Agenda
RICHLAND PLANNING COMMISSION WORKSHOP
City Manager's Conference Room - 505 Swift Boulevard
WEDNESDAY, May 14, 2014
7:00 p.m.

COMMISSION MEMBERS: James Utz, Chair; Carol Moser, Vice-Chair, Debbie Berkowitz; Marianne Boring, Clifford Clark; Stanley Jones; Kent Madsen, Amanda Wallner and James Wise

LIAISONS: Rick Simon, Planning and Development Services Manager
Phil Lemley, City Council

Call to Order 7:00 p.m.

Business

1. **DISCUSSION OF TRANSPORATION IMPROVEMENT PROGRAM**
2. **DISCUSSION OF ZONING CODE AMENDMENTS**
3. **DISCUSSION OF HEARING EXAMINER SYSTEM OF PERMIT REVIEW**

Adjournment

Planning Commission Regular Meeting – Wednesday, May 28, 2014
Planning Commission Workshop Meeting – Wednesday, June 11, 2014

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MEMORANDUM

Community and Development Department
Planning & Development Services Division

TO: **PLANNING COMMISSION**

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

DATE: **MAY 14, 2014**

RE: **MAY WORKSHOP**

There are three items for discussion at this month's workshop. The first is the annual review of the City's Transportation Improvement Program (TIP). Public Works staff will present the proposed TIP amendments, a copy of which is included in the packets.

The second agenda item is a continuation of discussion that we had at the April workshop, concerning a number of proposed code amendments. The packet includes materials put together on this subject.

The third item is the draft code language that is necessary in order for a hearing examiner system to be put in place.

It is also time to consider scheduling the annual City tour.

Washington State Department of Transportation

Six Year Transportation Improvement Program
From 2015 to 2020

Agency: Richland

County: Benton

MPO/RTPO: BFCG Y Inside N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
16	1	/ 3440(001) Duportail Bridge Duportail Street City View Drive to Cottonwood Drive Construct a 4-lane road and bridge over the Yakima River with a 12' multi-use pathway for ped/bike access. Reconstruct SR-240/Duportail intersection and modify traffic signal to accommodate additional lanes. Widen and raise at-grade railroad crossing of Port of Benton track.	R002					01	C P T W	0.670	EA	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2017	STP(UL)	1,038,300		0	162,138	1,200,438
P	CN	2017	STP(UL)	26,928,000	TIB	4,500,000	2,232,000	33,660,000
			Totals	**27,966,300**		**4,500,000**	**2,394,138**	**34,860,438**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	1,200,438	0	0
CN	0	0	10,500,000	11,580,000	11,580,000
Totals	**0**	**0**	**11,700,438**	**11,580,000**	**11,580,000**

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16	2	/ 3459(001) Center Parkway Extension Center Parkway Gage Blvd to Tapteal Dr Construct new 3-lane roadway with bike lanes, curb, gutter and sidewalk on both sides. Construct a signalized/gated at-grade crossing of the Port of Benton R/R track.	R001					01		0.330	CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2015	STP(UL)	973,700	TIB	360,420	0	1,334,120
			Totals	**973,700**		**360,420**	**0**	**1,334,120**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,334,120	0	0	0	0
Totals	**1,334,120**	**0**	**0**	**0**	**0**

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16	3	/ 3463(002) Stevens Drive Extension Stevens Drive Wellsian Way to Lee Boulevard Construct new 3 lane street with sidewalks, curb and gutter, water, sewer, storm drainage, street lights, bike lanes and ADA accessibility.	R005					01	P S W	0.360	CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	CN	2015	STP(UL)	350,000	TIB	1,010,000	99,200	1,459,200
			Totals	**350,000**		**1,010,000**	**99,200**	**1,459,200**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
CN	1,459,200	0	0	0	0
Totals	**1,459,200**	**0**	**0**	**0**	**0**

