



Agenda
Planning Commission Workshop
Wednesday, January 13, 2016
City Manager's Conference Room | 975 George Washington Way

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

Liaisons: Council Liaison Lemley
Staff Liaison Development Services Manager Simon

Regular Workshop - 7:00 p.m.

Call to Order / Attendance:

Business:

1. 2015 Planning Commission Annual Report
 - Rick Simon, Development Services Manager
2. Landscape Buffer Requirements
 - Rick Simon, Development Services Manager

Adjournment

The next Planning Commission Workshop is February 10, 2016

The next Planning Commission Meeting is January 27, 2016

Richland City Hall is ADA accessible. Council Chamber parking and access is available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Planning Commission Workshop by calling the City Clerk's Office at 942-7388.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 01/13/2016

Agenda Category: Business

Prepared By: Rick Simon, Development Services Manager

Subject:

2015 Planning Commission Annual Report

Request:

Recommended Motion:

Summary:

Each year, the Planning Commission provides a report to the Richland City Council on highlights and accomplishments of the department from the previous year. A draft copy of the report is included for the Commission's review and discussion.

Attachments:

1. DRAFT 2015 Planning Commission Annual Report

DRAFT

RICHLAND PLANNING COMMISSION

2015 ANNUAL REPORT

DRAFT

2015 Annual Report

Introduction

The first section of this report focuses on the progress the city made in 2015 towards achieving its goals as identified in the city's Strategic Plan. Only those goals that are directly or indirectly related to the Planning Commission functions are considered in this report, which summarizes both the progress made by the city in achieving its strategic goals and suggests further actions that the city should take to fully implement its goals in the coming year.

The second section of the report addresses the development activity that occurred throughout the city in 2015 and briefly analyzes development trends.

The largest change to the Planning Commission that occurred in 2015 was the city's implementation of a hearing examiner system. With the new system, the Commission's role in reviewing land use permits is significantly reduced, only retaining the review of applications pertaining to sidewalk use licenses and deviations from building design standards in the Central Business District. The Commission's primary focus in 2015 were code changes and the new responsibility they inherited from the Housing Advisory Committee regarding the annual award of Community Development Block Grant funds.

Moving ahead in 2016, the Commission's efforts will largely be focused on updating the city's Comprehensive Plan.

Section 1 – Strategic Keys

Of the seven strategic keys that City Council has adopted for the Richland, six relate in some way to the work that the Planning Commission is involved in. (Key #1- Financial Stability and Operational Effectiveness is excluded from this report because the Commission's activities in 2015 did not address this area.) Each goal that is part of a strategic key that relates to the Planning Commission's functions is listed below, with a summary of the progress made in 2015 towards implementation of the goal. The discussion for each key ends with the Commission's recommendations for activities that the city should pursue in 2016 to further implement the strategic keys.

Key 2 – Infrastructure and Facilities

Goal 2.1 – Plan and provide infrastructure essential to community growth

Progress made in 2015 –

- A. The Commission completed its annual review of the Transportation Improvement Program (TIP), following its hearing in May, recommending approval of the plan to the City Council.

- B. The Commission held a public hearing and made recommendations to City Council concerning the City's Stormwater Retrofit Program.
- C. Construction of a new cell tower at 1621 Terminal Drive and upgrades to an existing tower at 1100 Glenwood Court were both completed.

Key 2 Recommendations for 2016:

- The Planning Commission should be apprised of progress made in the acquisition of the GSA parking lot and associated redevelopment efforts.
- The Commission should have the opportunity to review the study that the city will undertake concerning the future extension of the Rachel Road corridor.
- The Commission should review transportation and utilities planning as part of the city's comprehensive plan update process.

