consistent with the*

¹⁷ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-15-public-services>

City of Richland Comprehensive Land Use Plan and are included in City of Richland capital planning and operational budget projections.

- b. **Proposed measures to reduce or control direct impacts on public services, if any.** *This non-project action is within expectation of the City of Richland Comprehensive Plan and any impacts to services will be mitigated, if any, during permit issuance for specific projects or through implementation of long-range utility, transportation, and public service capital plans.*

16. Utilities

[Find help answering utilities questions¹⁸](#)

- a. **Circle utilities currently available at the site:** **electricity, natural gas, water, refuse service, telephone, sanitary sewer**, septic system, other: *stormwater & fiber.*

- b. **Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.** *All utilities identified in 16a are needed and presently available at the subject site.*

C. Signature

[Find help about who should sign¹⁹](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

9/7/2024

 Joseph Schiessl

Signed by: Schiessl, Joe

Type name of signee: Joseph Schiessl

Position and agency/organization: Deputy City Manager, City of Richland

Date submitted: 9-7-2024

¹⁸ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-b-environmental-elements/environmental-elements-16-utilities>

¹⁹ <https://ecology.wa.gov/Regulations-Permits/SEPA/Environmental-review/SEPA-guidance/SEPA-checklist-guidance/SEPA-Checklist-Section-C-Signature>

D. Supplemental sheet for nonproject actions

[Find help for the nonproject actions worksheet²⁰](#)

Do not use this section for project actions.

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

- 1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?** *The proposal will not increase discharges, emissions, or releases described in the question. The proposal could result in increased production of noise as maximum building height will increase from 55 to 100 feet and result in greater density.*
 - **Proposed measures to avoid or reduce such increases are:** *The project will be subject to adherence to the City of Richland noise ordinance.*

- 2. How would the proposal be likely to affect plants, animals, fish, or marine life?** *There is no known listed plants on the subject site. Ferruginous Hawk territory includes the subject site and will be considered by future specific project proposals.*
 - **Proposed measures to protect or conserve plants, animals, fish, or marine life are:** *The Columbia River shoreline will be enhanced by the City of Richland parallel with specific project proposals by removing non-native vegetation and replacing with native vegetation, while also improving shoreline access and recreation opportunities. The shoreline is owned by the U.S. Army Corps of Engineers (Corps) and will be subject to federal regulation in addition to internal Corps land management expectations.*

- 3. How would the proposal be likely to deplete energy or natural resources?** *The City of Richland as utility provider including electricity, in addition to private utilities including Cascade Natural Gas, manage adequate energy supplies to serve this subject site.*
 - **Proposed measures to protect or conserve energy and natural resources are:** *State energy code will govern future, specific building proposals.*

²⁰ <https://ecology.wa.gov/regulations-permits/sepa/environmental-review/sepa-guidance/sepa-checklist-guidance/sepa-checklist-section-d-non-project-actions>

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection, such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands? *Columbia River shoreline (waterfront designation) will be managed consistent with the State Shoreline Management Act.*

- **Proposed measures to protect such resources or to avoid or reduce impacts are:** *The Columbia River shoreline will be improved by the City of Richland by removing non-native vegetation and installing native vegetation concurrent with development projects that implement this non-project action.*

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans? *Public access to the shoreline will improve by implementing this non-project action because the City of Richland will improve the shoreline, including adding public recreational access concurrent with anticipated future development projects.*

- **Proposed measures to avoid or reduce shoreline and land use impacts are:** *The City of Richland will avoid and reduce shoreline and land use impacts by retaining ownership of the shoreline environment and implementing a shoreline restoration and park and open space project.*

6. How would the proposal be likely to increase demands on transportation or public services and utilities? *Impacts to transportation, public services and utilities are anticipated to be within expectation of associated long-range plans. If not, future projects will be expected to mitigate impacts identified during the project submittal and review process.*

- **Proposed measures to reduce or respond to such demand(s) are:** *The City of Richland implements a capital improvement plan and operational budget implementing a variety of long-range plans consistent with the expectations of the Growth Management Act.*

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment. *The project is consistent with local, state, federal laws, and the requirements for the protection of the environment.*

ORDINANCE NO. 2024-XX

**AN ORDINANCE OF THE CITY OF RICHLAND, WASHINGTON,
AMENDING CHAPTER 23.22 OF THE RICHLAND MUNICIPAL
CODE TO INCREASE THE BUILDING HEIGHT LIMIT WITHIN
THE COLUMBIA POINT NORTH DISTRICT OF THE
WATERFRONT ZONING DISTRICT.**

WHEREAS, the City has need, from time to time, to amend the Richland Municipal Code (RMC) to bring it into alignment with best practices; and

WHEREAS, the City has identified the Columbia Point North District to be an area for significant employment and residential opportunities; and

WHEREAS, the City has determined that the existing building height limit does not meet the goal of providing significant employment and residential opportunities.