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16	4	R011 Duportail Street Reconstruction Duportail Street Wright Ave. to Thayer Dr. Reconstruct roadway to provide 2 travel lanes, bike lanes, curb, gutter & sidewalk on both sides. Includes reconfiguring the intersection of Duportail Street / Wright Avenue.						04	C G P S T W	0.290	CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	RW	2017	STP(UL)	15,500	TIB	80,000	4,500	100,000
S	CN	2017	STP(UL)	213,520	TIB	882,400	257,080	1,353,000
			Totals	**229,020**		**962,400**	**261,580**	**1,453,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
RW	0	0	100,000	0	0
CN	0	0	1,353,000	0	0
Totals	**0**	**0**	**1,453,000**	**0**	**0**

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16	5	Duportail Street Extension Duportail Street Wellsian Way to Robert Avenue Construct new 3 lane street with sidewalks, curb and gutter, water, sewer, storm drainage, street lights and bike lanes. Reconfigure the intersection at Duportail Street and Thayer Drive to accomodate a fourth leg.	R026					01	P S W	0.330	CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2015		0	TIB	100,000	25,000	125,000
S	RW	2015		0	TIB	520,000	130,000	650,000
S	CN	2016		0	TIB	1,209,520	205,480	1,415,000
			Totals	**0**		**1,829,520**	**360,480**	**2,190,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	125,000	0	0	0	0
RW	650,000	0	0	0	0
CN	0	1,415,000	0	0	0
Totals	**775,000**	**1,415,000**	**0**	**0**	**0**

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14	6	/ 000S(336) South GWW Safety and Mobility Improvements George Washington Way Columbia Pt. Dr. to Comstock Upgrade/reconfigure George Washington Way (GWW)including the intersections of GWW/Col. Pt. Dr./Adams St. and GWW/Comstock to provide improved safety, capacity, and mobility.	R020					03	P S T W		CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2015	HSIP	336,480	TIB	84,120	0	420,600
P	RW	2016	HSIP	48,000	TIB	12,000	0	60,000
P	CN	2017	HSIP	3,701,400	TIB	925,360	0	4,626,760
			Totals	**4,085,880**		**1,021,480**	**0**	**5,107,360**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	420,600	0	0	0	0
RW	0	60,000	0	0	0
CN	0	0	4,626,760	0	0
Totals	**420,600**	**60,000**	**4,626,760**	**0**	**0**

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16	7		R015					28		0.350	CE	Yes
		Queensgate Pathway										
		Queensgate Drive										
		Keene Rd to Columbia Park Trail										
		Construct a 12' asphalt multi-use pathway on the east side of Queensgate.										

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2017	TAP(UL)	15,000		0	0	15,000
S	RW	2017	TAP(UL)	40,000		0	0	40,000
S	CN	2017	TAP(UL)	70,470		0	0	70,470
			Totals	**125,470**		**0**	**0**	**125,470**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	15,000	0	0
RW	0	0	40,000	0	0
CN	0	0	70,470	0	0
Totals	**0**	**0**	**125,470**	**0**	**0**

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16	8	R019 Swift Corridor Improvements Swift Boulevard Stevens Dr to George Washington Way Mill and overlay street, widen sidewalks, add decorative street lighting, irrigation, street trees and landscaped medians.						31	P S W	0.500	CE	No

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2015		0		0	80,000	80,000
P	CN	2015		0		0	1,250,000	1,250,000
			Totals	**0**		**0**	**1,330,000**	**1,330,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	80,000	0	0	0	0
CN	1,250,000	0	0	0	0
Totals	**1,330,000**	**0**	**0**	**0**	**0**

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16	9	R010 Columbia Park Trail - East Columbia Park Trail SR 240 WB Offramp to East City Limits Reconstruct the street to provide 3-lanes, with curb, gutter, sidewalks, bike lanes street lights, drainage facilities and streetscape on both sides.						04	C P S T W	0.720	CE	No

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2015		0		0	150,000	150,000
P	CN	2017		0		0	1,150,000	1,150,000
			Totals	**0**		**0**	**1,300,000**	**1,300,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	150,000	0	0	0	0
CN	0	0	1,150,000	0	0
Totals	**150,000**	**0**	**1,150,000**	**0**	**0**

