



Agenda
Planning Commission Special Meeting
Wednesday, April 19, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Commission Members: Chair Maier, Vice-Chair Richardson, and Members Eadie, Mealer, Nicholson, Townsend and Miller

Liaisons: Council Liaison: VanDyke
Council Liaison Alternate: Jones
Staff Liaison: Stevens

Regular Meeting - 6:00 p.m.

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

- I. March 22, 2023 Planning Commission Meeting Minutes
 - Carly Kirkpatrick, Administrative Assistant II

Public Hearing : Please limit public comments to 3 minutes.

Public Comments: Please limit public comments to 2 minutes. The public comment period is not an opportunity for dialogue with the Planning Commission, or for posing questions with the expectation of an immediate answer. Many questions require an opportunity for information-gathering and deliberation. For this reason, the Planning Commission will accept comments, but will not directly respond to comments, questions or concerns during public comment. Records intended for the Planning Commission's consideration must be submitted to the Planning Manager by 4:00 p.m. the day of the meeting for distribution.

Unfinished Business:

2. Proposed surplus of property located at 150 Keene Road
 - Amanda Wallner, Economic Development Manager

New Business - Public Hearing:

3. Proposed Surplus of Property Adjacent to 2619 and 2623 Falcon Lane
 - Darin Arrasmith, Planner

Communications:

Adjournment

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 4/19/2023

Agenda Category: Approval of Minutes

Prepared By: Carly Kirkpatrick, Administrative Assistant II

Subject:

March 22, 2023 Planning Commission Meeting Minutes

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Move to approve the March 22, 2023 Planning Commission Meeting minutes

Summary:

March 22, 2023 Planning Commission Meeting minutes are attached for review and consideration.

Attachments:

1. 2023.03.22 Planning Commission Meeting Minutes DRAFT



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, March 22, 2023
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chairperson Maier called the meeting to order at 6:03 p.m.

Attendance:

Present: Chair Maier, Vice-Chair Richardson, and Members Eadie, Nicholson, and Townsend

Also, present: Development Services Director Jensen, Planning Manager Stevens, Senior Planner Matthew Howie, and Permit Technician Hogan.

Approval of Agenda:

Chair Maier presented the meeting agenda for approval and asked for a motion to approve.

VICE CHAIR RICHARDSON MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MARCH 22, 2023 MEETING AGENDA. THE MOTION CARRIED UNANIMOUSLY 5-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the January 25, 2023 Planning Commission meeting for approval.

COMMISSIONER TOWNSEND MOTIONED AND COMMISSIONER NICHOLSON SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 25, 2023 PLANNING COMMISSION MEETING. THE MOTION PASSED 4-0 WITH VICE CHAIR RICHARDSON ABSTAINING.

Director Jensen introduced Council Member Van Dyke.

Public Comments:

Chairperson Maier opened public comment at 6:07 pm, with community members

present Chairperson Maier confirmed that they were there to speak on an item of business. With no public comments, she closed the comment period at 6:07 pm.

Old Business – Public Hearing:

1. CA2021-108 Badger Mountain South LUDR Amendments (continued)

Chairperson Maier recognized Planning Manager Stevens. Mr. Stevens requested a continuance for Badger Mountain South LUDR Amendments until May 2023 Planning Commission meeting.

Discussion amongst Planning Commission and Mr. Stevens regarding continuance.

AT 6:15 P.M. COMMISSIONER NICHOLSON MOTIONED TO CONTINUE THE ITEM CA2021-108 BADGER MOUNTAIN SOUTH LUDR AMENDMENTS TO THE JUNE 21ST, 2023 PLANNING COMMISSION MEETING. VICE CHAIR RICHARDSON SECONDED. THE MOTION PASSED 5-0.

New Business – Public Hearing:

3. 150 Keene Road Proposed Surplus - Darin Arrasmith, Planner

Darin Arrasmith presented the proposed surplus of 150 Keene Rd.
He advised maintenance agreement has not been kept up and will expire 2029.
The new owner of abutting property is to purchase property once the surplus is approved.
The Directors and Parks Department approve of this surplus.
Staff in support of Surplus.
No public comments.
Discussion between Planning Commission and Mr. Arrasmith regarding utility easements. Concern about access trail being maintained.

