



Agenda
Planning Commission Meeting
Wednesday, January 11, 2017
City Hall Council Chamber | 505 Swift Boulevard

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 Meeting - 7:00 p.m. (City Hall Council Chamber)

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

November 9, 2016 Meeting Minutes

Public Comments:

Public Hearing Explanation:

Unfinished Business - Public Hearing:

New Business – Public Hearing:

1. Consideration of Appropriate Zoning for a Proposed Annexation
2. Consideration of a Request to Declare Property as Surplus

Communications:

Adjournment

The next Planning Commission Workshop is January 25, 2017

The next Planning Commission Meeting is February 22, 2017

This Meeting is broadcast live on CityView Channel 192 and online at CI.RICHLAND.WA.US/CITYVIEW

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the Planning Commission Meeting by calling the City Clerk's Office at 942-7388.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 01/11/2017

Agenda Category: Approval of Minutes

Prepared By: Rick Simon, Development Services Manager

Subject:

November 9, 2016 Meeting Minutes

Request:

Key I - Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission meeting held on November 9, 2016.

Summary:

Meeting minutes from the November 9, 2016 meeting.

Attachments:

1. November 9, 2016 PC Meeting Minutes



**MINUTES
PLANNING COMMISSION MEETING**
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, NOVEMBER 9, 2016
7:00 PM

Call to Order:

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

Attendance:

Present: Chair Madsen, Commissioners, Clark, Palmer, Boring, Berkowitz, and Wise. Commissioner Wallner arrived after the approval of the minutes. Also present were Council Liaison Phil Lemley and Development Services Manager Rick Simon.

Approval of Agenda:

Chair Madsen presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER WISE SECONDED THE MOTION TO APPROVE THE NOVEMBER 9, 2016 MEETING AGENDA AS WRITTEN. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chair Madsen presented the meeting minutes of the October 26, 2016 meeting for approval. Commissioner Berkowitz noted a correction to the statement regarding the traffic study and increased rail and truck traffic. Commissioner Boring noted a correction to the attendance. She was present and commissioner Wallner was excused.

COMMISSIONER BORING MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, OCTOBER 26, 2016 MEETING WITH NOTED CORRECTIONS. THE MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairman Madsen, noting no public present for comment, moved on to the next agenda item.

Unfinished Business:

None

New Business:

1. Consideration of Zoning Code Text Amendments Changing the Regulations Pertaining to Nonconforming Lots, Uses & Structures

Mr. Simon presented the staff report and reviewed information contained within. **Chair Madsen** opened the public hearing at 7:06 p.m. Having no one come forward, Chair Madsen closed the public hearing at 7:06 p.m. and opened discussion by the commission on this item.

Commissioner Clark asked for clarification related to lot sizes.

Commissioner Boring asked about the possibility of adding 'and/or height than was occupied' to section 23.66.030a. There were no objections by the Commission.

Commissioner Boring also suggested on page 2, second paragraph, Bullet A, having language added to allow for review and variance for destroyed structures to be rebuilt. **Mr. Simon** clarified the variance process and confirmed an application for variance would be allowed.

Commissioner Boring made a recommendation to change language in the next section, 23.66.050, so that it pertained to the entire section, not just the specific section number. All Commissioners concurred with this recommendation.

Commissioner Boring asked for clarification regarding non conformed landscape areas, specifically part a. After a short discussion it was decided not to make any changes to proposed language. In part b it was decided to eliminate the word substantially. Under Special Uses, 23.66.080, Commissioner Boring proposed adding clarifying language to the end of the last sentence. After consideration all Commissioners accepted this recommended change.

COMMISSIONER BORING MOTIONED AND COMMISSIONER PALMER AND CLARK SECONDED A MOTION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN THE STAFF REPORT Z2016-105 AND RECOMMEND TO THE CITY COUNCIL THE OPTION OF THE PROPOSED CODE AMMENDMENTS TO RMC 23.66 AS AMMENDE TONIGHT. MOTION CARRIED UNANIMOUSLY.

Communications:

Mr. Simon reminded everyone that there would only be one meeting in December and it would be the same workshop and meeting format as this month's meeting.

Adjournment:

Chairman Madsen adjourned the meeting at 7:33 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: _____
Rick Simon, Secretary
Richland Planning Commission

DRAFT



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 01/11/2017

Agenda Category: New Business – Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:

Consideration of Appropriate Zoning for a Proposed Annexation

Request:

Key 3 - Economic Vitality

Recommended Motion:

Motion to recommend R1-10 Single Family Residential zoning for the proposed Jericho Road annexation.

Summary:

The Richland City Council has adopted Resolution No. 227-16, which accepted the proposed annexation of 13.2 acres located south of Columbia Park Trail, along the eastern terminus of Jericho Road. The resolution also directed the Planning Commission to consider appropriate zoning for the proposed annexation and provide its recommendation to the City Council.

Staff has prepared the attached report and is recommending adoption of R1-10 Single Family Residential zoning for the property.

Attachments:

1. Staff Report
2. Resolution No. 227-16
3. Chapter 23.28 RMC - Residential Zones
4. Maps

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: Z2016-108

PREPARED BY: RICK SIMON
MEETING DATE: JANUARY 11, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND (Z2016-108)

REQUEST: CONSIDERATION OF APPROPRIATE ZONING FOR A PROPOSED ANNEXATION.

LOCATION: LAND LOCATED SOUTH OF COLUMBIA PARK TRAIL AT THE EASTERN TERMINUS OF JERICHO ROAD

REASON FOR REQUEST:

The City is currently considering the annexation of a 13.28 acres located south of and adjacent to Columbia Park Trail. City Council authorized the annexation process to begin through the adoption of Resolution #227-16, which directed the Planning Commission to consider what zoning would be appropriate for this site.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the request for zoning assignment (Z2016-108) and submits that:

1. The site is within the City of Richland's Urban Growth Area boundary as those boundaries were established with the adoption of the Benton County Comprehensive Plan in 1998;
2. The City's comprehensive plan designates the site as suitable for low density residential land uses;
3. The majority of the site is currently undeveloped and there is one single family residence located on one of the five parcels included in the proposed annexation;
4. Lands to the to the immediate west, east and north of the site are developed with large lot single family residences; land to the south is currently undeveloped but is approved for single family residential development under the terms and conditions of the preliminary plat of Sundance Estates;
5. Adjacent lands to the east and south that are located within existing city limits are zoned for R-1-10 Single Family Residential land uses;

6. Application of R-1-10 Single Family Residential zoning district is appropriate for the site that is designated as low density residential under the current comprehensive plan designation;
7. Based on the above findings and conclusions, assignment of R-1-10 Single Family Residential zoning would be in the best interest of the community of Richland.

