



Agenda
Planning Commission Workshop
Wednesday, April 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 and Alternate Council Liaison Luzzo Gilmour
Staff Liaison Development Services Manager Simon

Regular Workshop - 7:00 p.m.

Call to Order / Attendance:

Business:

- I. Proposed Amendment to Badger Mountain South Land Use & Development Regulations
 - Rick Simon, Development Services Manager

Adjournment

The next Planning Commission Workshop is May 11, 2016

The next Planning Commission Meeting is April 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: 04/13/2016

Agenda Category: Business

Prepared By: Rick Simon, Development Services Manager

Subject:

Proposed Amendment to Badger Mountain South Land Use & Development Regulations

Request:

Minor Amendment to the Badger Mountain South Land Use & Development Regulations Pertaining to Fencing Regulations.

Recommended Motion:

Workshop item. No action required.

Summary:

The City has received a request for a minor amendment to the Badger Mountain South Land Use and Development Regulations, pertaining to fencing regulations. Nor Am, Investment is requesting that fencing up to 6 feet in height be permitted within the Neighborhood Edge District. This district is located along the northern boundary of the West Village neighborhood, which lies adjacent to a commercial orchard, as shown on the attached map. Existing LUDR regulations require a 150 foot setback from the boundary of the orchard, so the lots within the Neighborhood Edge district are generally over 250 feet deep and consequently are much larger than any of the other lots within Badger Mountain South.

Attachments:

1. Staff Report - BMS LUDR Amendment

MEMORANDUM

Community and Development Department
Planning & Development Services Division

TO: PLANNING COMMISSION

FROM: RICK SIMON, DEVELOPMENT SERVICES MANAGER

DATE: APRIL 13, 2016

RE: PROPOSED AMENDMENT TO BADGER MOUNTAIN SOUTH LAND USE & DEVELOPMENT REGULATIONS

The City has received a request for a minor amendment to the Badger Mountain South Land Use and Development Regulations, pertaining to fencing regulations. Nor Am, Investment is requesting that fencing up to 6 feet in height be permitted within the Neighborhood Edge District. This district is located along the northern boundary of the West Village neighborhood, which lies adjacent to a commercial orchard, as shown on the attached map. Existing LUDR regulations require a 150 foot setback from the boundary of the orchard, so the lots within the Neighborhood Edge district are generally over 250 feet deep and consequently are much larger than any of the other lots within Badger Mountain South.

The existing LUDR regulations (Section 13) pertaining to fencing read as follows:

1. RESIDENTIAL

a. General Considerations

- (1) A fence is defined as a structural or ornamental barrier separating one exterior space from another. The intent is to create good neighbor fences and make alleys people-friendly by allowing homeowners to view activities in the alley.*
- (2) The heights or elevations of any wall or fence shall be measured from the finished grade natural elevations of the property at or along the applicable points or lines.*
- (3) Cyclone and chain link fences are prohibited. Fences must be constructed of grade #2 (or better) no-hole cedar, masonry, recycled plastic, iron, powder coated steel, or aluminum.*

b. Standards

- (1) Side, rear yard, and Alley fences shall be a maximum of 6 ft. in height. All solid or 0% transparent fences shall consist of 60 inches height solid fencing, with an 12 inches height articulation on top of fence, for a maximum total fence height of 6 ft. Articulation shall be a minimum of 50% transparent, composed of the same material as the fence unless otherwise approved by the City. Height shall be measured from the Natural Grade.*
- (2) Front fences.*
 - i. Any fence extended beyond the front of the house, must not exceed 4 ft. in height.*