AT 6:29 P.M. COMMISSIONER NICHOLSON MOTIONED TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL TO APPROVE PROPOSED SURPLUS AND GIVE SPECIAL CONSIDERATION TO THE ABUTTING PROPERTY OWNER IN FUTURE LAND SALE AND VICE CHAIR RICHARDSON SECONDED.

Before vote, there was discussion about amending motion that the boundary line before sale be adjusted to exclude the areas to the west the utility and transit corridor proposed easement.

AT 6:40 P.M. COMMISSIONER TOWNSEND MOTIONED TO AMEND MOTION TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL TO APPROVE PROPOSED SURPLUS AND GIVE SPECIAL CONSIDERATION TO THE ABUTTING PROPERTY OWNER IN FUTURE LAND SALE TO A RECOMMENDATION TO CITY COUNCIL TO APPROVE THE PROPOSED SURPLUS SUBJECT TO A REVISED BOUNDARY LINE TO EXCLUDE AREA WEST OF IDENTIFIED UTILITY

AND ACCESS EASEMENT AND TO GIVE SPECIAL CONSIDERATION TO THE ABUTTING PROPERTY OWNER IN NEGOTIATING FUTURE LAND SALE AGREEMENT. AND COMMISSIONER NICHOLSON SECONDED IT. MOTION ON TABLE DID NOT PASS 4-1.

Back to discussing original Motion by Nicholson to recommend that City Council approve proposed surplus and give special consideration to the abutting property owner in future land sale Richardson Seconded.

Clarification that motion only for Surplus.

Discussion regarding deed restriction at time of sale to maintain utility and access easement as open space.

Council Member Van Dyke suggested a conversation should be had with abutting property owner about changes to recommendation to council for surplus, before approving surplus motion.

AT 6:53 P.M. COMMISSIONER TOWNSEND AMENDED MOTION TO A MOTIONED TO CONTINUE THE ITEM 150 KEENE ROAD PROPOSED SURPLUS TO THE NEXT SCHEDULED PLANNING COMMISSION MEETING. VICE CHAIR RICHARDSON SECONDED. THE MOTION PASSED 5-0.

AT 6:56 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

**4. ANX2022-102 - 24907 Dallas Road - Zoning Determination
- Matthew Howie, Senior Planner**

Senior Planner Howie presented brief overview of proposal. Recommendation was given that the Planning Commission consider and provide a recommendation for the appropriate zoning of this property. The three zoning choices per code are SAG, R1-10, and R1-12.

AT 7:01 P.M. CHAIRPERSON MAIER OPENED THE PUBLIC HEARING.

Owner Ryan Tucker 24907 Dallas Rd spoke on his request for annexation. Chair Maier asked owner if he had preference for zoning. He did not.

Neighboring property owner Jackie Lewis 24806 Dallas Rd. just had questions on the annexation process. Council recommended she talk with Planning department at City of Richland. Mike Stevens advised Jackie Lewis that her property is not in area able to be annexed at this time.

Discussion regarding Home Occupation business in R1-10.

Council asked about annexation area allowances. Kerwin Jensen advised allowed to annex anything within Urban Growth Boundary.

AT 7:08 P.M. VICE CHAIR RICHARDSON MOTIONED TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL THAT THEY RECOMMEND R1-10 ZONING FOR PROPERTY AT 24907 DALLAS RD AND COMMISSIONER TOWNSEND SECONDED. THE MOTION PASSED 5-0.

Communications:

Chairperson Maier asked if there were any communications.

5. Future Discussion - Residential Height Standards
- Kerwin Jensen, Development Services Director

Planning Commission acknowledged Mr. Jensen's proposal to have future discussion regarding affordable housing and adjusting residential height standards.

Council Member Van Dyke advised glad to be here looks forward to meeting each Commissioner.

AT 7:01 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

Adjournment:

Chairperson Maier adjourned the meeting at 7:14 p.m.

PREPARED BY:

Jodi Hogan, Permit Technician

REVIEWED BY:

Mike Stevens, Planning Manager

APPROVED BY:

Francesca Maier, Chairperson



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 4/19/2023

Agenda Category: Unfinished Business

Prepared By: Amanda Wallner, Economic Development Manager

Subject:

Proposed surplus of property located at 150 Keene Road

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Motion to recommend that the City Council approve the proposed surplus and give special consideration to the adjacent property owner in negotiating a future land sale.