NOW, THEREFORE, BE IT ORDAINED by the City of Richland as follows:

Section 1. Subsection 23.22.030 of the Richland Municipal Code, entitled Commercial use districts permitted land uses, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 2022-19, is hereby amended to read as follows:

23.22.030 Commercial 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	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Commercial Kennel				P ⁵				
Contractors' Offices		P	P	P	P			
Funeral Establishments			P	P				
General Service Businesses	A	P	P	P	P	P		
Health/Fitness Facility	A	P	P	P	P	A	P	
Health/Fitness Center			P	P	P		P	
Health Spa		P	P	P	P	P		P
Hospital/Clinic – Large Animal				S ⁵				
Hospital/Clinic – Small Animal			S ⁵	P ⁵	P			
Laundry/Dry Cleaning, Com.				P	p ²⁹			
Laundry/Dry Cleaning, Neighborhood		P	P	P	P			
Laundry/Dry Cleaning, Retail	P	P	P	P	P	P		
Laundry – Self-Service		P	P	P	P			
Mini-Warehouse				p ^{6, 31}				
Mailing Service	P	P	P	P	P	P		
Personal Loan Business	P	P	P	P	P			
Personal Services Businesses	A	P	P	P	P	P		
Photo Processing, Copying and Printing Services	P	P	P	P	P	P		
Telemarketing Services	P		P	P	P			
Video Rental Store		P	P	P	P	P		P
Food Service								
Cafeterias	A		A	A	A	A	A	
Delicatessen	P	P	P	P	P	P	P	P
Drinking Establishments		P ⁷	P	P	P	P	P	P
Micro-Brewery			P	P	P	P	P	P
Portable Food Vendors ²⁶	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁷	A ²⁸
Restaurants/Drive-Through		S ⁸	P ⁸	P ⁸	S ^{8, 9}	S ^{8, 9}		
Restaurants/Lounge		P ⁷	P	P	P	P	P	P
Restaurants/Sit Down	A	P	P	P	P	P	P	P
Restaurants/Take Out		P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Power Transmission and Irrigation Wasteway Easements and Utility Uses	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Agency Buildings	P	P	P	P	P	P	P	
Public Agency Facilities	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Public Campgrounds				S			S	
Public Parks	P	P	P	P	P	P	P	P
Schools	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²	P ¹²		
Schools, Alternative	P ¹³	P ¹³	P ¹³	P ¹³	P ¹³			
Special Events Including Concerts, Tournaments and Competitions, Fairs, Festivals and Similar Public Gatherings	P	P	P	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P	P	P	P
Trails for Equestrian, Pedestrian, or Nonmotorized Vehicle Use	P	P	P	P	P	P	P	P
Recreational Uses								
Art Galleries			P	P	P	P	P	P
Arcades		P	P	P	P	P	P	
Boat Mooring Facilities						P	P	
Cinema, Indoor			P	P	P	P	P	
Cinema, Drive-In			P	P				
Commercial Recreation, Indoor		S ⁷	P	P	P	P	P	
Commercial Recreation, Outdoor			P	P		P	P	
House Banked Card Rooms				P ¹⁴	P ¹⁴	P ¹⁴	P ¹⁴	
Recreational Vehicle Campgrounds				S ¹⁵			S ¹⁵	
Recreational Vehicle Parks				S ¹⁶			S ¹⁶	
Stable, Public				S ¹⁷				
Theater		P ⁷	P	P	P	P	P	P
Residential Uses								
Accessory Dwelling Unit		A	A	A	A	A		A
Apartment, Condominium (3 or more units)	P		P ¹⁸		P	P		
Assisted Living Facility	P		P		P ¹⁸	P		

