



Agenda  
Planning Commission Workshop  
Wednesday, November 8, 2017  
City Manager's Conference Room | 975 George Washington Way

---

**Commission Members:** Chair Wallner, Vice-Chair Madsen and Commissioners Mealer, 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:**

**Agenda Items:**

1. Discussion of Potential Zoning Map Amendments
  - Rick Simon, Development Services Manager
2. Discussion of Shipping Container Regulations
  - Rick Simon, Development Services Manager

**Adjournment**

**The next Planning Commission Workshop is December 13, 2017**

**The next Planning Commission Meeting is December 20, 2017**

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: 11/08/2017

Agenda Category: Agenda Items

Prepared By: Rick Simon, Development Services Manager

---

**Subject:**

Discussion of Potential Zoning Map Amendments

---

**Request:**

Key 6 - Community Amenities

---

**Recommended Motion:**

None

---

**Summary:**

Following the hearing last month in which the Commission recommended several "housekeeping" changes to the zoning map, a couple more properties should be considered for zoning amendment. One of these concerns the zoning for the Sunset Memorial Gardens Cemetery, which also leads to a broader discussion of what zoning should be put in place for cemeteries. The attached memo provides more detail on this topic.

---

**Attachments:**

1. Planning Commission Memo - Zoning Map Changes

## MEMORANDUM

*Community and Development Department  
Planning & Development Services Division*

**TO: PLANNING COMMISSION**

**FROM: RICK SIMON, DEVELOPMENT SERVICES MANAGER**

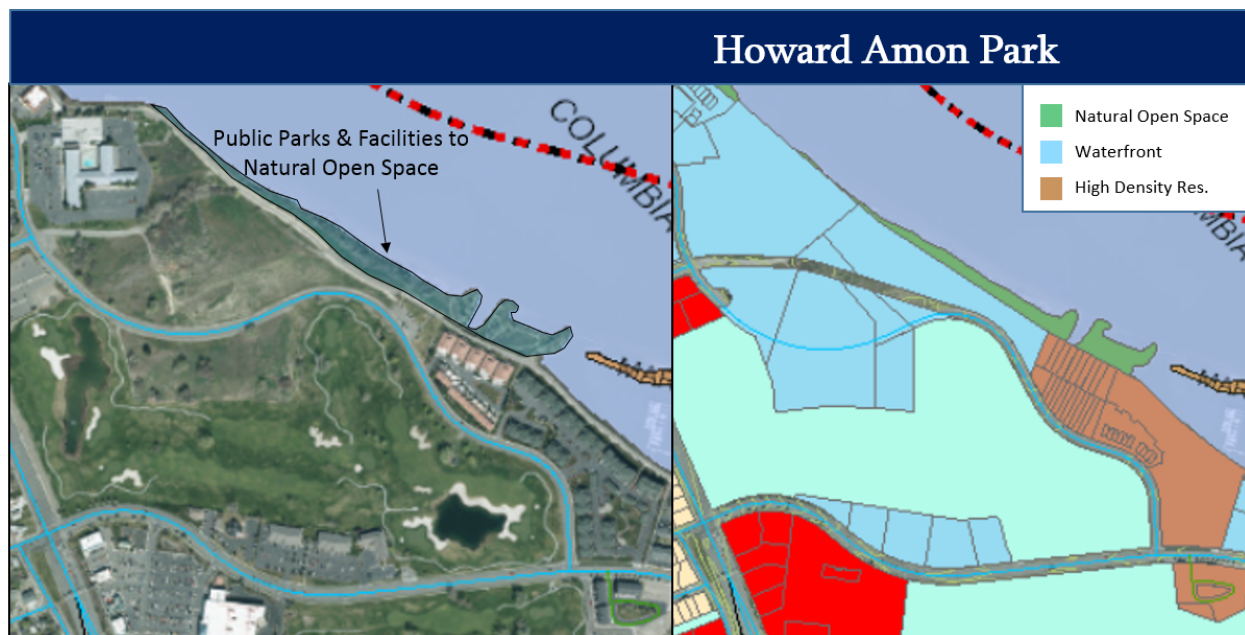
**DATE: NOVEMBER 8, 2017**

**RE: MORE ZONING MAP CORRECTIONS**

At our last meeting, Commissioner Berkowitz pointed out that there are a couple of other zoning map housekeeping items that the Commission should address. The first of these was a small portion of Leslie Groves Park which has been designated as Natural Open Space under the newly adopted comprehensive plan, but still retains its original Parks and Public Facilities zoning. The location of the Natural Open Space lies between an easterly extension of Van Giesen and runs northerly to Wordrop Street, lying between the trail and the shoreline, as shown on the map below:



Another area that the comprehensive plan designates as Natural Open Space lies within Howard Amon Park. While the area lying between the trail and the shoreline has been designated as Natural Open Space for quite some time, the current zoning is Parks and Public Facilities.