RECOMMENDATION

Staff recommends the Planning Commission concur with the findings and conclusions set forth in Staff Report (Z2016-108) and recommend to the City Council assignment of R-1-10 Single Family Residential zoning.

EXHIBITS

- A. Supplemental Information
- B. Resolution #227-16
- C. Chapter 23.18 of the Richland Municipal Code – Residential Zones
- D. Maps

SUPPLEMENTAL INFORMATION

BACKGROUND

The City is evaluating a proposal to annex approximately 13.2 acres consisting of five parcels located south of and adjacent to Columbia Park Trail, along the eastern terminus of Jericho Road. The proposed annexation consists of a portion of a larger unincorporated island.

The City Council passed resolution No. 227-16 authorizing the annexation proceedings to begin. The next steps include filing an application with the Benton County Boundary Review Board and for the Commission to consider what zoning designation(s) would be appropriate if the property were to be annexed.

SITE DATA

Size: Approximately 13.2 acres.

Ownership: Two parcels, including one that contains a single family residence are owned by Randy and Abbey Aust. Two vacant parcels, totaling 6.5 acres are owned by Kevin Tucker and Mary Padgett owns a 2 acre vacant parcel. Other adjacent property owners within the unincorporated island were given an opportunity to join in the annexation proposal but expressed a desire to be excluded from annexation.

Current Use: The majority of the site is undeveloped with the exception of one single family residence.

Comprehensive Plan: The site is within the City of Richland's adopted Urban Growth Area (UGA) boundary and is designated as suitable for low density residential development.

Utilities: Neither City water or sewer services are immediately available to serve the proposed annexation area. Both water and sewer services are located in Columbia Park Trail, at its intersection with Windmill Road, approximately 650 feet west of the northwestern corner of the annexation area. The Sundance Estates preliminary plat located to the south of the site, once developed, would bring water mains in close proximity to the site.

Existing County Zoning: Urban Growth Area Residential.

SURROUNDING LAND USES

North: Large lot single family residences across Columbia Park Trail.

South: Approved but undeveloped residential plat of Sundance Estates.

East: Large lot single family residences and undeveloped properties.

West: Large lot single family residences and undeveloped properties.

PROPOSED ZONING

There are two single family zoning designations that could be applied to the property that would implement the low density residential comprehensive plan designation: the R-1-10 and R-1-12 zones. A copy of the residential zoning code is attached.

ANALYSIS

Both the R1-10 and R1-12 zones would be consistent with the comprehensive plan designation of Low Density Residential. Areas of R1-10 zoning are located immediately south and east of the site. Given the proximity of the site to an area that is already zoned R1-10, it is the most logical choice for the site.

SUMMARY

Application of the R-1-10 zoning represents the most appropriate zoning designation for the proposed annexation area.

RESOLUTION NO. 227-16

A RESOLUTION of the City of Richland, accepting a request for annexation of approximately 11.7 acres located south of Columbia Park Trail and adjacent to the easterly terminus of Jericho Road in the North ½ of Section 22, Township 9 North, Range 28 East W.M., Benton County, Washington.

WHEREAS, the City has received a written request for the annexation of property owned by Randy and Abbey Aust; and

WHEREAS, on November 15, 2016, the City Council was presented with the request for annexation and adopted Resolution No. 216-16, establishing December 6, 2016, as the date for the Council to meet with the proponents of the annexation; and

WHEREAS, City Council met with the annexation proponents on December 6, 2016, and has reviewed the proposed annexation, as required by RCW 35.13.125.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Richland, Washington, as follows:

Section 1. The City of Richland hereby accepts the request for annexation subject to the following conditions:

1. That the annexation be accepted as proposed.
2. That simultaneous adoption of the City's Comprehensive Plan for the proposed annexation is required.
3. That the City requires the assumption of an appropriate share of all existing City indebtedness by the area to be annexed.

Section 2. Staff is hereby authorized and directed to submit an application to the Benton County Boundary Review Board.

Section 3. The Richland Planning Commission is hereby directed to review the proposal and forward a recommendation to City Council as to the most appropriate zoning designation(s) for the area proposed for annexation.

BE IT FURTHER RESOLVED that this resolution shall take effect immediately.

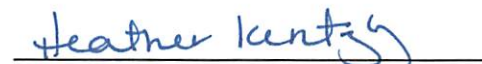
PASSED by the City Council of the City of Richland at a regular meeting on the 6th day of December, 2016.


ROBERT J. THOMPSON
Mayor

ATTEST:


MARCIA HOPKINS
City Clerk

APPROVED AS TO FORM:


HEATHER KINTZLEY
City Attorney

Chapter 23.18 – Residential Zoning Districts

Sections:

23.18.010 Purpose of Residential Use Districts

23.18.020 Residential Performance Standards and Special Requirements

23.18.030 Residential Use Districts Permitted Land Uses

23.18.040 Site Requirements for Residential Use Districts

23.18.050 Parking Standards for Residential Use Districts

23.18.010 Purpose of Residential Use Districts

Five residential zone classifications permit a variety of housing and population densities without conflict. Protection is provided against hazards, objectionable influences, traffic, building congestion and lack of light, air and privacy. Certain essential and compatible public service installations are permitted in residential use districts.

- A. The single family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the City, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated Low Density Residential (0 – 5 Dwellings/Acre) under the City of Richland Comprehensive Plan
- B. The single family residential – 10,000 (R-1-10) is a residential zone classification requiring a low density of population, providing protection against hazards, objectionable influences, building congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated Low Density Residential (0 – 5 Dwellings/Acre) under the City of Richland Comprehensive Plan.
- C. The medium density residential (R-2) is a residential zone classification permitting a higher density of population including the establishment of duplex dwellings and providing for these single-and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated Medium Density Residential (5.1- 10 Dwellings/Acre) under the City of Richland Comprehensive Plan
- D. The medium density residential small lot (R-2S) is a residential zone classification permitting a higher density of population, encouraging small lot development conducive to energy conservation and to other factors contributing to the production of affordable housing, and including the establishment of duplex dwellings and providing for these one- and two-family residences a high degree of protection from hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated Medium Density Residential (5.1- 10 Dwellings/Acre) under the City of Richland Comprehensive Plan
- E. The multiple-family residential use district (R-3) is a residential zone classification allowing for the location of multiple-family dwellings, duplexes and attached and detached one-family dwellings and providing a high degree of protection for such uses and adjacent low density residential development. This classification shall be designed to give protection from hazards, objectionable influences, building

congestion, and lack of light, air, and privacy. Certain essential and compatible public service facilities and installations are permitted in this district. This zoning classification is intended to be applied to some portions of the City that are designated High Density Residential (10.1+ Dwellings/Acre) under the City of Richland Comprehensive Plan.