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Bed and Breakfast	P	P	P	P	P	P	P	P
Day Care Center	p ¹⁹	p ¹⁹	p ¹⁹	p ¹⁹	p ¹⁹	p ¹⁹		
Dormitories, Fraternities, and Sororities	P				P	P		
Dwelling, One-Family Attached						p ²⁵		
Dwelling, Two-Family Detached						P		
Dwelling Units for a Resident Watchman or Custodian				A				p ²⁸
Emergency Housing	P		P	P	P	P	P	P
Emergency Shelters	P		P	P	P	P	P	P
Family Day Care Home	p ¹⁹					p ¹⁹		
Houseboats						P	P	
Hotels or Motels	P		P	P	P	P	P	P
Nursing or Rest Home	P		P		p ¹⁸	P		
Permanent Supportive Housing	P		P	P	P	P	P	P
Recreational Club	A				A	A		
Senior Housing	P				p ¹⁸	P		
Temporary Residence	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰	p ²⁰		P
Transitional Housing	P		P	P	P	P	P	P
Retail Uses								
Adult Use Establishments				p ²¹				
Apparel and Accessory Stores		P	P	P	P	P		P
Auto Parts Supply Store		P	P	P	P			
Books, Stationery and Art Supply Stores	A	P	P	P	P	P		P
Building, Hardware, Garden Supply Stores		P	P	P	P			
Department Store			P	P	P			
Drug Store/Pharmacy	A	P/S ²²	P	P	P	P		
Electronic Equipment Stores		P	P	P	P	P		
Food Stores		P	P	P	P	P		
Florist		P	P	P	P	P		P

Land Use	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Furniture, Home Furnishings and Appliance Stores		P	P	P	P			
Landscaping Material Sales			A	P				
Lumberyards				P				
Nursery, Plant				P				P
Office Supply Store	A	P	P	P	P	P		
Outdoor Sales				P				
Parking Lot or Structure	P	P	P	P	A	P		P
Pawn Shop				P				
Pet Shop and Pet Supply Stores		P	P	P	P			
Retail Hay, Grain and Feed Stores				P				
Secondhand Store			P	P	P	P		
Specialty Retail Stores		P	P	P	P	P		P
Miscellaneous Uses								
Bus Station				P	P			
Bus Terminal				P	P			
Bus Transfer Station	P		P	P	P		P	
Cemetery	P		P	P				
Community Festivals and Street Fairs	P	P	P	P	P	P	P	P
Convention Center	P		P	P	P	P	P	
Macro-Antennas	P	P	P	P	P	P	P	P
Monopole			S ²³	P/S ²³	S ²³			
On-Site Hazardous Waste Treatment and Storage	A	A	A	A	A	A	A	A
Outdoor Storage		A ²⁴	A ²⁴	P ²⁴				
Storage in an Enclosed Building	A	A	A	A	A	A	A	A ²⁸

1. RMC 23.42.280
2. RMC 23.42.270
3. RMC 23.42.320
4. RMC 23.42.330
5. RMC 23.42.040
6. RMC 23.42.170
7. RMC 23.42.053
8. RMC 23.42.047

9. RMC 23.42.055
10. RMC 23.42.050
11. RMC 23.42.200
12. RMC 23.42.250
13. RMC 23.42.260
14. RMC 23.42.100
15. RMC 23.42.230
16. RMC 23.42.220
17. RMC 23.42.190
18. Use permitted on upper stories of multistory buildings, if main floor is used for commercial or office uses.
19. RMC 23.42.080
20. RMC 23.42.110
21. RMC 23.42.030
22. Use permitted, requires special use permit with drive-through window.
23. Chapter 23.62 RMC
24. RMC 23.42.180
25. RMC 23.18.025
26. See definition, RMC 23.06.780.
27. RMC 23.42.185
28. Activities permitted only when directly related to and/or conducted in support of winery operations.
29. Within the central business district (CBD), existing commercial laundry/dry cleaning uses, established and operating at the time the CBD district was established, are allowed as a permitted use. All use of the land and/or buildings necessary and incidental to that of the commercial laundry/dry cleaning use, and existing at the effective date of the CBD district, may be continued. Commercial laundry/dry cleaning uses not established and operating at the time the CBD district was established are prohibited.
30. RMC 23.42.325
31. Mini-Warehouse uses are prohibited in the Horn Rapids Employment Center.