Key 3 – Economic Vitality

Progress made in 2015-

- A. Construction of the Preferred Freezer Storage facility in North Richland was completed. Valued at \$69 million, the project has added significantly to the City's tax base.
- B. The City worked with its development partners, TRIDEC, the Port of Benton and Benton County to complete the transfer of 1,341 acres of Department of Energy (DOE) land to the city and Port for future industrial development.
- C. Central Washington Corn Processors completed work on its rail loop system and continue construction on its processing facilities.
- D. The Wine Sciences Center on the WSU Tri-Cities campus opened.
- E. Commercial development in Vintner's Square continued in 2015 with the addition of Qdoba and Hop Jacks restaurants, along with Carter's/OshKosh B'Gosh children's wear and Jamba Juice.
- F. Development along the Queensgate corridor included the completion of the Queensgate 12 Cinema, Dickey's Restaurant and the Krispy Kreme Donut shop.
- G. The city completed two annexations in 2015 – the Westchester annexation of 15 acres located along Dallas Road and the Whitfield annexation of 24 acres located south of and adjacent to Shockley Road. The Commission recommended single family zoning for both of these annexations.
- H. Development continued along Columbia Point Drive as construction of a new boutique hotel, Escape Lodge at Columbia Point, began along with a new restaurant, Lulu's. Additionally, Budd's Broiler also opened in the former location of Anthony's Event Center.
- I. The Commission recommended approval of a comprehensive plan amendment for property located near the Steptoe Street corridor to provide for the expansion of a future neighborhood commercial center.

Key 3 Recommendations for 2016:

- The Planning Commission should work to develop a specific plan for the extension of the Urban Growth Area to encompass the lands transferred from the Department of Energy.
- The Commission should review the economic development plan as part of the city's comprehensive plan update process.

Key 4 – Central Richland and Island View District Revitalization

Goal 4.1 – Implement the Central Business District and Swift Corridor Master Plans.

Progress made in 2015-

- A. Kadlec Regional Hospital is working to upgrade and expand its facilities, including construction of the four remaining floors of its main tower as well as construction of a four story parking garage. In total, Kadlec is spending over \$61 million in 2015 for the remodeling and expansion of its facilities.
- B. The Commission issued a sidewalk use license to permit to Paper Street Ale House to operate a sidewalk café in the Parkway.
- C. Development activities along the Swift corridors included three new buildings at the northeast corner of Jadwin Avenue and Swift Boulevard, including the new Dupus Boomer's restaurant and lounge, a second restaurant building housing both Taco Bell and Jimmy John's and an office building.
- D. Development within the Island View area included two new medical office buildings in the Spaulding Business Park valued at over \$8.7 million and two new office buildings on Fowler Street.

Key 4 Recommendations for 2016:

- The city should develop modified street standards and/or street patterns in Island View area to encourage redevelopment.
- The Commission should be provided an opportunity to review the Waterfront plan.

Key 5 – Natural Resources Management

Goal 5.1 – Balance public and private interests in the preservation of identified natural and environmentally sensitive areas.

Progress made in 2015 -

- A. The Commission reviewed and approved a shoreline substantial development plan for the construction of a low concrete or rock wall in Howard Amon Park near the shoreline to reduce erosion and provide for a swim beach.

Key 5 Recommendations for 2016:

- The Commission should review the city's Critical Areas Ordinance for compliance with the Best Available Science standard as part of the overall comprehensive plan update.

Key 6 – Community Amenities

Goal 6.1 – Identify and invest in local and regional cultural, recreational, leisure and educational amenities that enhance residents' quality of life and promotes tourism/business travel.

Progress Made in 2015 –

- A. The Richland School District finished construction of the rebuilt Sacajawea and Lewis and Clark elementary schools as well as the new Orchards elementary school and the Three Rivers Home Link facility. The district is currently constructing a new Marcus Whitman elementary school.
- B. The city is building an outdoor stage facility at the John Dam Plaza.
- C. WSDOT completed an upgrade to its park and ride lot located at 655 Windmill Road.

Key 6 Recommendations for 2016:

- The Commission should review the city's pedestrian and bike plans as part of the city's comprehensive plan update process.
- The Commission should review the city's parks and open space plan as part of the city's comprehensive plan update process.
- The Commission should review city sign standards for the Central Business District.

Key 7 – Neighborhood & Community Safety

Goal 7.1 – Promote enhanced levels of public safety, livability and attractiveness of all neighborhoods and commercial property.

Progress made in 2015 -

- A. The Commission reviewed and recommended approval of code amendments related to updating standards for wireless communication facilities, setbacks for swimming pools on residential lots, residential development standards applicable to the Business Research Park district, frontage improvement requirements for industrial districts, creating a process for the vacation of a binding site plan and standards for food vendors operating in city parks.
- B. The Commission recommended amendments to the Land Use and Development Regulations (LUDR) in place for the Badger Mountain South Master Planned Community and have recommended changes designed to assist the developers in

creating a product that is more salable and affordable in the current market, while still maintaining the original intent of a walkable, sustainable community.