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14	10	Steptoe Street / Tapteal Drive Intersection Improvements to Realign Tapteal Drive and Steptoe Street intersection by constructing a new roundabout. Also includes sidewalks, street lights, fully signalized and gated at-grade railroad crossing, storm drainage.	R029					03	S W	0.180	CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	RW	2016		0		0	50,000	50,000
P	CN	2017		0		0	1,330,000	1,330,000
			Totals	**0**		**0**	**1,380,000**	**1,380,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
RW	0	50,000	0	0	0
CN	0	0	1,330,000	0	0
Totals	**0**	**50,000**	**1,330,000**	**0**	**0**

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12	11		R2014					28	P S W	2.000	CE	No
		Vantage Highway Pathway - Phase I										
		SR-240										
		Stevens Dr to Kingsgate Way										
		Construct a 12' asphalt multi-use pathway on the north side of SR-240.										

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2015	HSIP	20,000		0	40,000	60,000
P	CN	2016	HSIP	660,000		0	0	660,000
			Totals	**680,000**		**0**	**40,000**	**720,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	60,000	0	0	0	0
CN	0	660,000	0	0	0
Totals	**60,000**	**660,000**	**0**	**0**	**0**

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17	12		R012					01	C G P S T W	0.450	CE	No
		Queensgate Drive Extension										
		Queensgate Drive										
		Shockley Rd to Keene Rd										
		Construct a 3-lane street with curb, gutter, sidewalk, street lights and drainage facilities on both sides. Modify the Keene/Queensgate traffic signal.										

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2015		0		0	150,000	150,000
P	RW	2016		0		0	100,000	100,000
P	CN	2017		0		0	850,000	850,000
			Totals	**0**		**0**	**1,100,000**	**1,100,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	150,000	0	0	0	0
RW	0	100,000	0	0	0
CN	0	0	850,000	0	0
Totals	**150,000**	**100,000**	**850,000**	**0**	**0**

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16	13	Gage Boulevard Improvements Gage Boulevard Penny Royal Ave to Morency Dr. Add bike lanes, shoulders, sidewalks, street lights, storm drainage on Gage Boulevard.	R028					04		0.750	CE	No

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2016		0		0	75,000	75,000
P	CN	2017		0		0	750,000	750,000
			Totals	**0**		**0**	**825,000**	**825,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	75,000	0	0	0
CN	0	0	750,000	0	0
Totals	**0**	**75,000**	**750,000**	**0**	**0**

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17	14	Rachel Road Improvements Rachel Road Leslie Rd to Steptoe St Construct a 2-lane collector with curb, gutter & sidewalk on both sides of the street. Left turn lanes will be constructed where needed.	R008					01	P S W	1.200	CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2018		0		0	200,000	200,000
P	RW	2019		0		0	300,000	300,000
P	CN	2020		0		0	1,700,000	1,700,000
			Totals	**0**		**0**	**2,200,000**	**2,200,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	200,000	0
RW	0	0	0	0	300,000
CN	0	0	0	0	1,700,000
Totals	**0**	**0**	**0**	**200,000**	**2,000,000**

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17	15	Bellerive Drive Extension Bellerive Drive Rachel Rd to Claybell Park Construct a new 2-lane street with curb, gutter, sidewalk, bike lanes, street lights and storm drainage facilities.	R009					01	P S W	0.130	CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2018		0		0	20,000	20,000
P	RW	2019		0		0	10,000	10,000
P	CN	2020		0		0	100,000	100,000
			Totals	**0**		**0**	**130,000**	**130,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	20,000	0
RW	0	0	0	0	10,000
CN	0	0	0	0	100,000
Totals	**0**	**0**	**0**	**20,000**	**110,000**

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14	16		R016					28	C P T	2.250	CE	No
		Stevens Drive Pathway										
		Stevens Drive										
		Spengler St to Horn Rapids Rd										
		Construct a 12' multi-use pathway on east side of Stevens										

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2015		0		0	70,000	70,000
P	CN	2016		0		0	880,000	880,000
			Totals	**0**		**0**	**950,000**	**950,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	70,000	0	0	0	0
CN	0	880,000	0	0	0
Totals	**70,000**	**880,000**	**0**	**0**	**0**

