



**MINUTES
BOARD OF ADJUSTMENT REGULAR MEETING
THURSDAY, APRIL 17, 2025
Richland City Hall – Council Chamber
625 Swift Boulevard**

Board of Adjustment Regular Meeting – 6:00 p.m.

Chair Raffa called the Board of Adjustment meeting to order at 6:00 p.m.

Welcome and Roll Call:

Attendance: Chair Raffa	Present
Vice-Chair Van Hoff	Present
Board Member Booker	Present
Board Member Bricker	Present
Board Member McKinley	Present

Also present were Planning Manager Stevens, and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

BOARD MEMBER BRICKER MOVED AND VICE-CHAIR VAN HOFF SECONDED THE MOTION TO APPROVE THE AGENDA. MOTION PASSED 5-0.

Approval of Minutes:

Chair Raffa presented the meeting minutes of the August 15, 2024 meeting.

VICE-CHAIR VAN HOFF MOVED AND BOARD MEMBER BRICKER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE AUGUST 15, 2024, AS PRESENTED. MOTION PASSED 5-0.

Public Hearing:

Administrative Assistant II Kirkpatrick read the Public Hearing Explanation.

New Business

PLN-T2-2025-00012 – 466 Keene Road Major Variance from the Minimum Setback

Planning Manager Stevens affirmed that proper notice was given and no comments were received. He then went over the staff report giving the history and proposed changes, and why staff supports approval of variance with conditions of approval.

At the conclusion of the staff report, Chair Raffa asked the Board members if they had any questions for staff before opening the public hearing.

With no questions currently for staff, Chair Raffa opened the public Hearing at 6:16 p.m.

The applicant, Rick Simon, on behalf of Keene Road LLC, spoke regarding the criteria for the request for a variance going over each qualification and why it was justified. The request meets criteria under RMC 23.70.110, as the hardship stems from the lot's shape and existing development patterns—not from the applicant's actions—and the variance would align the project with surrounding buildings without granting special privilege. The proposal will meet all conditions of approval set forth by staff and code.

No other public testimony was given.

Chair Raffa closed public hearing at 6:24 p.m.

Board Member Bricker expressed disagreement with four (4) variance criteria presented by staff in support of the variance request. He stated that the lot's shape, while irregular, is not truly unique, especially given that there are other lots throughout the city that are irregular. He further noted that the buyer should have been aware of the lot's limitations prior to purchase. Regarding the limitation of the site, he argued that the nonconforming status of the adjacent lot does not justify setting a precedent for this one, and he believes a smaller building could still be constructed in compliance. Lastly, he emphasized that the combination of the adjacent lot's nonconformance and the odd shape of the subject lot is insufficient justification for granting the variance, reiterating that the applicant was aware of the site's constraints at the time of acquisition.

Vice-Chair Van Hoff questioned Planning Manager Stevens regarding finding fact number 16 for clarification. Planning Manager Stevens confirmed that it was an error by staff and instead should eliminate the word not and say the following:

“16. Literal interpretation of the ordinance does deny the applicant rights commonly enjoyed by other properties in the district.”

Vice-Chair Van Hoff questioned the applicant about where patrons of the site would likely exit, which has a limited site to turn onto Englewood due to the angle. He also pointed out that there is current vegetation that has died that is also impeding visibility.

Planning Manager Stevens confirmed that the vegetation the Vice-Chair Von Hoff is referring to is part of the city's right of way. The city will place a condition on the applicant during permitting to remove the dead vegetation and has a standard for site visibility.

Vice-Chair Van Hoff asked what assurance they have with approving this variance that will be applied, with Planning Manager Stevens confirming that during permitting public works will place the conditions on the applicant.

Chair Raffa asked if there were any other questions, or if the applicant would like to respond to any discussions that have occurred.

Mr. Simons wanted to call attention to page two (2) of the staff report where the table states the front yard setback, and within the C-1 zoning there is 45 feet¹, and the subscript number 1 references the following:

“1. Each lot shall have a front yard 45 feet deep or equal to the front yards of existing buildings in the same c-1 district and within the same block”

Mr. Simon stated that the owner did do their due diligence when purchasing the lot and was surprised that a variance was even required with what was stated in the zoning.

BOARD MEMBER BRICKER MOVED TO DENY THE APPLICATION WITH NO SECOND TO THE MOTION, THE MOTION WAS DISMISSED.

VICE-CHAIR VAN HOFF MOVED AND MEMBER BOOKER SECONDED THE MOTION TO APPROVE THE VARIANCE REQUEST WITH THE CONDITIONS OF APPROVAL SET FORTH IN THE STAFF REPORT WITH THE EDIT TO FINDING OF FACT 16 AND WITH THE CONDITION THAT ALL LANDSCAPING ALONG THE INSIDE OF THE CURVE ON ENGLEWOOD SHALL AFFORD A CLEAR LINE OF SIGHT BETWEEN THOSE LEAVING THE PARKING AREA AND TRAFFIC COMING PAST ON ENGLEWOOD, AND CURRENT OBSTRUCTING VEGETATION SHALL BE REMOVED. MOTION PASSED 4-1.

COMMUNICATIONS:

Chair Raffa reminded members to reserve the 3rd Thursday of each month for future meetings.

Planning Manager Stevens announced the departure of Planner Hendricks, and continuing efforts to fill open positions in planning.

ADJOURNMENT:

Chair Raffa adjourned the meeting at 6:43 p.m.

PREPARED BY: Carly Kirkpatrick
Carly Kirkpatrick, Administrative Assistant II

APPROVED BY: Justin J. Raffa
Justin Raffa, Chair