23.18.020 Residential Performance Standards and Special Requirements

- A. **High Density Residential Small Lot Special Requirements:** In order to assure consistency with the purpose of the R-2S district, as stated in Section 23.18.010(D), and further to avoid potential negative and undesirable effects that may result from the higher density of development afforded in an R-2S zone, the following special requirements and provisions shall apply:
1. Any application for reclassification of land to R-2S shall be accompanied by an application for preliminary plat approval submitted in accordance with RMC 24.12.010. In addition, the following information shall be submitted with the application for preliminary plat:
 - a) A street landscaping plan showing the location and type of landscaping proposed;
 - b) Information showing the location, dimensions and character of recreational facilities and/or open space, including paths and trails; and
 - c) Utilization of curvilinear, cul-de-sac and/or loop streets or other appropriate design solutions to assist in modulating the interface of the residential buildings with the streets.
 2. The Planning Commission and City Council may, in keeping with the intent of this section, impose requirements and conditions on the approval of the preliminary plat or zoning reclassification as deemed appropriate. These conditions may include, but are not limited to architectural design parameters, screening and buffering treatments, and supplemental open space and/or recreational facility requirements. Compliance with these conditions shall be demonstrated precedent to final plat and/or building permit approval as appropriate.
 3. A combined front yard setback configuration and street-facing residential architectural elevation may be repeated continuously on no more than five (5) lots before a different combination must be utilized. Regardless of the street facing architectural elevation, a front yard setback configuration may be repeated no more than ten (10) lots before a different setback configuration must be utilized. The Administrative Official may approve variations to this requirement, which, in his judgment, accomplish the intent of avoiding a monotonous interface of the residential buildings with the streets, or are necessary due to constraints or unique characteristics of the site. This requirement shall be satisfied at the time of building permit application.
- B. **Multiple Family Residential Use District Special Requirements:** In any multi-family residential (R-3) zoning district that directly abuts a single family zoning district, the following buffer, setback and building height regulations shall apply to all multi-family residential structures:
1. Buildings shall maintain at least a thirty-five foot (35') setback from any property that is zoned for single-family residential use. Single family residential zones include R-1-12 Single Family Residential, R-1-10 – Single Family Residential, R-2 – Medium Density Residential, R2-S – Medium Density Residential Small Lot or any residential Planned Unit Development that is comprised of single-family detached dwellings.

2. Buildings that are within fifty feet of any property that is zoned for single-family residential use (as defined in item 1 above) shall not exceed thirty feet (30') in height. Beyond the area fifty (50) feet from any property that is zoned for single family residential use, building height may be increased at the rate of one foot in building height for each additional one foot of setback from property that is zoned for single family residential use to the maximum building height allowed in the multi-family zoning district.
3. A six (6) foot high fence that provides a visual screen shall be constructed adjacent to any property line that adjoins property that is zoned for single-family residential use. Additionally, a ten (10) foot landscape strip shall be provided adjacent to the fence. This landscape strip may be used to satisfy the landscaping requirements established for the landscaping of parking facilities as identified in Section 23.54.140.
4. Recreational Vehicle Parks are permitted in the Multi-Family Residential District (R-3) subject to the issuance of a special use permit meeting the requirements of Sections 23.42.220 and 23.42.240. Further, applicants must demonstrate that their proposed Recreational Vehicle Parks are immediately adjacent to a state highway and that appropriate provisions are put in place to protect adjacent land uses.

23.18.025 Single Family Residential Design Standards

Any one family attached dwelling, one family detached dwelling or designated manufactured home shall meet the following minimum requirements:

- A. All dwellings shall be placed on permanent foundations.
- B. At the time of construction, all new single family dwellings shall be new, not having been previously titled to a retail purchaser and not meeting the definition of a "used mobile home" as defined in RCW 82.45.032(2).

23.18.030 Residential Use Districts Permitted Land Uses

In the following chart, land use classifications are listed on the vertical axis. Zoning districts are listed on the horizontal axis.

- A. If the symbol "P" appears in the box at the intersection of the column and row, the use is permitted, subject to the general requirements and performance standards required in that zoning district.
- B. If the symbol "S" appears in the box at the intersection of the column and row, the use is permitted subject to the Special Use Permit provisions contained in Chapter 23.46 of this title.
- C. If the symbol "A" appears in the box at the intersection of the column and the row, the use is permitted as an accessory use, subject to the general requirements and performance standards required in the zoning district.
- D. If a number appears in the box at the intersection of the column and the row, the use is subject to the general conditions and special provisions indicated in the corresponding note.
- E. If no symbol appears in the box at the intersection of the column and the row, the use is prohibited in that zoning district.

Land Use	R1-12	R1-10	R-2	R-2S	R-3
Residential Uses					
Accessory Apartments	A ¹	A ¹	A ¹	A ¹	A ¹
Accessory Buildings ¹⁴	A	A	A	A	A

Land Use	R1-12	R1-10	R-2	R-2S	R-3
Adult Family Home	P	P	P	P	P
Apartment/Condominium (3 or more units)					P
Assisted Living Facility					P
Bed and Breakfast	S ²	S ²	S ²	S ²	P
Day Care Center	S ³	S ³	S ³	S ³	P ³
Designated Manufactured Home	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Dormitories, Fraternities and Sororities					P
Dwelling, One Family Attached			P ⁴	P ⁴	P ⁴
Dwelling, One Family Detached	P ⁴	P ⁴	P ⁴	P ⁴	P ⁴
Dwelling, Two Family Detached			P	P	P
Home Occupations	A ⁵	A ⁵	A ⁵	A ⁵	A ⁵
Family Day Care Home	A ³	A ³	A ³	A ³	A ³
Manufactured Home Park			S ⁶	S ⁶	S ⁶
Playground developed in conjunction with school, park or community clubhouse	P	P	P	P	P
Nursing or Rest Home					P
Rental of Rooms to not more than four persons other than the family occupying the single family dwelling	A	A	A	A	A
Private Swimming Pools	A ⁷	A ⁷	A ⁷	A ⁷	A ⁷
Recreational Club	P ⁸	P ⁸	P ⁸	P ⁸	P ⁸
Senior Housing					P
Public/Quasi Public Uses					
Churches	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
Clubs or Fraternal Societies	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
Cultural Institutions	P ⁹	P ⁹	P ⁹	P ⁹	P ⁹
General Park Operations & Maintenance Activities	P	P	P	P	P
Golf Courses	P	P	P	P	P
Power Transmission & Irrigation Wasteway Easements & Utility Uses	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public Agency Buildings	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public Agency Facilities	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰	P ¹⁰
Public Parks	P	P	P	P	P
Schools	P ¹¹	P ¹¹	P ¹¹	P ¹¹	P ¹¹
Special Events including concerts, tournaments and competitions, fairs, festivals and similar public gatherings	P	P	P	P	P
Trail Head Facilities	P	P	P	P	P
Miscellaneous Uses					
Micro and Macro Antennas	P	P	P	P	P
Parking Lots	P	P	P	P	P

Land Use	R1-12	R1-10	R-2	R-2S	R-3
Raising Crops, Trees, Vineyards	P	P	P	P	P
Recreational Vehicle Parks					S ^{12,13}

1 Section 23.42.020

2 Section 23.42.045

3 Section 23.42.080

4 Section 23.18.025

5 Section 23.42.090

6 Section 23.42.140

7 Section 23.42.300

8 Section 23.42.210

9 Section 23.42.050

10 Section 23.42.200

11 Section 23.42.250

12 Section 23.42.220

13 Section 23.18.020(B)(4)

14 Accessory buildings and structures are subject to RMC 23.38.020 – 23.38.070

(Ord. 04-09)

23.18.040 Site Requirements for Residential Use Districts

In the following chart, development standards are listed on the vertical axis. Zoning districts are listed on the horizontal axis. If a number appears in the box at the intersection of the column and row, that number represents the dimensional standard that applies to that zoning district.

Standard	R1-12	R1-10	R-2	R-2S	R-3
Minimum Lot Area Requirement – One Family Detached Dwelling	10,000 ¹	8,000	6,000	4,000	6,000
Minimum Lot Area Requirement – Two Family Detached Dwelling	N/A	N/A	10,000	7,000	10,000
Minimum Lot Area Requirement One-Family Attached Dwellings	N/A	N/A	N/A	3,000	3,000
Maximum Density – Multi Family Dwellings (units/square foot).	N/A	N/A	N/A	N/A	1:3,000
Minimum Lot Width – One Family Detached Dwelling	90	70	50	42	50
Minimum Lot Width – Two Family Detached Dwelling	N/A	N/A	70	64	70
Minimum Lot Width – One Family Attached Dwellings	N/A	N/A	N/A	30	30
Average Lot Size Requirement ²	12,000	10,000	None	None	None
Minimum Front Yard Setback ³	20	20	20	15/18 ⁴	20
Minimum Side Yard Setback	10	10	6	6 ⁵	Note 6, 10
Minimum Rear Yard Setback	25	25	25	20/3 ⁷	25 ¹⁰
Maximum Lot Coverage ⁸	40	40	40	50	33/45 ^{9,10}
Maximum Building Height - Main Building	30	30	30	30	40 ¹⁰
Maximum Building Height - Accessory Buildings ¹¹	18	18	18	18	18

¹ The minimum lot size in existing residential neighborhoods shall be based on the mean average lot size of existing platted R-1-12 lots within a radius of 500 feet (500') of the property proposed for subdivision. However, in no case shall the minimum lot requirement exceed 12,000 square feet, nor be less than 10,000 square feet.

² Minimum average lot area per subdivision, exclusive of the area of streets and lots designated for nonresidential uses. In calculating average lot size, at least 35% of all lots shall be larger than the average lot size requirement.

³ Front yard setbacks are required from all street rights-of-way adjoining a lot as shown in the table above, except as follows:

- A. In single-family residence districts and in R-2 and R-3 districts where more than fifty percent of the normal or average-size lots in a block fronting on one side of the street are developed with existing buildings, other than accessory buildings, with front-yard setbacks less than that required for the district, a new single-family or duplex dwelling shall adopt a minimum front yard setback dimension which is the average of the setbacks of the buildings on the two adjoining lots, existing prior to July 22, 1960, but in no case shall this dimension be less than fifteen feet nor need it exceed thirty feet.
- B. Residential Districts. In any "R" district, or any combination therewith, on any corner lot where there is provided a side yard along the interior side lot line at least equal in width to the minimum depth of the rear yard required for the district, the main building may encroach upon the required rear yard up to a line where the remaining rear yard is no less in depth than the minimum width of the side yard required for the district. No accessory buildings may be located in said side yard, except a patio shelter enclosed on no more than two sides by walls or other enclosures and in conformity with the other provisions of this title.

⁴ Front yards shall not be less than fifteen (15) feet in front of living areas, up to a maximum of fifty-five (55) percent of the front lot line and not less than eighteen (18) feet in front of all other areas.

⁵ Detached one family or detached two-family dwelling shall have two (2) side yards with each side yard having a width of not less than six (6) feet. Each lot upon which an attached one-family dwelling is constructed shall have one (1) side yard of zero (0) feet, the other side yard shall be not less than six (6) feet.

⁶ For Multiple-family dwellings. Side yards shall be equal to one foot of side yard for each three feet or portion thereof of building height. Attached one-family dwellings shall have side yards of zero feet except as required for corner lots; and further provided that there shall be a minimum separation of twenty feet between building clusters/complexes or a side yard of ten feet to the parcel boundary adjoining the end of a building cluster/complex.

⁷ Rear yards shall be not less than twenty (20) feet in back of living areas and three (3) feet in back of garages or carports up to a maximum of sixty (60) percent of the rear lot line for the garage or carport portion of the rear yard.

⁸ Lot coverage includes all buildings, including accessory buildings or structures on any lot in a residential district, exclusive of patios without roof coverings or patios with only open lattice or similar type roof construction.