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16	17		R007					01	P		CE	No
		SR240 / Kingsgate Traffic Signal										
		Kingsgate Way										
		SR 240 to										
		Construct a new traffic signal with video detection and pedestrian facilities										

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2017		0		0	25,000	25,000
P	CN	2018		0		0	200,000	200,000
			Totals	**0**		**0**	**225,000**	**225,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	25,000	0	0
CN	0	0	0	200,000	0
Totals	**0**	**0**	**25,000**	**200,000**	**0**

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17	18	Logston Boulevard Extension Logston Blvd Robertson Rd to Future Business Ctr Road Construct a new roadway with curb & gutter, streetlights and storm drainage facilities on both sides of the road.	R006					01	P S T W	0.200	CE	No

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2015		0		0	70,000	70,000
P	CN	2015		0		0	250,000	250,000
			Totals	**0**		**0**	**320,000**	**320,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	70,000	0	0	0	0
CN	250,000	0	0	0	0
Totals	**320,000**	**0**	**0**	**0**	**0**

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MPO/RTPO: BFCG Y Inside N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
12	19		R018					01	C P S T W	1.750	CE	No
		Vantage Highway Pathway - Phase II										
		SR-240										
		Twin Bridges Rd to Kingsgate Way										
		Construct a new 12' multi-use pathway on the north side of SR-240.										

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2018		0		0	50,000	50,000
P	CN	2019		0		0	650,000	650,000
			Totals	**0**		**0**	**700,000**	**700,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	0	50,000	0
CN	0	0	0	0	650,000
Totals	**0**	**0**	**0**	**50,000**	**650,000**

Washington State Department of Transportation

Six Year Transportation Improvement Program
From 2015 to 2020

Agency: Richland

County: Benton

MPO/RTPO: BFCG Y Inside N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
19	20	Marcus Whitman Elementary - Safe Routes to Schools Humphreys & Winslow Wright Ave. to Lee Blvd. Reconstruct Humphreys Street and install curb, gutter, and sidewalk from Wright to Winslow as well as construct new sidewalk on the west side of Winslow from Humphreys to Lee Blvd. to improve safety on a Walk Route for Marcus Whitman Elementary school. Also provides a bicycle education curriculum and upgrads radar trailer for speed data collection.	R024					38		0.150	CE	No

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2015	SRTS	10,000		0	0	10,000
P	CN	2015	SRTS	86,000		0	30,000	116,000
			Totals	**96,000**		**0**	**30,000**	**126,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	10,000	0	0	0	0
CN	116,000	0	0	0	0
Totals	**126,000**	**0**	**0**	**0**	**0**

Washington State Department of Transportation

Six Year Transportation Improvement Program
From 2015 to 2020

Agency: Richland

County: Benton

MPO/RTPO: BFCG Y Inside N Outside

Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
17	21	Queensgate Drive - Phase II Queensgate Drive Rachel Rd to Alla Vista Rd Construct new 2-lane collector with curb, gutter, sidewalk, street lights, and storm drainage facilities on both sides	R013					01	P S W	2.000	CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
P	PE	2016		0		0	300,000	300,000
P	RW	2017		0		0	500,000	500,000
P	CN	2018		0		0	2,600,000	2,600,000
			Totals	**0**		**0**	**3,400,000**	**3,400,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	300,000	0	0	0
RW	0	0	500,000	0	0
CN	0	0	0	2,600,000	0
Totals	**0**	**300,000**	**500,000**	**2,600,000**	**0**

Washington State Department of Transportation

Six Year Transportation Improvement Program
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Agency: Richland
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Functional Class	Priority Number	A. PIN/Project No. C. Project Title D. Road Name or Number E. Begin & End Termini F. Project Description	B. STIP ID G. Structure ID	Hearing	Adopted	Amendment	Resolution No.	Improvement Type	Utility Codes	Total Length	Environmental Type	RW Required
12	22	/ 0240(015) SR-240/SR-224(Van Giesen) Grade Separation SR-240 SR 240 to SR 224 I/S Construct an interchange to separate highways and adjacent railroad crossing.	R004					03	C G P T W	0.500	CE	Yes

