



**MINUTES
PLANNING COMMISSION MEETING**
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, August 26, 2015
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:00 PM.

Attendance:

Present: Commissioners Berkowitz, Boring, Clark, Palmer, Wallner and Wise and Chairman Madsen. Also present were Community Development Services Manager Rick Simon, Community Development Director Kerwin Jensen, Transportation & Development Manager Jeff Peters and Recorder Pam Bykonen.

Approval of Agenda:

Chairman Madsen presented the August 26, 2015 meeting agenda for approval.

The August 26, 2015 meeting agenda was approved as presented.

Approval of Minutes

Chairman Madsen presented the meeting minutes of the July 22, 2015 meeting for approval. He noted a correction to the second date listed under Approval of the Agenda.

A motion was made by Commissioner Wallner and seconded by Commissioner Clark to approve the meeting minutes of the July 22, 2015 meeting as amended.

Motion carried 7-0.

Chairman Madsen presented the meeting minutes of the August 5, 2015 special meeting for approval. He noted a correction to the second date listed under Approval of the Agenda.

A motion was made by Commissioner Wallner and seconded by Commissioner Clark to approve the meeting minutes of the August 5, 2015 special meeting as amended.

Motion carried 6-0, with Commissioner Boring abstaining.

Public Comment

None.

Public Hearing

Ms. Bykonen read the Public Hearing explanation for those wishing to participate in the Public Hearing.

New Business

1. CITY OF RICHLAND – Consideration of Proposed Code Amendments (Z2015-108)

Mr. Simon presented the staff report for the item before the commission and outlined the proposed amendments relating to Business Research Park standards for residential uses. Current multi-family development in the Business Research Park has prompted staff to reconsider these standards. The proposed amendments would affect RMC 23.28.020(B)(4), 23.28.020(B)(6), RMC 23.52.020(A) and 23.06.072.

Public Hearing

Chairman Madsen opened the Public Hearing at 7:13.

Tim Wybenga, TVA Architects, 920 SW 6th Avenue, Portland, OR. Mr. Wybenga expressed appreciation for the zoning in place that restricts the types of uses in the area and is supportive of staff's recommendation for the code amendments.

Discussion:

Commission members asked staff and Mr. Wybenga clarifying questions on topics such as expected demographics of tenants, ratio of studio apartments to one- and two-bedroom units, expected parking needs, and why the client was satisfied with 20% instead of the requested 25% of residential use. Commissioner Berkowitz expressed concern for the increase of residential uses in a business park district.

Chairman Madsen closed the public hearing at 7:33.

Commissioner Boring moved and Commissioner Wallner seconded that the Planning Commission concur with the findings and conclusions set forth in Staff Report Z2015-108 and recommend to the City Council adoption of the following proposed zoning code amendments:

RMC 23.28.020(B)(4) No more than 45 20 percent of the total number of acres in the B-RP zone or within a specific business park or master planned area shall be developed exclusively for residential uses.

RMC 23.28.020(B)(6) No parcel or parcels of property developed exclusively for residential uses shall be contiguous to any other parcel or parcels of property developed exclusively for residential uses, if the combined total of all contiguous parcels developed exclusively for residential uses exceeds 40 20 acres in area.

RMC 23.52.020(A)

<u>A.</u>	<u>Residential Uses</u>	<u>Number of Parking Stalls Required</u>
<u>1.</u>	<u>Single-family attached and detached dwellings, manufactured homes, condominiums and duplexes</u>	<u>2 spaces per dwelling unit.</u>
<u>2.</u>	<u>Multiple-family complexes</u> <u>Studio Apartments</u>	<u>1.5 spaces per dwelling unit.</u> <u>1 space per dwelling unit</u>

RMC 23.06.072

Apartment, Studio: means a self-contained, small apartment which combines living room, kitchenette and bedroom with bathroom facilities into a single room.

Motion carried 6-1, with Commissioner Berkowitz casting the dissenting vote.

2. PROPOSED AMENDMENTS TO RMC 12.10.010 – Frontage Improvement Requirements in Industrial Zoning Areas

Mr. Peters reviewed the staff report to amend the sidewalk and other frontage improvements required in Industrial zoned areas per RMC 12.10.010. This item was discussed at the June Planning Commission workshop. The proposed code amendment would clarify frontage requirements within the Industrial Zone. Mr. Peters noted other items within the code that would be updated at the same time as the amendment and are included in Ordinance No. 42-15, attached to the staff report.

Public Hearing

Chairman Madsen opened the Public Hearing at 7:38.

Carty Weller, Con Agra/Lamb Weston – Mr. Weller spoke in support of the proposal.

Seeing no other persons wishing to speak, Chairman Madsen closed the Public hearing at 7:39.

Discussion:

Commission members discussed the potential issues of having no sidewalks in the Industrial Zone and expressed concern for pedestrian/cyclist safety. Mr. Peters explained the flexibility the proposed amendments would provide so that city staff could make recommendations for frontage improvements based on each development's location and use.

Commissioner Boring moved and Vice-Chair Wallner seconded for the Planning Commission move forward to City Council Ordinance No. 42-15 as proposed.

Discussion:

Commissioner Berkowitz proposed an amendment to the original motion.

Commissioner Berkowitz moved and Commissioner Wise seconded to amend the original motion to read, (page 4) "Pedestrian facilities in industrial zoning districts may be composed of Portland cement concrete and sidewalks, curbs and gutters that conform to City of Richland standard specifications, or may be of hot-mix asphalt or asphalt concrete pavement in the form of a striped shoulder that is a minimum width of four feet and marked 'No Parking', and, if there's a ditch, the minimum should be six feet or a separated pathway as approved by the City Engineer."

Amending motion carried 6-0, with Chairman Madsen abstaining.

Amended motion carried 7- 0.

Communications:

Mr. Simon

- Announced required training would be required of each commission member regarding the Open Public Meeting Act. Additional Economic Development training in Union Gap.
- Annual tour will be on September 9, 2015 and will start at 5:30 PM.

ADJOURNMENT:

The August 26, 2015 Richland Planning Commission Regular Meeting was adjourned at 8:04 PM.

PREPARED BY: Pam Bykonen, Recorder, Planning and Development

REVIEWED BY: 
Rick Simon, Secretary
Richland Planning Commission