- ii. *Painting of front fences is allowed when painted to complement the exterior color of the residential structure. Any painted fence must be maintained so as to conform to the standards established for fences.*
- (3) *No tree, whether in a setback or on private property, shall be used for the attachment or support of any fence or privacy screen.*
- (4) *Fence company signs may not be affixed to fences.*
- (5) *Fencing in Courtyard Housing and Cottage Court front yards shall be a maximum of 4 ft. high.*
- (6) *Hedges may be established as a fence along the front yard or corner lot side yard when the maximum height of the plant materials is maintained at 4 ft. or less.*
- (7) *When trash receptacles, recycling containers and similar are stored outside of a building or other structure, they must be screened with a sight obscuring fence which matches the style and materials of other fencing on the lot and must be one foot high than the object being screened.*
- (8) *Enclosed Courtyard Screen.*
 - i. *A solid or semi-solid partition constructed of the same or similar materials or as approved by the City as the principal structure and either partially or completely surrounding an outdoor living space.*
 - ii. *May extend into the front yard setback no more than 6 ft. beyond the front facade/front porch of the principal structure, but in no event exceed 40 percent of the width of the lot.*
 - iii. *Must be decoratively embellished on the exterior when a solid screen is built.*
 - iv. *Maximum height of 6 ft.*

The proposed amendment would add the following section to the fencing regulations:

Within the BMS Neighborhood Edge District, wherever a lot requires a 150 foot rear setback per Section 3.E.2a(4), fence height within the rear yard area may be a maximum of six feet and articulation is optional. Such fence shall not extend closer to the public right of way than the front façade of the structure.

Following the workshop, this item will come before the Commission at a regular meeting for a formal public hearing.

2.A INTRODUCTION

In order to achieve the intent of the LUOR as set forth in Section 1.A, as well as the other provisions of the Master Agreement, Badger Mountain South is divided into eight Urban Form Districts. Each District allows certain types of buildings and uses, identifies development intensity, employs District-specific development standards and defines the relationship of the parcels in the District to public right of ways.

The Districts and boundaries of the Districts are established as shown in Figure 2.B. Regulating Plan for Land Use and Urban Form.

The official Badger Mountain South map, called the Regulating Plan for Land Use and Urban Form, is found at Figure 2.B. The boundaries of the Districts shown, govern the uses of land, buildings, and structures within that District. Districts also govern the size of yards, the types of buildings and the heights of those buildings and other structures. These are the regulations that have been established and declared to be in effect on all land included within the boundary of each and every District shown in the official Badger Mountain South map.

DISTRICT LEGEND

The legend identifies the color associated with each District and provides a short introduction to the District intent. The Regulating Plan for Land Use and Urban Form, 2.B, shows where each District is located within Badger Mountain South.

BMS-VMU: VILLAGE MIXED-USE (3.B)

The Village Mixed-Use (VMU) Districts are the most urban areas of Badger Mountain South. They allow commercial uses, housing located above ground floor commercial spaces, Live/Work, Stacked Units and Row Houses.

BMS-NC: NEIGHBORHOOD COLLECTOR (3.C)

The Neighborhood Collector District allows a variety of Multi-family attached housing options as well as smaller scale commercial and Mixed-Uses.

BMS-NG: NEIGHBORHOOD GENERAL (3.D)

The Neighborhood General District makes up the largest area of Badger Mountain South. This District allows Single-Family detached residential with a mix of smaller scale attached housing options.

BMS-NE: NEIGHBORHOOD EDGE (3.E)

The Neighborhood Edge District allows residential uses in detached Single-Family houses and related uses that are compatible and common to Single-Family houses.

BMS-CIVIC (3.F)

The Civic District contains the open space, parks, schools, civic and community spaces. Development in this District is primarily intended for Civic, Community and Institutional Facilities. See also Illustrative Plan for Civic Space Layout, 3.B for detail.

SPECIAL DESIGNATION "P" OVERLAY DISTRICT

SPECIAL DISTRICT LEGEND

BMS-SD-SR: SPECIALTY RETAIL (4.B)

The Specialty Retail Special District is intended to support the growing interest in local and regional agricultural products, in particular the local wine industry.

BMS-SD-CMU: COMMERCIAL MIXED-USE (4.C)

The Commercial Mixed-Use Special District is a local destination for employment, shopping, dining, entertainment and recreation.

BMS-SD-DR: DESTINATION RETAIL (4.D)

The Destination Retail Special District contains large scale retail uses serving the entire region.

2.B REGULATING PLAN FOR LAND USE AND URBAN FORM