Alternative motion: Recommend City Council not approve the surplus of this property.

Summary:

The City owns approximately 2.5 acres of property located between Keene Road and the Keene Road Trail corridor, and adjacent to the two retail center properties located at 112-120 Keene Road and 130-138 Keene Road. These retail properties occupy land that was once owned by the City and sold for private development.

In June 2022, City staff was approached by the current owner of the retail center regarding acquiring the identified property adjacent to the trail corridor. The subject property is under a maintenance agreement with the original retail center owner, KTV Inc., which expires in 2029. Rather than pursue negotiations with the City for new maintenance agreement terms, it is the desire of all parties to end the maintenance agreement prior to 2029 and pursue the purchase and sale of the property in order to expand their existing commercial development. This is in alignment with the desires of the Parks Department as well as Code Enforcement and other departments within the City. This property is proposed for surplus, and is no longer needed for municipal purposes.

There will be no direct access granted to the subject property from Keene Road. Access to the subject property will be required from the adjacent property. This may be accomplished by providing an access easement or by completing a boundary line adjustment. It has been determined that sufficient access exists at other points and elimination of access to the trail from this property will increase safety for users as development occurs.

The subject property surplus received a favorable recommendation from the Parks Commission on 3/9/2023 and by the Economic Development Committee on 3/20/2023. The item was considered and a public hearing held at the Planning Commission meeting on 3/22/2023, where discussion and action was continued to this meeting. There was no comment from the public at the hearing, and no concerns were raised regarding the surplus of this property.

City staff is seeking a favorable recommendation to the Council for approval of this item. The alternative is a motion not to recommend the item for Council approval. Once the surplus action is approved by Council, the City will enter into negotiations with the owners of the retail center properties for the sale and purchase of the approximately 2.5 acres of City-owned property, which will be brought before the City Council for consideration at a future date.

Attachments:

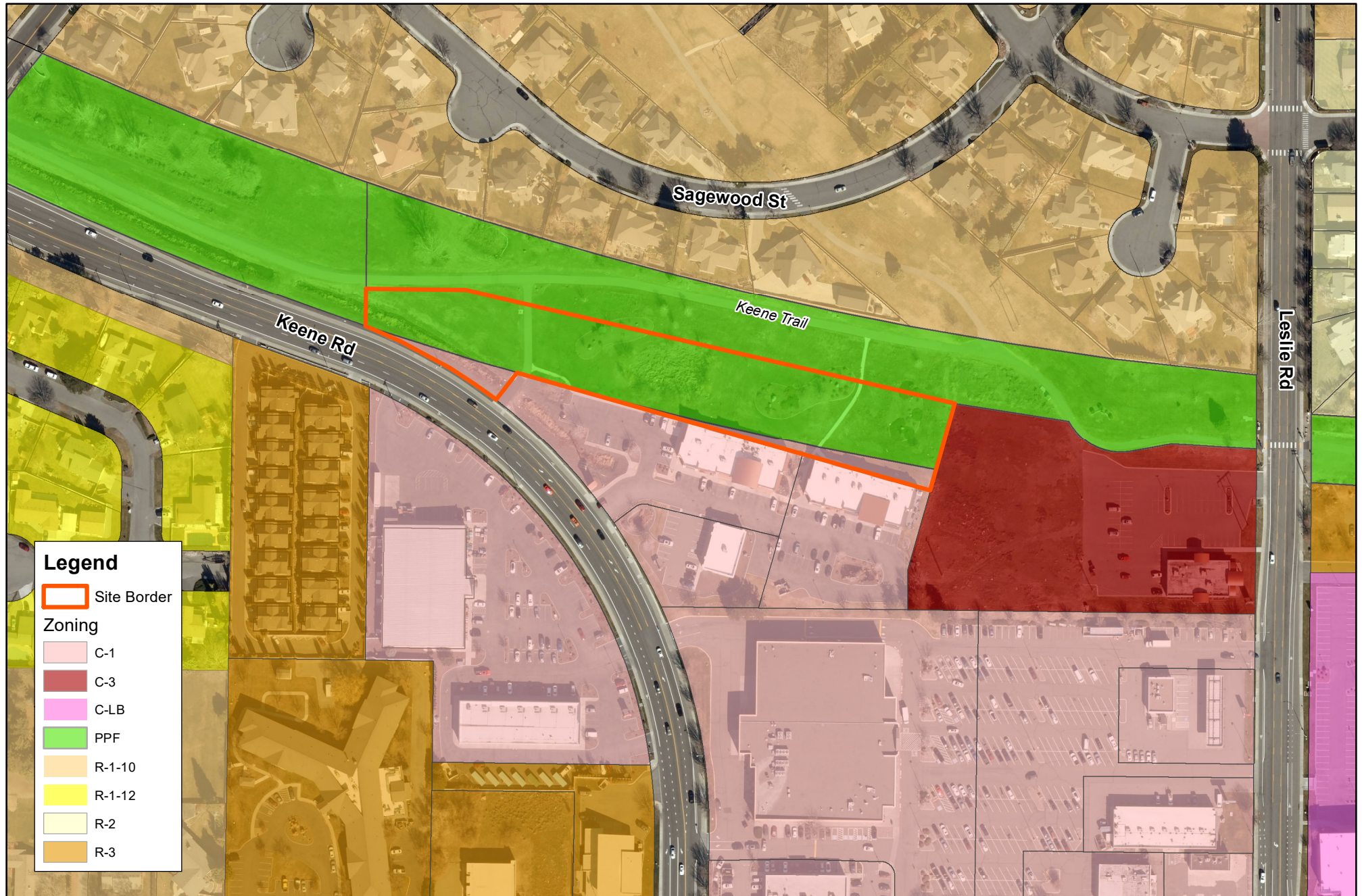
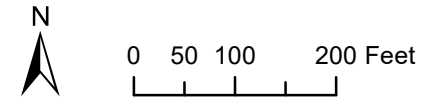
1. 150 Keene Road Surplus - Site Map
2. 150 Keene Zoning