Key 7 Recommendations for 2016:

- The Commission should consider incorporating Crime Prevention Through Environmental Design (CPTED) standards as part of the comprehensive plan update process.
- The Commission should consider development of a sustainability goals in the comprehensive plan update.
- The Commission should review the city's housing plan as part of the comprehensive plan update process.
- The Commission should develop a plan for the areas designated in the current land use plan as "urban reserve" as part of the comprehensive plan update process.

Section 2 – Citywide Development Trends

Overview

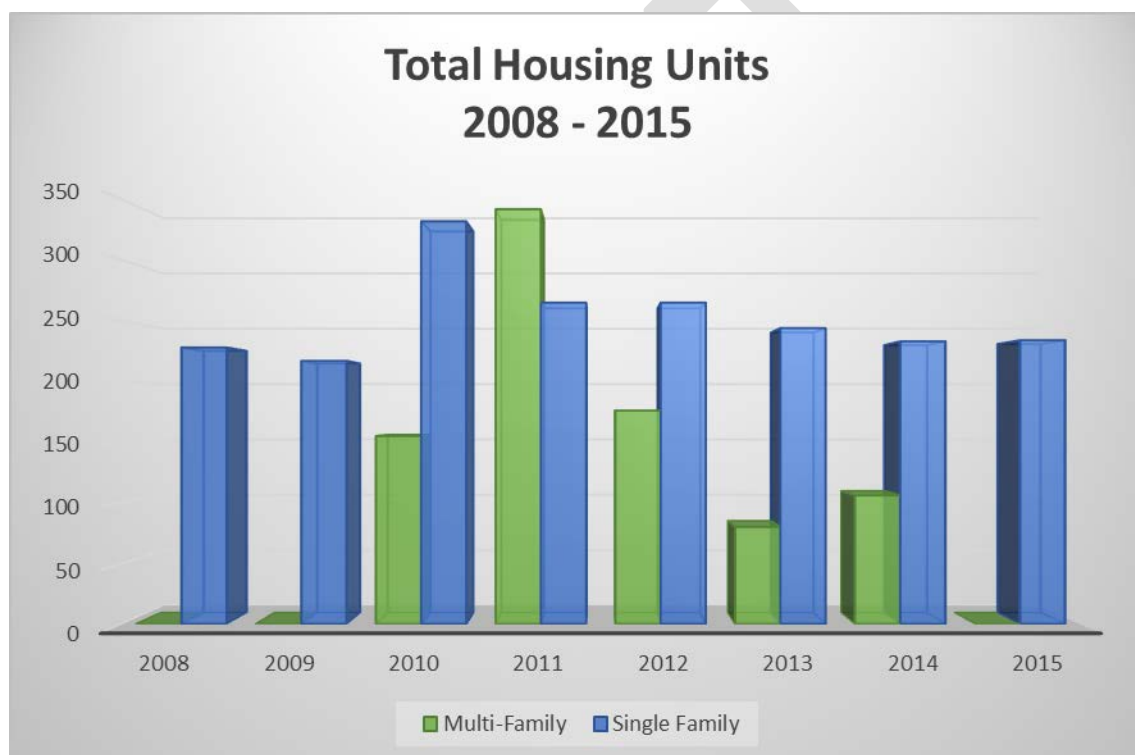
The level of development activity in 2015 was similar to 2014 in that several large projects boosted the overall total construction value significantly. In 2014, total construction valuation was over \$230 million, compared to \$221 million in 2015, significantly over the eight year average of \$164 million. Several factors contributed to the increase in construction valuation. Most importantly were the improvements initiated by Kadlec Regional Medical Center, which included construction of four additional floors on the hospital tower and construction of a new parking garage and totaling over \$61 million. The Richland School District is in the midst of a school rebuilding and began construction of a \$16 million rebuild of Marcus Whitman Elementary School. Finally, the Queensgate 12 Cinemas with a valuation of \$10.3 million completed the list of the largest construction projects undertaken in the city in 2015.