Funding

Status	Phase	Phase Start Year (YYYY)	Federal Fund Code	Federal Funds	State Fund Code	State Funds	Local Funds	Total Funds
S	PE	2017	DEMO	1,030,000		0	490,000	1,520,000
S	RW	2018	DEMO	639,725		0	210,275	850,000
P	CN	2019	DEMO	18,000,000	FMSIB	10,000,000	4,150,000	32,150,000
			Totals	**19,669,725**		**10,000,000**	**4,850,275**	**34,520,000**

Expenditure Schedule

Phase	1st	2nd	3rd	4th	5th & 6th
PE	0	0	1,220,000	300,000	0
RW	0	0	0	850,000	0
CN	0	0	0	0	32,150,000
Totals	**0**	**0**	**1,220,000**	**1,150,000**	**32,150,000**

	Federal Funds		State Funds	Local Funds	Total Funds
Grand Totals for Richland	**54,176,095**		**19,683,820**	**21,895,673**	**95,755,588**

MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT
Development Services Division

TO: PLANNING COMMISSION

FROM: CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION

DATE: May 14, 2014

SUBJECT: Third Workshop Discussion, Amendments to RMC Title 23, Zoning

At the March 12th workshop Planning Staff introduced ten potential amendments to the zoning code to the Commission. Three of the ten amendments are to be postponed and reviewed with future amendments. The amendments currently under consideration are summarized below and the redlined zoning text is attached. Note that the diagrams depicting the types of corner lot setbacks applicable to fences and homes are in development and will be provided at the workshop.

SETBACKS

1. Fence setbacks on corner lots. Reduce the setback on the flanking street frontage (non-address frontage of the lot) to 10-feet from the edge of the improvement for fences over 4 feet in height.

2. Reduce home setbacks on corner lots. Reduce the flanking side yard (non-address frontage) setback from 20 feet to 15 feet.

3. Access easement "alley" setbacks. Establish a minimum structural setback of 6 feet from private streets that function as the primary access to more than one lot.

4. Sheds & detached structures. Remove the requirement that sheds and other detached garages are 6 feet from the primary residence.

SUBDIVISION

5. Amend the plat application requirements. Reduce required map copies due at submittal from 32 to 12 and require electronic formats such as CAD and/or PDF.

6. Allow development on previously consolidated lots if they are returned to the dimensions to which they were originally platted.

OTHER

7. Establish minimum size for required landscaping trees at planting.

TO BE REVIEWED DURING THE SECONDARY 2014 ZONING CODE TEXT AMENDMENT PROCESS

8. Zoning district setbacks, single-family to multi-family residential. Consider a sliding scale for the setback based on the density or massing of the multi-family development.

9. Increase the amount of lots permitted via a short plat. Currently the maximum is 4 lots. State law allows up to 9 lots.

10. Develop a definition and identify which zoning districts in which to allow distilleries.

23.38.070 Fences.

Fences are permitted as follows:

A. Open Fences (fences constructed of panels/sections with at least 50 percent open spaces such as non-slatted chain link, wrought iron, picket or rail fencing).

1. Six feet high, anywhere on the lot; provided, that they shall be no closer to a street right-of-way than the building setback line in the same zone, except as provided for in subsections (E and F) of this section.

2. Four feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections or at curves.

3. Open fences constructed in conjunction with public playgrounds, public utilities and other public installations shall be no closer than 10 feet to the curb line, but such fences may be any height necessary for safety and security.

B. Other Fences.

1. Six feet high, anywhere on the lot; provided, that they shall be no closer to the street right-of-way than the building setback line in the zone, except as provided in subsections (E and F) of this section.

2. Three feet high, anywhere on the lot and within adjoining street right-of-way to within one foot behind sidewalk or five feet behind back of curb; provided, that they do not form sight obstructions at intersections, or at curves.

C. Fence height shall be measured above the highest grade within two feet of the fence line.

D. Fences and hedges shall be constructed and maintained in accordance with the requirements of Chapter 12.11 RMC, Intersection Sight Distance.

E. Fences up to six feet high may be built inside the property line and adjacent to arterial streets on lots having access to other streets when provisions for other such fencing are included in approved subdivision plats in accordance with RMC 24.08.140 and 24.16.260 or when special approval is granted by the administrative official. When fences are constructed under this provision, the following requirements shall apply:

1. The adjacent strip of land between the fence and the back of the adjacent sidewalk shall be improved by the property owner concurrent with installation of fencing;

2. The property owner shall provide a treatment plan for the strip of land as part of the building permit application process;

3. The treatment plan shall provide for minimum treatment with grass, decorative rock, wood, bark, or any combination of such materials or similar materials in a manner that will minimize disturbance by natural elements or pedestrians. Xeriscaping with native plants and other low maintenance landscaping materials is encouraged;

4. Fence installation and treatment of the strip of land shall be completed within six months after a permit is obtained;

5. Trees or shrubs may be planted on or behind the centerline (fence side) of the strip of land and shall be continuously maintained in a manner that will not interfere with normal pedestrian and vehicular uses on the adjacent sidewalk and street;

6. No vehicular access is allowed through any such fences except for occasional maintenance purposes;

7. Where no sidewalk or curb is required on an arterial street or highway, any required landscape treatment need not extend further than seven and one-half feet toward the street from the fence; provided, however, that the administrative official may waive, wholly or in part, the requirement of landscape treatment after finding that special circumstances exist which justify such a waiver.

F. For corner lots and lots with triple street frontages, fencing over four feet in height must be set back 10 feet from the closest street improvement, i.e., back of sidewalk, or edge of pavement. At no point shall fences be permitted on the public right-of-way (see diagrams below).

~~F~~G. Barbed Wire and Electric Fences. The use of barbed wire and electrically charged fences is prohibited except as follows:

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.

Land Use	R-1-12	R-1-10	R-2	R-2S	R-3
Residential Uses					
Minimum Front Yard Setback[3]	20 feet	20 feet	20 feet	15 feet/18 feet[4]	20 feet[6,10]
Minimum Side Yard Setback	10 feet	10 feet	6 feet	6 feet[5]	[6,10]
Minimum Rear Yard Setback	25 feet	25 feet	25 feet	20 feet/3 feet[7]	25 feet[6,10]
Minimum Alley/Private Access Easement Setback	6 feet	6 feet	6 feet	6 feet	6 feet

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 50 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 15 feet nor need it exceed 30 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.

c. The flanking frontage or non-address front yard of a corner lot may reduce the front yard setback of said frontage to 15 feet, see diagram below.

23.38.020 Accessory buildings in residential zoning districts.

B. Detached accessory buildings not meeting the main building setbacks are subject to the following requirements:

~~3. Detached accessory buildings shall be located no closer than six feet to the main building or any roofed attached accessory structure to the main building such as a carport, porch or patio.~~

SUBDIVISION

24.04.030 Application of regulations.

The regulations contained in this title shall apply to the subdivision of any lot, parcel, or tract of land into two or more lots or tracts, or other division of land for the purpose of sale or building development, whether immediate or future, including the resubdivision or replatting of land or lots. The regulations shall apply in every situation where there is a dedication of streets, alleys, easements, or land for public use. The provisions of this chapter shall not apply to:

A. Cemeteries and other burial plots while used for that purpose;

B. Divisions of land into lots or tracts each of which is one one hundred twenty-eighth of a section of land or larger, or five acres or larger if the land is not capable of description as a fraction of a section of land; provided, that for purposes of computing the size of any lot under this title which borders on a street or road, the lot size shall be expanded to include that area which would be bounded by the centerline of the road or street and the side lot lines of the lot running perpendicular to such centerline;

C. Divisions made by testamentary provisions, or the laws of descent; and

D. A division made for the purpose of alteration by adjusting boundary lines, between platted or unplatted lots or both, which does not create any additional lot, tract, parcel, site, or division nor create any lot, tract, parcel, site, or division which contains insufficient area and dimension to meet minimum requirements for width and area for a building site.

E. The reestablishment of a previously platted legal lot of record to its original dimensions that does not violate any current setback, lot coverage or other development standard excluding minimum lot size requiemrents.

24.12.010 Preliminary plat – Application for approval.

For the purpose of expediting the preliminary approval of any subdivision, every subdivider shall file with the subdivision administrator a preliminary plat application on such forms as may be provided by the city. Each application shall include ~~a sufficient number of copies of the preliminary plat map~~ electronic and hard copies of the map(s) ~~(but in any case, at least 32 copies)~~as specified on the preliminary plat application~~, a report from~~ form.

E. Landscaping Material. Landscaping materials used to achieve the design criteria in conformance with provisions of this section shall conform to the following standards:

1. Trees shall be species having an average mature spread of crown of greater than 15 feet ~~and~~, shall be a minimum of ~~five feet to eight feet overall height~~six to eight feet in height and have a diameter at breast height (dbh) caliper of 1.5 inches caliper ~~immediately after~~ at planting. DBH is measured at 4.5 feet from average grade. Trees having an average mature spread of crown less than 15 feet may be substituted by grouping the same so as to create the equivalent of a 15-foot crown spread. Tree species whose roots are known to cause damage to public roadways or other public works shall not be planted closer than 12 feet to such public works, unless the tree root system is completely contained within a barrier being a minimum of five feet deep and five feet wide.

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Chapter 19.25 HEARING EXAMINER

Sections:

19.25.010 Purpose.

19.25.020 Hearing examiner – Office created – Duties.

19.25.030 Hearing examiner – Appointment.

19.25.040 Hearing examiner – Qualifications.

19.25.050 Hearing examiner – Removal.

19.25.060 Hearing examiner – Freedom from improper influence.

19.25.070 Hearing examiner – Conflict of interest.

19.25.080 Hearing examiner – Prescription of rules for hearings.

19.25.090 Public hearings

19.25.100 Land use issues – Report of developments services division.

19.25.110 General criteria for examiner decisions.

19.25.120 Examiner actions.

19.25.130 Report to and meeting with planning commission and city council.

19.25.140 Severability.

19.25.010 Purpose.

The purpose of this chapter is to establish a system of land use regulatory hearings to hear and decide applications for land use permits and other matters as specifically assigned by the appropriate ordinances.

19.25.020 Hearing examiner – Office created – Duties.

Pursuant to Chapters 35A.63 and 58.17 RCW, the office of hearing examiner, referred to in this chapter as examiner, is created. The Examiner is to act on behalf of the City Council by considering and applying zoning and regulatory ordinances to the land as provided herein. The Examiner shall also exercise administrative powers and such other quasi-judicial powers as may be granted by ordinance and code adoption.

19.25.030 Hearing examiner – Appointment.

The Hearing Examiner shall be appointed by the City Manager, subject to confirmation by the City Council, to serve for a term of two (2) years. In the event of the absence or the inability of the Hearing Examiner to act on an application, a Hearing Examiner Pro Tem may be appointed, by the City Manager, subject to confirmation

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by the City Council, for such application or period of absence, and shall have all the duties and powers of the Hearing Examiner.

19.25.040 Hearing examiner – Qualifications.

The Hearing Examiner shall be appointed solely on the basis of qualifications for the duties of the office with special reference to training, actual experience in, and knowledge of administrative or quasi-judicial hearings on zoning, subdivision and other land use regulatory enactments as may be granted by ordinance or code adoption.

19.25.050 Hearing examiner – Removal.

The Hearing Examiner may be removed from office at any time for just cause by a majority vote of the whole membership of the City Council.

19.25.060 Hearing examiner – Freedom from improper influence.

No person, shall attempt to influence an examiner in any matter pending before him, except publicly at a public hearing duly called for such purpose, or to interfere with an examiner in the performance of his duties in any other way; provided, that this section shall not prohibit the city attorney from rendering legal services to the examiner.