150 KEENE ROAD
AREA OF SURPLUS (~2.5 ACRES)

Zoning Map

Item: 150 Keene Road Surplus
Address: 150 Keene Rd





PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 4/19/2023

Agenda Category: New Business - Public Hearing

Prepared By: Darin Arrasmith, Planner

Subject:

Proposed Surplus of Property Adjacent to 2619 and 2623 Falcon Lane

Request:

Core Focus Area 3 - Increase Economic Vitality

Recommended Motion:

Motion to recommend that the City Council approve the surplus of approximately 1,651 square feet of real property located adjacent to 2619 and 2623 Falcon Lane and pursue negotiations with the adjacent property owners.

Summary:

The City owns approximately 1,651 square feet of park property located adjacent to and southwest of 2619 and 2623 Falcon Lane in the Falconcrest Phase I subdivision. This triangular property is the current location of a segment of the trail that connects Amon Basin in Claybell Park to the east with the Benton County Badger Mountain Centennial Preserve to the west.

The proximity of this segment of the trail to the residences at 2619 and 2623 Falcon Lane results in frequent trespassing by trail users onto these neighboring properties. In May 2020, City staff was approached by the owner of 2623 Falcon Lane regarding acquiring this triangular property as a means to resolve this on-going issue.

The City has plans to relocate this segment of the trail further away from the residences and no longer needs this property for the trail's alignment.

Surplus of the subject property received a favorable recommendation from the Parks Commission on April 13, 2023, and a favorable recommendation from the Economic Development Committee on April 17, 2023.

Once the surplus action is approved by City Council, the City will enter into negotiations with the adjacent landowner at 2619 Falcon Lane for the sale and purchase of 682 square feet of the surplus City-owned property, and the City will enter into negotiations with the abutting landowner at 2623 Falcon Lane for the sale and purchase of 969 square feet of the surplus City-owned property. Final agreements will be considered at a future Council meeting.

Attachments:

1. Site Map - Falcon Lane Surplus
2. Falcon Lane surplus Zone



PROPERTY PROPOSED FOR SURPLUS
1,651 SF

Zoning Map

Item: Falcon Lane Surplus
Applicant: City of Richland Parks Department



0 75 150 300 Feet