Section 2. Subsection 23.22.040 of the Richland Municipal Code, entitled Site requirements and development standards for commercial use districts, as first enacted by Ordinance No. 28-05, and last amended by Ordinance No. 15-21, is hereby amended to read as follows:

23.22.040 Site requirements and development standards for commercial use districts.

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

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Lot Area	None	None	None	None	None	None	None	None
Maximum Density – Multifamily Dwellings (units: square feet)	1:1,500	N/A	N/A	N/A	None	1:1,000	N/A	N/A
Minimum Lot Width – One-Family Attached Dwellings	N/A	N/A	N/A	N/A	N/A	30 feet	N/A	N/A

Standard	C-LB	C-1	C-2	C-3	CBD	WF	CR	CW
Minimum Front Yard Setback ¹⁴	20 feet	45 feet ¹	0 feet ²	0 feet ²	CBD, Parkway, Uptown Districts: 0 feet min. – 20 feet max. ^{3,11,13} Medical District: 0 feet min.	Note 4,5	Note 4	20 feet
Minimum Side Yard Setback	0 feet ⁶	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,9}	0 feet	0 feet ^{6,8}
Minimum Rear Yard Setback	0 feet ^{6,8}	0 feet ⁷	None	None	0 feet ^{6,8}	0 feet ^{5,8,10}	0 feet	0 feet ^{6,8}
Maximum Building Height ^{14,15}	55 feet	30 feet	80 feet	80 feet	CBD: 110 feet Medical: 140 feet Parkway: 50 feet Uptown: 50 feet	35 /55 feet ¹² Columbia Point North: 100 feet	35/55 feet ¹²	35 feet
Minimum Dwelling Unit Size (in square feet, excluding porches, decks, balconies and basements)	500 feet	N/A	N/A	N/A	N/A	500 feet	N/A	N/A

1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same C-1 district and within the same block.
2. No setback required if street right-of-way is at least 80 feet in width. Otherwise, a minimum setback of 40 feet from street centerline is required.
3. Unless a greater setback is required by Chapter 12.11 RMC, Intersection Sight Distance.
4. Front and Side Street. No building shall be closer than 40 feet to the centerline of a public right-of-way. The setback area shall incorporate pedestrian amenities such as increased sidewalk width, street furniture, landscaped area, public art features, or similar features.
5. In the case of attached one-family dwelling units, setback requirements shall be as established for attached dwelling units in the medium-density residential small lot (R-2S) zoning district. Refer to RMC 23.18.040.
6. In any commercial limited business (C-LB), central business (CBD) or in any commercial winery (CW) zoning district that directly abuts a single-family zoning district, the following buffer, setback and building height regulations shall apply to all structures:
 - a. Within the commercial limited business (C-LB), the central business district (CBD) and the commercial winery (CW) districts, 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 12,000, R-1-10 – single-family residential 10,000, 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.

b. Buildings that are within 50 feet of any property that is zoned for single-family residential use in commercial limited business (C-LB) and the commercial winery (CW) districts and buildings that are within 50 feet of any property that is zoned for and currently developed with a single-family residential use in the central business district (CBD) (as defined in footnote (6)(a)) 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 C-LB, CW and CBD zoning districts, respectively.

c. 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, or currently zoned for and developed with a single-family residential use in the CBD district. 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.

d. In the C-LB and CW districts, a 20-foot setback shall be provided for any side yard that adjoins a street.

7. Side yard and rear yard setbacks are not required except for lots adjoining a residential development, residential district, or a street. Lots adjoining either a residential development or residential district shall maintain a minimum 15-foot setback. Lots adjoining a street shall maintain a minimum 20-foot setback. Required side or rear yards shall be landscaped or covered with a hard surface, or a combination of both. No accessory buildings or structures shall be located in such yards unless otherwise permitted by this title.

8. No minimum required, except parking shall be set back a minimum of five feet to accommodate required landscape screening as required under RMC 23.54.140.

9. Side Yard. No minimum, except parking shall be set back a minimum of five feet, and buildings used exclusively for residences shall maintain at least one foot of side yard for each three feet or portion thereof of building height. Side yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

10. No minimum, except parking shall be set back a minimum of five feet. Rear yards adjoining a residential district shall maintain setbacks equivalent to the adjacent residential district.

11. Commercial developments such as community shopping centers or retail centers over 40,000 square feet in size and typically focused around a major tenant, such as a supermarket grocery, department store or discount store, and supported with smaller “ancillary” retail shops and services located in multiple building configurations, are permitted front and street side maximum setback flexibility for the largest building. Maximum setback standards on any other new buildings may be adjusted by the planning commission as part of the alternative design review as set forth in the performance standards and special requirements of RMC 23.22.020(E)(9).

