



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, January 27, 2016
7:00 PM

Call to Order:

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

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer, Wise, Vice-Chair Wallner and Chair Madsen; Commissioner Boring was excused. Also present were Community & Development Services Director Kerwin Jensen, Development Services Manager Rick Simon and Recorder Pam Bykonen.

Approval of Agenda:

Chair Madsen presented the January 27, 2016 meeting agenda for approval.

The January 27, 2016 meeting agenda was approved as presented.

Approval of Minutes

Chair Madsen presented the meeting minutes of the October 28, 2015 meeting for approval.

A motion was made by Vice-Chairman Wallner and seconded by Commissioner Wise to approve the meeting minutes of the October 28, 2015 meeting as presented.

The motion carried unanimously.

Public Comment

Chairman Madsen asked if any members of the public would like to comment on an item not on the agenda. Seeing none, he closed this portion of the meeting.

PUBLIC HEARING

New Business

- 1. APPLICANT: JIM STERLING**
M2016-100 REQUEST TO DEVIATE FROM THE CENTRAL BUSINESS DISTRICT
BUILDING STANDARDS

Mr. Simon reviewed the proposal to demolish the existing building at 890 George Washington Way and construct a new building further back from the George Washington Way right-of-way than is allowed in the Central Business District building standards.

Staff recommends approval of the deviation with several conditions.

Public Hearing

Chairman Madsen opened the Public Hearing at 7:09.

Jim Sterling, 890 George Washington Way. Mr. Sterling explained the need to replace an aging building and his desire to improve the dike area between his parcel and the Columbia River. Relocating the building would also take advantage of the river views.

Discussion:

Commissioners Berkowitz, Clark, Palmer and Wise raised concerns about the proposed building site and related application documents, pedestrian safety, sight obstructions for neighboring properties and a possible increase in building standards deviation requests. Mr. and Mrs. Sterling responded to the concerns and gave greater detail of the proposed project.

Commissioner Wise suggested a fifth condition: The parking lot shall be developed with particular attention to pedestrian safety for patrons arriving by foot. Staff and other commission members discussed the proposed language to determine reasonableness of the condition.

A motion was made by Commissioner Wise that the Planning Commission concur with the findings and conclusions set forth in staff report M2016-100 and approve the request for deviation of Central Business District design standards as submitted subject to the conditions included in the staff report and include a fifth condition, *'The parking lot shall be developed with City of Richland staff with particular attention to pedestrian safety for patrons arriving by foot'*.

The motion died for lack of a second.

Discussion

A motion was made by Commissioner Clark and seconded by Vice-Chair Wallner that the Planning Commission concur with the findings and conclusions set forth in staff report M2016-100 and approve the request for deviation of Central Business District design standards as submitted subject to conditions 1 – 4, included in the staff report.

A motion was made by Commissioner Wise and seconded by Commissioner Clark to amend the original motion to include a fifth condition, *'City staff, in design development of the building, work out the design of the parking lot and approach to the building with particular attention to pedestrian safety for patrons arriving by foot.'*

AMENDING MOTION PASSED 3-2; Commissioner Berkowitz abstained.

AMENDED MOTION PASSED 4-2.

Communications:

Mr. Simon

- Reminded all of the items at the next workshop on February 10th workshop and February 24th meeting.

Commissioner Wise

- Reported on his trip to Southern California and recommended a visit to Irvine, CA.

Commissioner Clark

- Expressed appreciation for the current commission members.

ADJOURNMENT:

The January 27, 2016 Richland Planning Commission Regular Meeting was adjourned at 7:55PM.

PREPARED BY: Pam Bykonen, Recorder, Planning and Development

REVIEWED BY:



Rick Simon, Secretary
Richland Planning Commission