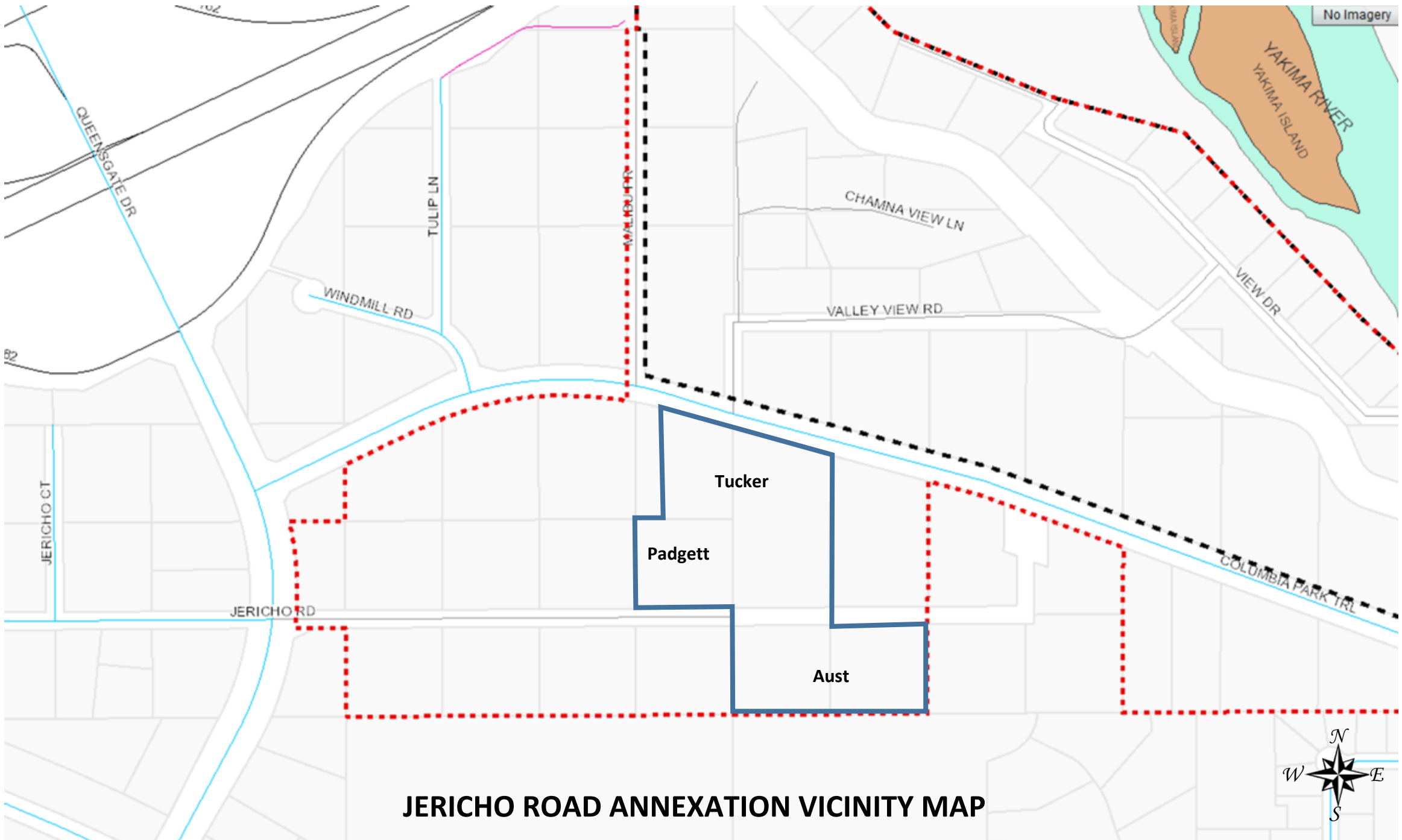
⁹ Buildings in an R-3 district shall cover not more than thirty-three percent of the area of the lot except one-family attached dwellings which may cover up to forty-five per cent of the area of the lot.

¹⁰ Setbacks, building heights, and lot coverage requirements for one-family detached and two-family dwellings in the R-3 zoning district shall be the same as those set forth for development in the R-2 zoning district.

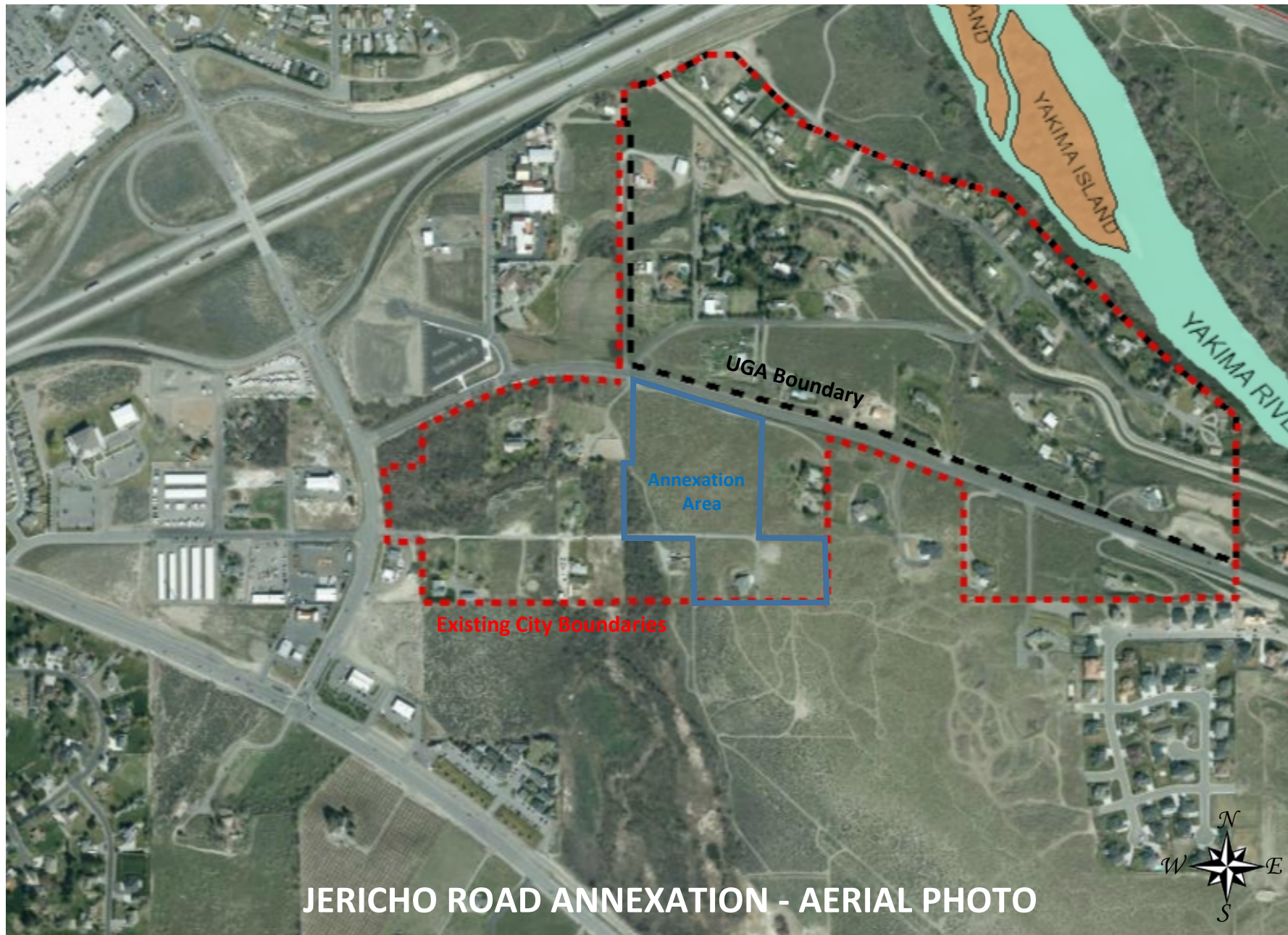
¹¹ Detached accessory structures built pursuant to the setback provisions of RMC Section 23.38.020 are limited to one story.
(Ord. 04-09)