Residential Activity

The number of single family permits issued in 2015 remained fairly constant with 2014 totals, with 234 permits issued in 2015 and 233 permits in 2014. The average number of single family permits issued over the past eight years has been 252 permits. For the first time in six years, the city did not issue any permits for multi-family housing. The eight year average for new multi-family units is 112 units,

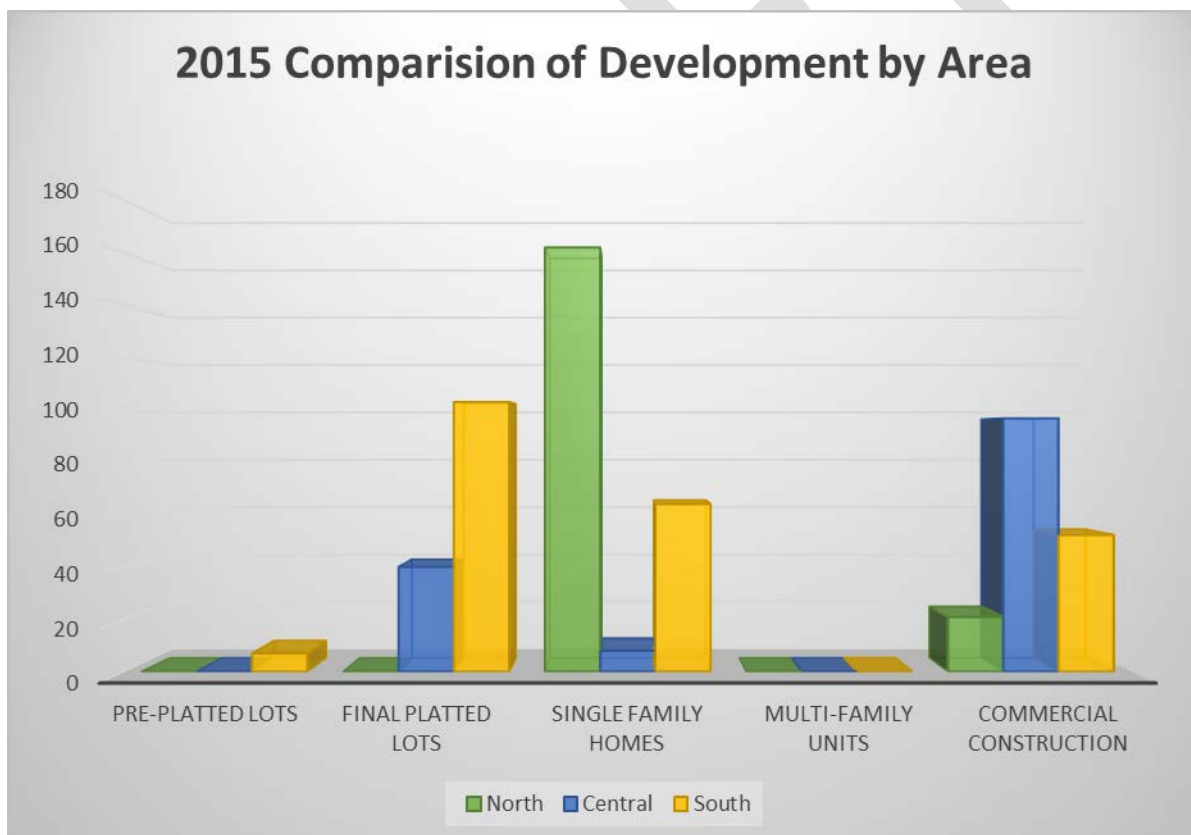
The total number of new dwelling units constructed in 2015 was 334, or 36 units less than the eight year average of 370 units.