19.25.070 Hearing examiner – Conflict of interest.

No examiner shall conduct or participate in any hearing, decision or recommendation in which the examiner has a direct or indirect substantial financial or familiar interest, or concerning which the examiner has had substantial prehearing contacts with proponents or opponents wherein the issues were discussed; nor, on appeal from or review of an examiner decision, shall any member of the legislative body who has such an interest or has had such contacts participate in the consideration thereof. This is not intended to prohibit necessary or proper inquiries on matters such as scheduling, but any such contacts are to be entered into the official record of the hearing. Whenever possible, such inquiries and the responses to such inquiries shall be in writing.

19.25.080 Hearing examiner – Prescription of rules for hearings.

The examiner shall prescribe rules for the scheduling and conduct of hearings and other procedural matters related to the duties of his office. Such rules shall provide for rebuttal, and may authorize the examiner to limit the time allowed to parties testifying on an equal basis, and time limits on rebutting. Any person desiring to

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question other parties testifying at the hearing shall direct such questions to the examiner, who shall rule on whether or not such questions are to be answered and who shall answer them.

19.25.090 Public Hearings

1. Before rendering a decision on any application or appeal, the Hearing Examiner shall hold at least one (1) public hearing thereon. For applications subject to City Council action, the public hearing by the Hearing Examiner shall constitute a hearing by the City Council.

2. Whenever a project requires more than one (1) permit or approval, the Hearing Examiner may order a consolidation of and conduct the required public hearings to avoid unnecessary costs or delays. Decisions of the Hearing Examiner to order and conduct consolidated hearings shall be final in all cases.

3. Public hearings may be continued or reopened by the Hearing Examiner with written notice to all persons of record at least seven (7) calendar days prior to the rescheduled hearing. Public hearings may be continued by the Hearing Examiner without additional written notice; provided the continuance is made during open session to a specific date, time and location.

19.25.100 Land use issues – Report of Development Services Division.

On any land use issue coming before the examiner, the development services division shall coordinate and assemble the reviews of other city departments, governmental agencies, and other interested parties and shall prepare a report summarizing the factors involved and the department's findings and recommendations. At least five calendar days prior to the scheduled hearing, the report shall be filed with the examiner and copies thereof shall be mailed to the applicant and made available for public inspection.

19.25.110 General Criteria for Examiner Decisions

1. Each decision of the Hearing Examiner shall be in writing and shall include findings and conclusions, based on the record, to support the decision.

2. The Hearing Examiner's findings and conclusions shall carry out and help implement applicable state laws and regulations and the regulations, policies, objectives and goals of the Comprehensive Plan, the Zoning Code, the Subdivision Code and other official laws, policies and objectives of the City, and that the decision will not be unreasonably incompatible with, or detrimental to, affected properties and the general public.

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19.25.120 Examiner Actions

Within ten (10) working days of the conclusion of a hearing or rehearing, the Hearing Examiner shall render a written recommendation or decision and shall transmit a copy thereof to all persons of record.

1. The Examiner's decision may be to grant or deny the application or appeal, or the Hearing Examiner may grant the application or appeal with such conditions, modifications and restrictions as he/she finds necessary to make the application or appeal compatible with the environment, and carry out applicable state laws and regulations, and the regulations, policies, objectives and goals of the Comprehensive Plan, the Zoning Code, the Subdivision Code and other ordinances, policies and objectives of the City.

2. The conditions, modifications and restrictions that the Hearing Examiner may impose include additional setbacks, screening in the form of landscaping or fencing, covenants, easements and dedications of additional road rights-of-way. Performance bonds or equivalent measures may be required to insure compliance with the conditions, modifications and restrictions of this code.

19.25.130 Report to and meeting with planning commission and city council.

The examiner shall report in writing to and meet with the planning commission and city council at least annually for the purpose of reviewing the administration of the land use policies and regulatory ordinances, and any amendments to city ordinances or other policies or procedures which would improve the performance of the examiner process. Such report shall include a summary of the examiner's decisions since the last report.

19.25.140 Severability

The standards, criteria and process of this chapter shall be fully governed by the adopted ordinances that provide the authority to the Hearing Examiner. Any conflict of provisions shall require the stricter provision prevailing.

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