23.18.050 Parking Standards for Residential Use Districts

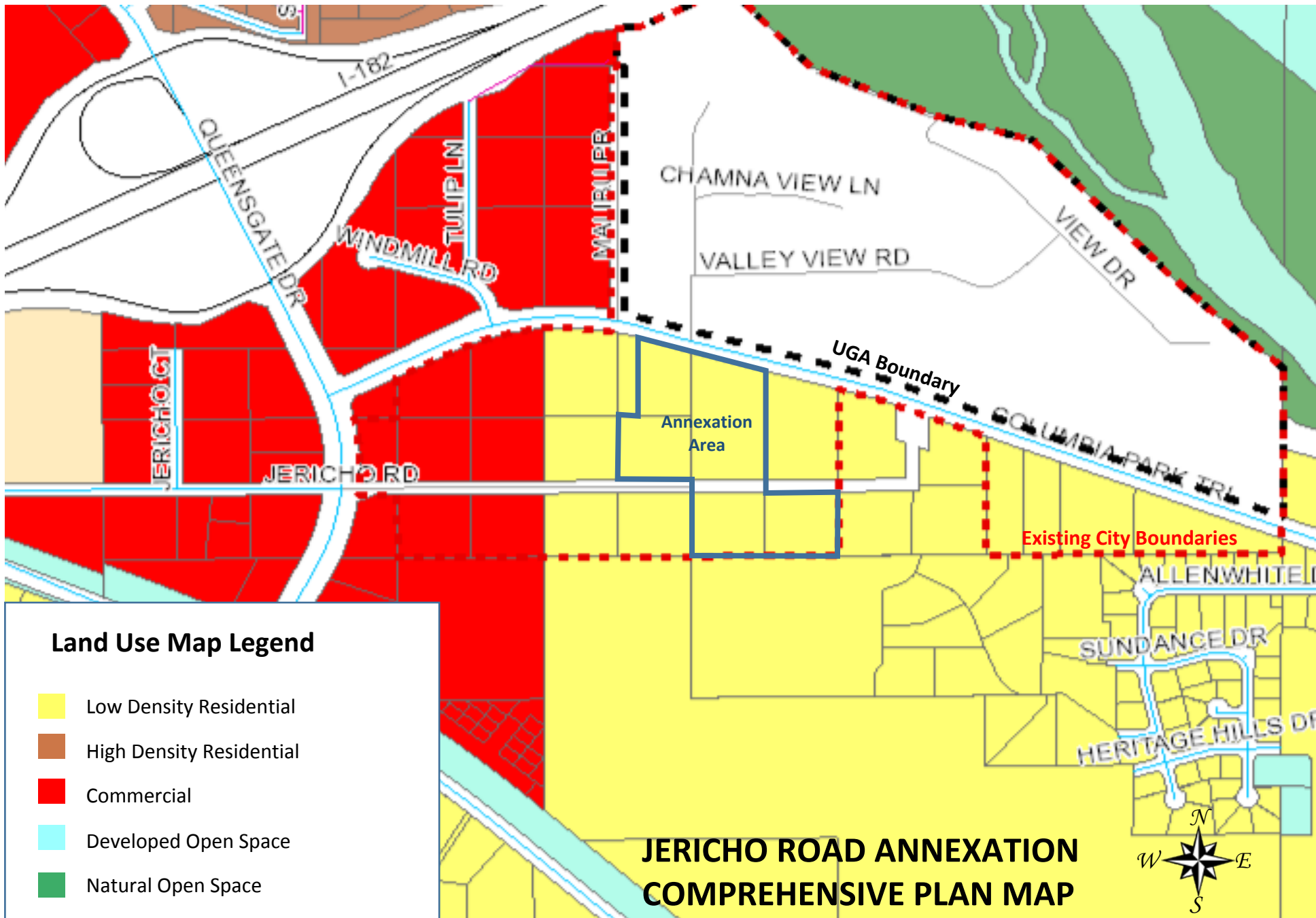
Off street parking space shall be provided in all residential zones in compliance with the requirements of Chapter 23.54 of this title.