Distribution of Residential Construction Activity

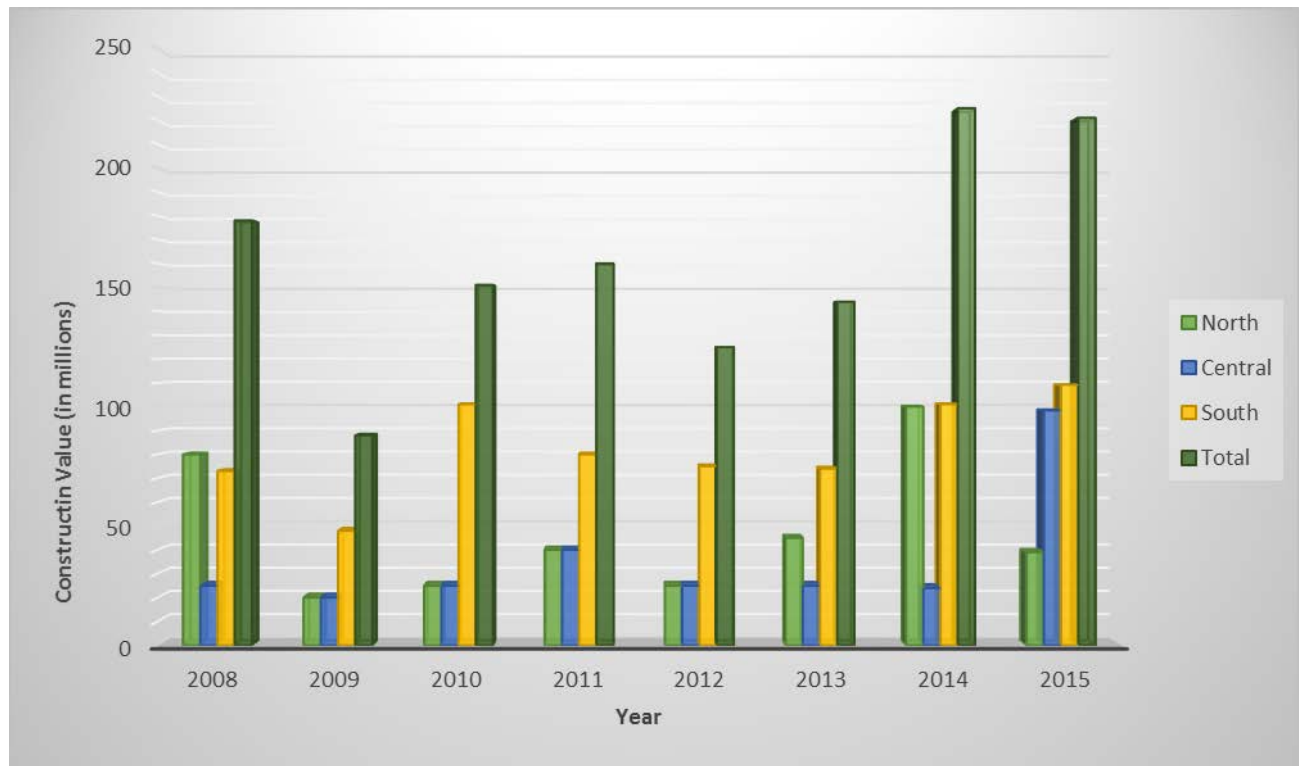
In a continuing trend, the vast majority of residential construction occurred in South Richland (south of the Yakima River). Of the 234 permits issued in 2015 for single family residences, 162 homes were located in South Richland, 64 permits were issued in the North Richland area (North of Van Giesen Street), and 8 permits were issued in Central Richland. Platting activity was distributed exclusively between North and South Richland, with 40 new lots created in North Richland and 103 lots created in South Richland.

The average value of single family residence in 2015 was \$327,525, a 1.9% decrease from new home values in 2014. (Note: Home values included in this report are based on standard permit valuation tables and do not necessarily reflect market value.) Home values varied by location, with South Richland containing the most expensive homes (average value of \$351,522) and Central Richland the least expensive (average value of \$201,127) while the average value in North Richland was in the middle at \$282,584.



Commercial Activity

The number of commercial projects increased significantly from the prior year (76 projects in 2015 compared to 36 projects in 2014) but the overall value of commercial construction increased only slightly: \$136 million in 2014, compared to \$144 million in 2015.



The most significant commercial projects in Richland were located in Central Richland, with the improvements made to Kadlec facilities and re-build of the Marcus Whitman Elementary School. The largest projects in North Richland consisted of a lab and testing facility at 2011 Saint Street, a new office building at 851 Smartpark Street; and the Richland Three Rivers Homelink facility on Van Giesen. In South Richland, the largest projects were the Queensgate 12 Cinemas at Lincoln Landing and two medical office buildings in the Spaulding Business Park.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 01/13/2016

Agenda Category: Business

Prepared By: Rick Simon, Development Services Manager

Subject:

Landscape Buffer Requirements

Request:

Recommended Motion:

Summary:

As a result of a previous application to change the land use designation of property abutting a residential zone, staff will provide information and examples of landscape buffering for the Commission to review and discuss. Materials will be distributed at the workshop.

Attachments:
