



MINUTES
RICHLAND PLANNING COMMISSION MEETING No. 9-2014
Richland City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, September 24, 2014
7:00 PM

Call to Order:

Chairman Utz called the meeting to order at 7:00 PM

Attendance:

Present: Commissioners Berkowitz, Boring, Jones, Wallner, Wise and Chairman Utz. Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard. Commissioners Clark and Madsen were excused.

Approval of Agenda:

Chairman Utz presented the September 24, 2014 meeting agenda for approval.

The agenda was approved as presented.

Approval of Minutes

Chairman Utz presented the meeting minutes of the August 27, 2014 regular meeting for approval.

A motion was made by Commissioner Boring and seconded by Commissioner Berkowitz to approve the meeting minutes of the August 27, 2014 regular meeting as written.

THE MOTION CARRIED BY UNANIMOUS VOICE VOTE.

Public Comment

Chairman Utz opened the public comment period at 7:03 PM and seeing no one who wished to comment closed the comment period at 7:03.

Chairman Utz announced that the Shoreline Permit application originally scheduled for tonight's meeting had been postponed until the regular October 22nd meeting.

PUBLIC HEARING

Public Hearing Explanation: Ms. Howard explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues.

Commissioner Berkowitz announced that she would recuse herself from the first hearing item and also noted that while she formerly worked for PNNL, she did feel she would be able to fairly participate in the review of that application. She then left the hearing chamber.

Commissioner Jones also announced that he formerly was a representative of PNNL but did not feel that would impair his ability to hear the PNNL application.

New Business

1. APPLICANT: HAYDEN HOMES (Z2014-103)

A.) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN, RECLASSIFYING 12.2 ACRES FROM LOW DENSITY RESIDENTIAL TO COMMERCIAL

B) REQUEST TO CHANGE THE ZONING ON 12.2 ACRES FROM AG-AGRICULTURAL TO C-1 NEIGHBORHOOD COMMERCIAL

Mr. Simon presented the staff report for the plan amendment and rezoning request, discussed the site and displayed several maps and aerial photographs.

Chairman Utz opened the public hearing at 7:16 PM.

Applicant, Nathan Machiela: representative of Hayden Homes, 7406 Country Heights Drive, Kennewick agreed with the staff report and indicated that the best use of this property, along the Steptoe corridor is commercial. The small triangular area on the east boundary is an odd piece and may be landscaped or used for a small coffee shop, but is not sure at this point. The natural separation of the wasteway between the proposed commercial area and the residential development of Clearwater Creek provides a good buffer.

Chairman Utz seeing no others who wished to speak, closed the public hearing at 7:19 PM.

Discussion:

Commissioner Wise asked if they would be additional environmental review for a future commercial uses or would the SEPA checklist prepared for this present

application serve for any future commercial use that may be brought forward for this site. **Mr. Simon** responded that any future commercial development would have to go through a separate SEPA analysis.

Commissioner Jones questioned if the present application locks the future location of Rachel Road into place. **Mr. Simon** responded that the western portion of Rachel Road, as it runs through the Clearwater Creek plat has lots of flexibility to move, but that the eastern end of the road, as it extends from the Steptoe Street/Center Parkway intersection is well established. **Mr. King** added that with the approval of the Clearwater Creek subdivision the City required that an alignment study would be done that would ensure that there would be adequate flexibility as to the future location of the western portions of Rachel Road.

Commissioner Boring noted the 10 foot wide trail planned by the Parks Department and asked if there would be an 8 foot sidewalk in addition to the trail or within the trail. **Mr. Lambert** expected consistency with the Keene Road frontage, but deferred to Public Works where the development review for sidewalks would occur.

Commissioner Wallner inquired as to the zoning of the property adjoining the site that is in the City of Kennewick and questioned what would happen with the property if it remained in an undeveloped state and whether it would just be covered with weeds. **Mr. Simon** indicated that the City of Kennewick has a low density residential zoning designation on the adjacent property. The land owner has the responsibility for maintaining the property in accordance with City requirements for weed control.

Chairman Utz questioned what would happen with the property immediately to the north which has been identified as a buffer for the commercial property. **Mr. Simon** responded that the property in question is also under the ownership of Hayden Homes, but they had not yet identified a proposed use for that property.

Nathan Machiela, Hayden Homes representative responded that the area to the north would be single family residential to match Clearwater Creek and stated that a residential development application would be brought forward in the future and that Hayden Homes had no plans to expand commercial uses onto this site.

Commissioner Boring noted that there is a benefit to have commercial services in the midst of a residential development and noted that there are commercial businesses in close proximity to her neighborhood.

Commissioner Wise asked for clarification that the area north of the future Rachel Road would not be included in the commercial rezone. **Chairman Utz** responded that this was the case. He also noted that with only five members present

A motion was made by Commissioner Boring and seconded by Commissioner Jones to concur with the findings and conclusions set forth in Staff Report

Z2014-103 and recommend approval to the City Council to one: amend the comprehensive plan designation for a 12.2 acre site, changing the land use designation from Low Density Residential to Commercial; and number two: recommend approval of the request to amend the zoning on the 12.2 acre site from AG-Agricultural to C-1 Neighborhood Retail, subject to compliance with the mitigation measures as identified in the March 3, 2014 MDNS issued for the Clearwater Creek project.

THE MOTION CARRIED 5-0.

Commissioner Berkowitz entered the hearing chamber.

2. APPLICANT: PACIFIC NORTHWEST NATIONAL LABORATORIES (Z2014-104) AMENDMENTS TO THE LAND USE MAP OF THE CITY COMPREHESIVE PLAN RECLASSIFYING 155 ACRES FROM COMMERCIAL AND LOW DENSITY RESIDENTIAL TO NATURAL OPEN SPACE AND BUSINESS RESEARCH PARK DESIGNATIONS

Mr. Lambert presented the staff report for the proposed comprehensive plan amendment, noting that the subject property lies outside of the City limits but within the City's Urban Growth Area. He explained the current uses of the site and the history of both the City's and the Department of Energy's plans for this area.

Chairman Utz opened the public hearing at 7:39PM.

Jim Bixler, 516 Meadows Drive, Richland representing Pacific Northwest National Laboratories and Department of Energy Pacific Northwest Office of Science. He pointed out the PNNL campus master plan is a strategic guide for the development of the entire campus. The intent of the application is to bring the City's plans into agreement with the master plan and with DOE's plans. He noted that the area proposed for natural open space is not available for development as it has been set aside by the DOE as a preservation area.

Chairman Utz closed the public hearing at 7:44 PM.

Commissioner Jones asked a series of questions regarding the impact of the proposed plan amendment on the 325 facility; on future utility corridors, on cultural resources, **Jim Bixler** explained that the proposed amendment would not have an impact on these facilities and resources.

Commissioner Berkowitz noted that the Business Research Park allows for residential development and asked if the owner would be mandated to have residential development on-site. **Mr. Lambert** responded that the owner would not be required to develop a portion of the site with residential uses.

A motion was made by Commissioner Boring and seconded by Commissioner Berkowitz to concur with the findings and conclusions set forth in Staff Report (Z2014-104) and recommend to the City Council adoption of the proposed amendments to the Land Use Map of the City's Comprehensive Plan.

THE MOTION CARRIED 6-0.

3. APPLICANT: CITY OF RICHLAND (Z2014-107)

A) AMENDMENT TO THE LAND USE MAP OF THE CITY COMPREHENSIVE PLAN RECLASSIFYING 2.75 ACRES FROM DEVELOPED OPEN SPACE AND WATERFRONT TO CENTRAL BUSINESS DISTRICT

B) REQUEST TO CHANGE THE ZONING ON .75 ACRES FROM DEVELOPED OPEN SPACE TO CENTRAL BUSINESS DISTRICT

C) SURPLUS OF .75 ACRES OF CITY OWNED PARK SITE

Mr. Simon presented the staff report of the proposed amendments to the comprehensive plan and zoning code to make the former Chrest Museum site ready for private redevelopment and to clean up an existing issue with the property at 650 George Washington Way to bring the plan designation and zoning into conformance with each other.

Chairman Utz opened the public hearing at 7:58.

Brian Moore, the City's Redevelopment Project Supervisor, noted that the former museum site is at grade with 650 George Washington Way and excludes any property that is used for park purposes. He noted that the property is being marketed for mixed use development and that improvements would be made to provide ADA accessibility for the existing urban greenbelt trail.

Chairman Utz closed the Public Hearing 8:02 PM, with no one wishing to speak.

Commissioner Boring asked if the City would get rid of the hole at 650 George Washington Way. **Mr. Moore** responded that this would be the intent. The site is anticipated to be developed with 10,000 to 15,000 square feet of retail space and up to 20,000 square feet of office space.

Commissioner Berkowitz asked what building height would be allowed in the Central Business District. **Mr. Lambert** responded that allowable building height would be 110 feet. **Commissioner Berkowitz** expressed concern with that building height immediately adjacent to the park and suggested that a more appropriate height limit would be 50 feet, which is the standard that is in place at the Uptown.

Commissioner Boring noted that all the adjoining properties are part of the CBD district and would be allowed to build to a height of 110 feet. **Chairman Utz** also noted the presence of several buildings along Howard Amon Park that have CBD zoning and could be built to a height of 110.

Commissioner Berkowitz questioned how parking reductions would be applied to this site. **Mr. Moore** responded that the site would be eligible for parking reductions contained in the CBD but noted that the current project proposed would include all required parking on-site. He also noted that the parking reduction that could potentially be applied would reduce one parking space for every four parking spaces available on street or within a municipal parking lot that are located within 600 feet of the site.

A motion was made by **Commissioner Wallner** and seconded by **Commissioner Boring** that the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2014-107) and first recommend approval of the request to amend the comprehensive plan designation for 2.68 acre site, changing the land use designation from Waterfront and Developed Open Space to Central Business District; and second to recommend approval of the request to amend the zoning on the .61 acre site from Parks and Public Facilities to Central Business District; and third to recommend approval of an action to declare the .61 acre site located at 95 Amon Park Drive surplus to the City's needs.

Commissioner Berkowitz noted that she has a philosophical objection to giving up park land.

Commissioner Berkowitz moved to amend the original motion to place a height restriction of 50 feet on the .61 acre site as a condition of sale. **Commissioner Wise** seconded the amendment.

The amendment carried by a vote of 4-2 with **Commissioners Boring** and **Wallner** voting against the motion.

The motion as amended was then carried by a vote of 5-1, with **Commissioner Berkowitz** voting in opposition to the motion.

Communications:

Mr. Simon

- Reminded all that the Commission has a workshop scheduled for October 8th.

Commissioner Wise

- Noted that *Tri-City 20-20 Looking Beyond Tomorrow*, a sustainability forum, will be held on October 23rd at the Convention Center from 1:00 to 5:00 p.m.

Commissioner Berkowitz

- Questioned what alternatives City Council was discussing for the south end of George Washington Way. **Mr. King** noted that the Council has just authorized a study to be conducted but has not yet reviewed the specific options.

Commissioner Jones

- Suggested that Commissioner Wise use the new email system to provide the Commission a copy of the sustainability forum information.

Chairman Utz

- Announced his resignation from the Commission. He noted that after a great deal of thought he has concluded that he is not the right person for the job. He stated that he appreciated everyone's hard work.

ADJOURNMENT:

The September 24, 2014 Richland Planning Commission Regular Meeting 9-2014 was adjourned at 8:24 PM. The next regular meeting of the Planning Commission will be held on October 22, 2014.

REVIEWED BY:



Rick Simon, Secretary
Richland Planning Commission