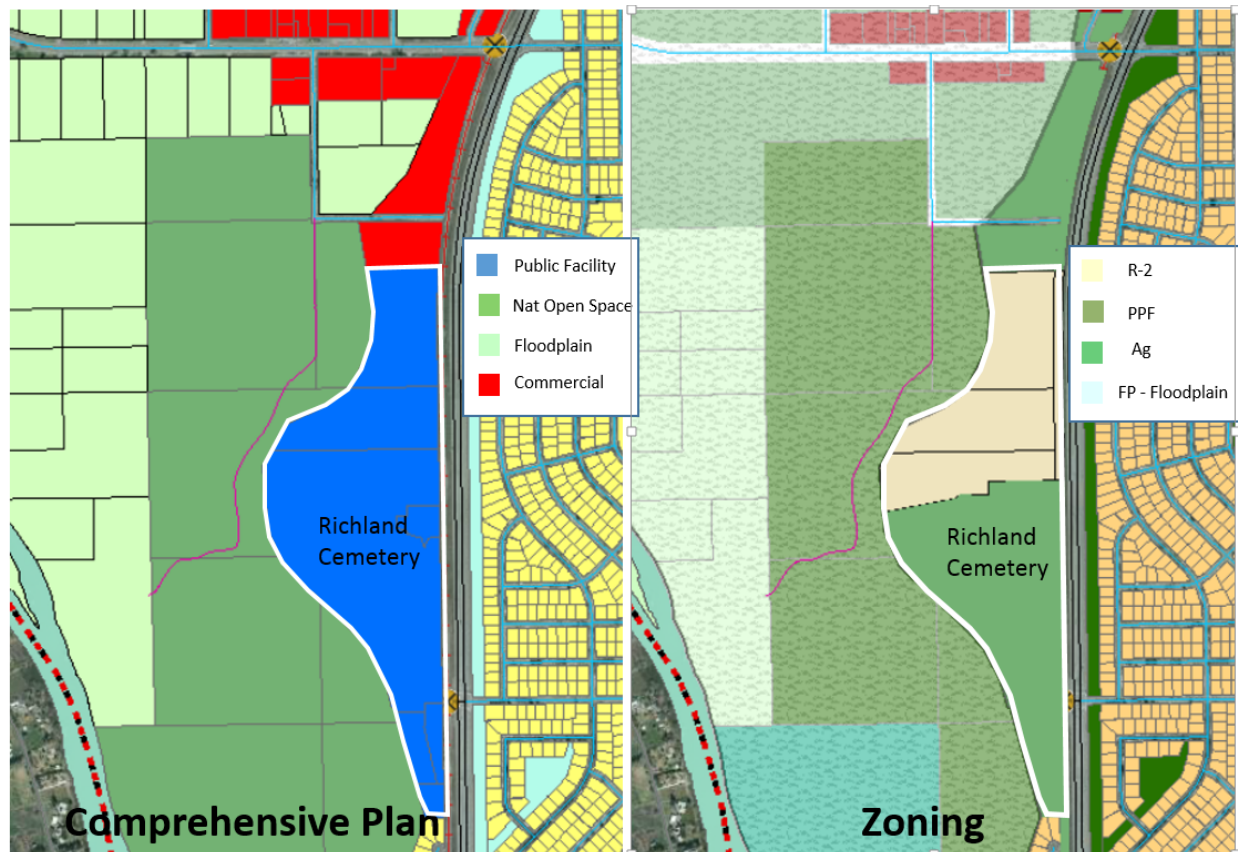


Since both of these properties are located within public parks, the proposals should both be reviewed by the Parks and Recreation Commission before the Planning Commission holds its formal hearing.

Another area where the zoning map could be amended is in the area of the Richland Cemetery, which is located west of the Bypass Highway, near the intersection of the Bypass and Swift Boulevard. The plan designates the entire cemetery ownership as Public Facility; however the zoning map shows the south half of the area as zoned for Agricultural uses and the north half is zoned R-2 Medium Density Residential. All of the existing improvements on the cemetery are located within the portion of the site that is zoned Agriculture. The R-2 portion of the site remains vacant.

Zoning districts within the City that allow for cemeteries include AG – Agricultural, C-LB Limited Business, C-2 Retail Business, C-3 General Business and PPF – Parks & Public Facilities. The two existing cemeteries located in Richland are the Sunset Memorial Gardens (located off of SR 240, which is zoned Agricultural and the cemetery on Williams Street, which is zoned C-LB.

Recently, the Economic Development staff has been contacted by the Washington Department of Veterans Affairs regarding the development of a veteran's cemetery in Richland to serve Southeastern Washington. Their preferred site is located near the northwest corner of SR 240 and Twin Bridges Road. A portion of this site is zoned agriculture and the balance is zoned R-3, High Density Residential. In order for the project to move forward, one of the following actions will need to be completed:



- The comprehensive plan would need to be amended. The most likely designation for the site would be Public Facility. Once the plan was amended in 2018, Parks and Public Facility zoning could be applied to the site and the land could be developed with a cemetery.
- A zoning text amendment could be adopted that would add cemeteries to the list of permitted uses in residential zoning districts. This action could be completed within the next several months and would not require the applicant to wait until the 2018 review cycle for comprehensive plan amendments.

Under current zoning cemeteries are permitted in the commercial zoning districts of C-LB, C-2 and C-3. Given that the existing cemetery on Williams is zoned C-LB, it is likely that C-LB zoning was written to permit cemeteries because that was where the existing cemetery was located. Generally speaking, it seems that few cemeteries would locate in commercial zones, given the relatively high cost of commercial real estate. With the veteran's cemetery proposal, the state is looking for approximately 25 acres. There are very few commercial sites of that size in the City.

Cemeteries may be compatible with residential areas, in that they are large, landscaped open space tracts that produce relatively minimal impacts on adjacent residential lands. Staff is looking for some guidance from the Commission as to which direction would be preferable.



## PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 11/08/2017

Agenda Category: Agenda Items

Prepared By: Rick Simon, Development Services Manager

---

**Subject:**

Discussion of Shipping Container Regulations

---

**Request:**

Key 7 - Neighborhoods & Community Safety

---

**Recommended Motion:**

None

---

**Summary:**

The City does not have formal regulations concerning the use of shipping containers as storage buildings. Some code amendments would provide some needed clarity on this topic. A memo and sample code language from another City are attached.

---

**Attachments:**

1. Planning Commission Memo
2. Deer Park Ordinance

## MEMORANDUM

*Community and Development Department  
Planning & Development Services Division*

---

**TO: PLANNING COMMISSION**

**FROM: RICK SIMON, DEVELOPMENT SERVICES MANAGER**

**DATE: NOVEMBER 8, 2017**

**RE: SHIPPING CONTAINERS**

The City does not have currently have regulations pertaining to the use of shipping containers, sometimes referred to as “conex boxes”. By policy, the City has not permitted the placement of shipping containers on residential lots for use as storage buildings. An exception is provided to allow use of a storage container during a construction of remodel project.



In commercial zoned areas, storage containers are permitted as temporary storage facilities. Recently, the City has begun to receive more frequent requests for storage containers, creating a need for this issue to be addressed in City Code in some fashion. Attached, is sample code language from the City of Deer Park. Other approaches would permit the use of storage containers in some zoning districts subject to placing the storage unit behind landscaping or screening.

**City of Deer Park**  
**Chapter 18.61**  
**STORAGE CONTAINERS**

Sections:

|                           |                                          |
|---------------------------|------------------------------------------|
| <a href="#">18.61.010</a> | Purpose.                                 |
| <a href="#">18.61.020</a> | Definitions.                             |
| <a href="#">18.61.030</a> | Storage on residential use properties.   |
| <a href="#">18.61.040</a> | Cargo containers – Permitted locations.  |
| <a href="#">18.61.050</a> | Permit required – Development standards. |
| <a href="#">18.61.060</a> | Current violations – Time to comply.     |
| <a href="#">18.61.070</a> | Conflicts.                               |
| <a href="#">18.61.080</a> | Violations – Penalties.                  |

**18.61.010 Purpose.**

---

The purpose of this chapter is to regulate the use of storage containers on residentially zoned and residentially used properties in the city, which regulations are adopted to protect the public health, safety, and welfare, and promote positive aesthetics in the city. (Ord. 901 § 1, 2011)

**18.61.020 Definitions.**

---

A. An “accessory storage building” is:

1. A building originally constructed for use as an accessory building for the storage of materials and equipment accessory to a primary use located on the property.
2. For purposes of this chapter, cargo containers, railroad cars, truck vans, converted mobile homes, trailers, recreational vehicles, bus bodies, vehicles and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not accessory storage buildings.