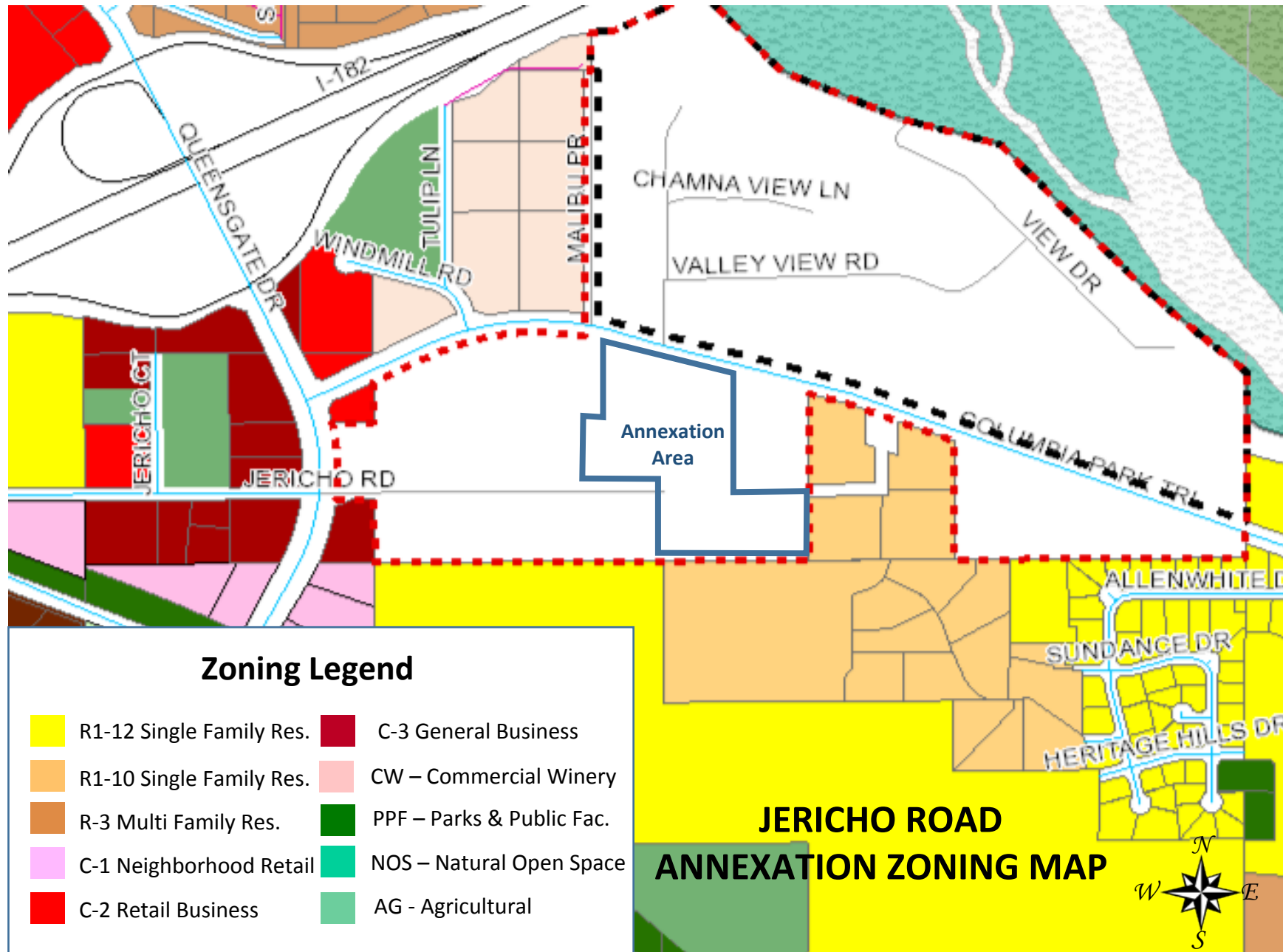


JERICO ROAD ANNEXATION VICINITY MAP



JERICHO ROAD ANNEXATION - AERIAL PHOTO







PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 01/11/2017

Agenda Category: New Business – Public Hearing

Prepared By: Rick Simon, Development Services Manager

Subject:

Consideration of a Request to Declare Property as Surplus

Request:

Key 3 - Economic Vitality

Recommended Motion:

Recommend that the City declare the property surplus to its needs and make it available for sale to the Crown Group, Inc.

Summary:

The Crown Group, Inc., is working with the City to purchase the property at 650 George Washington Way. They are requesting additional land for parking and so have requested that the City declare a strip of property some 4,946 square feet in area surplus, so that it could be sold to the Crown Group. This property is located south of the Crehst Museum and east of the Jackpot gas station.

Attached, please review the staff report and aerial photo of the area proposed for surplus.

Attachments:

1. Staff Report
2. Site Map
3. Site Photos

STAFF REPORT

TO: PLANNING COMMISSION
FILE NO.: M2017-100

PREPARED BY: RICK SIMON
MEETING DATE: JANUARY 11, 2017

GENERAL INFORMATION:

APPLICANT: CITY OF RICHLAND

REQUEST: CONSIDERATION OF RECOMMENDATION TO SURPLUS LAND.

LOCATION: DEVELOPED OPEN SPACE PROPERTY ADJACENT TO 650 GEORGE WASHINGTON WAY, SOUTH OF FORMER CREHST MUSEUM PROPERTY.

REASON FOR REQUEST

The City Economic Development Office is currently in negotiations with The Crown Group, Inc., for the purchase and development of approximately 2.63 acres of City-owned property located at 650 George Washington Way. Due to existing site constraints of the property, The Crown Group, Inc., is seeking to purchase an adjacent strip of city-owned property for the use of additional parking spaces for their proposed multi-family development.

The location for the proposed parking strip would be on City-owned land which presently located within the established boundaries of Howard Amon Park. Before the park portion of the site can be sold, the City Council must make a determination that the property can be declared surplus. City Code requires that the Council consider the Planning Commission's recommendation in making a final decision on whether the property should be considered surplus.

FINDINGS AND CONCLUSIONS

Staff has completed their review of the request to recommend this City property surplus and available for sale, and subject to the recommended conditions of approval:

1. The Comprehensive Plan designates the subject site as "Developed Open Space". The site is currently zoned "Parks and Public Facilities".
2. The Planning Commission is required to consider and forward a recommendation to City Council on the appropriateness of declaring the property surplus pursuant to RMC Section 3.06.030;

3. The City-owned property under consideration for surplus consists of approximately 4,947 square feet and is currently located within the established boundaries of Howard Amon Park.
4. A determination to surplus the property is intended to accomplish the following four objectives of the City policy for consideration of sale or lease of municipal property (RMC 3.06.010-C), which are to be achieved in a balanced manner to ensure that none are over-emphasized to the detriment of the others:
 - Stimulate the development of the City's economic base;
 - Meet the financial obligations resulting from prior property transactions by retiring infrastructure debt;
 - Provide capital for economic development purposes and for parkland operations; and
 - Provide a source of general revenue to the City over and above the tax yields.
5. The anticipated use of the property is for the construction of 23 parking spaces to be included in the overall parking supply for the proposed multi-family development on 650 George Washington Way, allowing the developer to take full advantage of developing additional multi-family residential units on the property.
6. Based on the above findings and conclusions, a recommendation to surplus the property would be in the best interest of the community of Richland.