12. All buildings that are located in both the waterfront (WF) district and that fall within the jurisdictional limits of the Shoreline Management Act shall comply with the height limitations established in the Richland shoreline master program (RMC Title 26). Buildings in the WF district that are not subject to the Richland shoreline master program shall not exceed a height of ~~35~~ 55 feet unless located within the Columbia Point North District as established by subscript No. 16 (below) and depicted on Plate No. 5., ~~unless the planning commission authorizes an increase in building height to a maximum height of 55 feet, based upon a review of the structure and a finding that the proposed building is aesthetically pleasing in relation to buildings and other features in the vicinity and that the building is located a sufficient distance from the Columbia River to avoid creating a visual barrier.~~

13. Physical additions to existing nonconforming structures are not subject to the maximum front yard setback requirements.

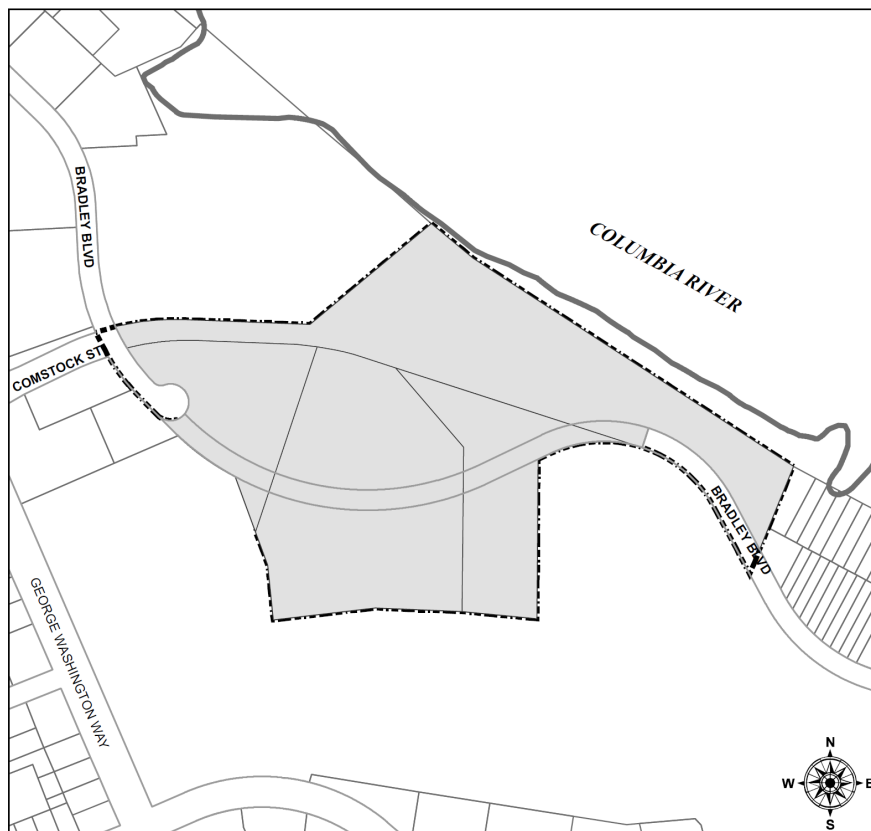
14. The medical, uptown and parkway districts of the CBD zoning district are established as shown by Plates 23.22.040(1), (2) and (3).

15. The Horn Rapids Employment Center is established as shown by Plate 23.22.040(4).

16. [The Columbia Point North district of the Waterfront zoning district is established as shown by Plate 23.22.040 \(5\).](#)

PLATE NO.5 - 23.22.040

PLATE 5



WF - COLUMBIA POINT NORTH

Section 3. This Ordinance shall take effect the day following its publication in the official newspaper of the City of Richland.

Section 4. Should any section or provision of this Ordinance be declared by a court of competent jurisdiction to be invalid, that decision shall not affect the validity of the Ordinance as a whole or any part thereof, other than the part so declared to be invalid.

Section 5. The City Clerk and the codifiers of this Ordinance are authorized to make necessary corrections to this Ordinance, including but not limited to the correction of scrivener's errors/clerical errors, section numbering, references, or similar mistakes of form.

PASSED by the City Council of the City of Richland, Washington, at a regular meeting on the ____ day of _____, 2024.

Theresa Richardson, Mayor

Attest:

Approved as to Form:

Jennifer Rogers, City Clerk

Heather Kintzley, City Attorney

First Reading: _____

Second Reading: _____

Date Published: _____