B. “Cargo containers” include standardized reusable vessels that were:

1. Originally designed for or used in the packing, shipping, movement or transportation of freight, articles, goods or commodities; and/or
2. Originally designed for or capable of being mounted or moved by rail, truck or ship by means of being mounted on a chassis or similar transport device. This definition includes the terms “transport containers” and “portable site storage containers” having a similar appearance to and similar characteristics of cargo containers. (Ord. 901 § 1, 2011)

**18.61.030 Storage on residential use properties.**

---

A. Only accessory storage buildings defined in DPMC [18.61.020\(A\)](#) shall be permitted as accessory storage containers on property in any residential zone of the city, or on any property within the city the primary use of which is residential. Cargo containers, railroad cars, truck vans, converted mobile homes, travel trailers, recreational vehicles, bus bodies, vehicles, and similar prefabricated items and structures originally built for purposes other than the storage of goods and materials are not permitted to be used as accessory storage buildings on property zoned residential or on property the primary use of which is residential.

B. Notwithstanding the provisions set forth in subsection A of this section, the temporary placement of transport containers and/or portable site storage containers on residentially zoned properties, or on properties the primary use of which are residential, for the limited purpose of loading and unloading household contents shall be permitted for a period of time not exceeding 30 days in any one calendar year.

C. Notwithstanding the provisions set forth in subsection A of this section, licensed and bonded contractors may use cargo containers for the temporary location of an office, equipment, and/or materials storage structure during construction which is taking place on the property where the cargo container is located, if the use of the cargo container is authorized pursuant to a city building permit. (Ord. 901 § 1, 2011)

**18.61.040 Cargo containers – Permitted locations.**

---

- A. The placement of a cargo container as an accessory storage use is limited to the following zoning districts:
1. Central commercial (CC).
  2. Commercial shopping center (CS).
  3. Diversified (DC).
  4. Light industrial (LI).
  5. Business park (BP).
- B. The placement of cargo containers is further limited to properties in the above-identified zones only if the property upon which the cargo container is proposed to be located is not primarily used for residential purposes. (Ord. 901 § 1, 2011)

#### **18.61.050 Permit required – Development standards.**

---

- A. A building permit is required prior to placement of a cargo container larger than 200 square feet in area, ensuring effective anchoring/foundation according to the then most current edition of the International Building Code. The application shall show the proposed cargo container is accessory to the permitted use of the property and meets the placement criteria for the zone.
- B. Cargo containers shall meet the setback requirements of the underlying zone.
- C. Cargo containers shall not be stacked above the height of a single container device, except for placement within the light industrial zone and on the back yard one-half of the lot or parcel.
- D. Cargo containers shall not be used for any advertising purpose and shall be kept clean of all alpha-numeric signage and writing.
- E. As a condition of placement, cargo containers may be required to be fenced or screened from abutting properties and/or rights-of-way pursuant to the provisions of the underlying zoning regulations.
- F. Cargo containers shall be in an approved designated area and on the same property as the principal use and be included in the calculation of overall lot coverage.
- G. Cargo containers shall not occupy required off-street parking, loading or landscaping areas.
- H. Materials stored within cargo containers are subject to review and approval by the fire district. (Ord. 901 § 1, 2011)

#### **18.61.060 Current violations – Time to comply.**

---

All owners of property within the city shall have 120 days from the effective date of the ordinance codified in this chapter to bring the properties, which currently contain accessory storage buildings that are in violation of the terms of this chapter, into full compliance with the provisions of this chapter. (Ord. 901 § 1, 2011)

#### **18.61.070 Conflicts.**

---

In the event any conflict exists between the provisions of this chapter and other currently existing provisions of the Deer Park Municipal Code or other ordinances of the city, the terms and provisions of this chapter shall take precedence and to the extent of any such conflict, the terms and conditions of any existing provisions of the Deer Park Municipal Code or other ordinances of the city shall be and hereby are amended insofar as necessary to conform to the provisions of this chapter. (Ord. 901 § 1, 2011)

#### **18.61.080 Violations – Penalties.**

---

Violation of this chapter shall be enforced pursuant to the procedures and penalties set forth in Chapter [18.108](#) DPMC as the same exists now or may hereafter be amended. (Ord. 901 § 1, 2011)