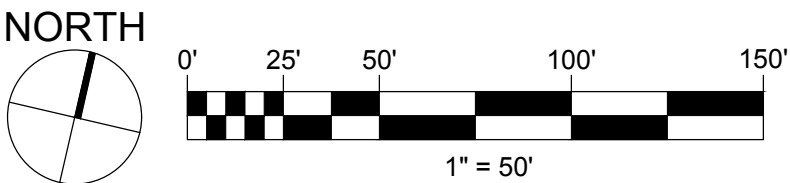
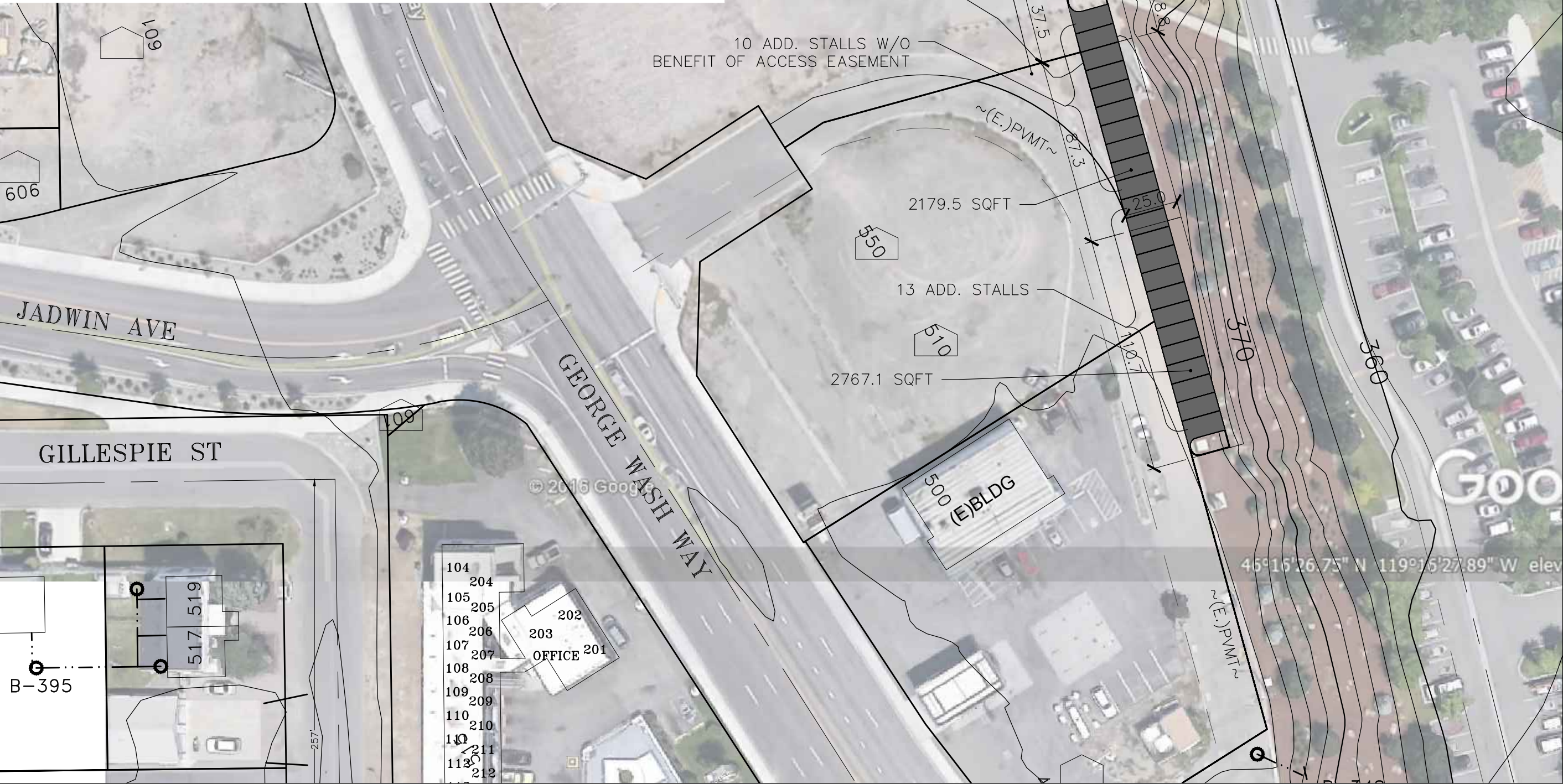
RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth in Staff Report (M2017-100) and forward a recommendation to the City Council to surplus the property, allowing for the transfer of ownership to The Crown Group, Inc.

ATTACHMENTS

A – Site Plan

23 NEW STALLS PROVIDED
ADDITIONAL ACCESS EASEMENT REQUIRED FROM ROCKETMART 1295.0 SQFT
10 ADDITIONAL STALLS SUBJECT TO RECEIVING EASEMENT RIGHTS 2179.5 SQFT
ACCESSIBLE WITHOUT ADDITIONAL ACCESS EASEMENT 2767.1 SQFT (13 STALLS)
TOTAL SQFT 4946.6 REQUIRED FROM CITY OF RICHLAND FOR ADDITIONAL PARKING



KE **KNUTZEN ENGINEERING**
5453 RIDGELINE DR.
SUITE 120
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com
CADFILE: P16-093XC03

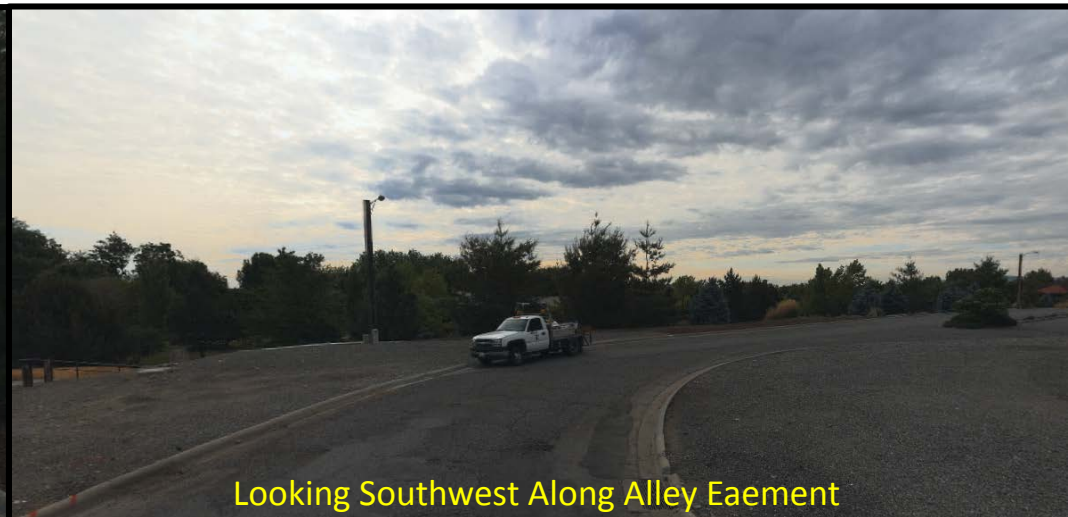
NOT FOR CONSTRUCTION

650 G-WAY PROJECT
SITE LAYOUT
RICHLAND, WA

DESIGN	JAW
APPD	PTK
DATE	12/12/16
NO.	SK 11



Looking North Along Alley Easement (Behind Gas Station)



Looking Southwest Along Alley Easement



Looking Southeast From Amon Park Drive



Looking West From Community Center Parking Lot