



Agenda

RICHLAND PLANNING COMMISSION WORKSHOP

City Manager's Conference Room - 505 Swift Boulevard

WEDNESDAY, July 9, 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 NEW LED STREET LIGHT STANDARDS**
- 2. DISCUSSION OF HEARING EXAMINER SYSTEM OF PERMIT REVIEW**
- 3. DISCUSSION OF HILLSIDE DEVELOPMENT REGULATIONS**
- 4. DISCUSSION OF MINOR ZONING CODE AMENDMENTS**

Adjournment

Planning Commission Regular Meeting – Wednesday, July 23, 2014
Planning Commission Workshop Meeting – Wednesday, August 13, 2014

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MEMORANDUM

*Community and Development Department
Planning & Development Services Division*

TO: PLANNING COMMISSION

FROM: RICK SIMON, DEVELOPMENT SERVICES MANAGER

DATE: JULY 9, 2014

RE: JULY WORKSHOP

We have a full agenda for this month's workshop. Jeff Peters will be there to provide a brief update on Public Works' proposal to change the standard on City streetlights from high pressure sodium to LED lighting.

Ken Harper, the land use attorney from Washington Cities Insurance Authority will be present to discuss hearing examiners and hillside regulations with the Commission. The discussions with Ken are intended to work through some of the basic concepts on both of these topics. No new draft language has yet been prepared for either of these items.

Aaron has included some additional information concerning the draft code language that we discussed at the last regular meeting. Also, he'll be bringing some information from the Fire Marshal to the meeting.



MEMORANDUM

COMMUNITY DEVELOPMENT DEPARTMENT *Development Services Division*

TO: PLANNING COMMISSION

FROM: CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION

DATE: July 9, 2014

SUBJECT: Workshop Discussion, Fencing and Setback Amendments to RMC Title 23, Zoning

At the June 25th regular meeting the Commission opened the public hearing for a number of code amendments. The discussion focused on the proposed reduction in setbacks for corner lot fences and sheds. The conversation was getting to a detailed level and the action at the hearing was to table the amendments. The amendments are legislative and City initiated therefore we are not required to reach a recommendation by a specific date. The draft redlines are attached for these two items.

Current Proposal:

Fence setbacks on corner lots. Reduce the setback on the flanking street frontage (non-address frontage of the lot) to 5-feet from the edge of the improvement for fences over 4 feet in height.

Discussion:

The Commissioners discussed what is the most appropriate setback and where should the setback be measured from. Staff's initial recommendation was to allow fences 5 feet from the edge of improvement be it the sidewalk or edge of asphalt as long as they are not on the right-of-way. The current proposal is to measure the 5 foot setback form the property line so as not to complicate future road widening or LID projects.

A second point of discussion was how to address the abutting properties whose front yard is considered the "flanking" side yard of the corner lot (see diagram in the redlines). The concern is that the fence would obstruct the visibility of oncoming traffic of the said non-corner lot.

Staff will provide photos of corner lots and fence treatments at the workshop.

Current Proposal:

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

Discussion:

A concern was raised that sheds could be constructed that completely obstruct the side of the house from access. This could be an issue for emergency responders. A scenario in which this could occur is for those sheds that are under 120 SF that are currently permitted immediately adjacent to the side yard property line and then with the code change could span the setback and block access.

Due to vacations scheduled around the holiday weekend Staff was unable to discuss this with the Fire Marshall and Building Official. We will be meeting prior to the workshop at which I will provide more information.

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 s (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 s (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.

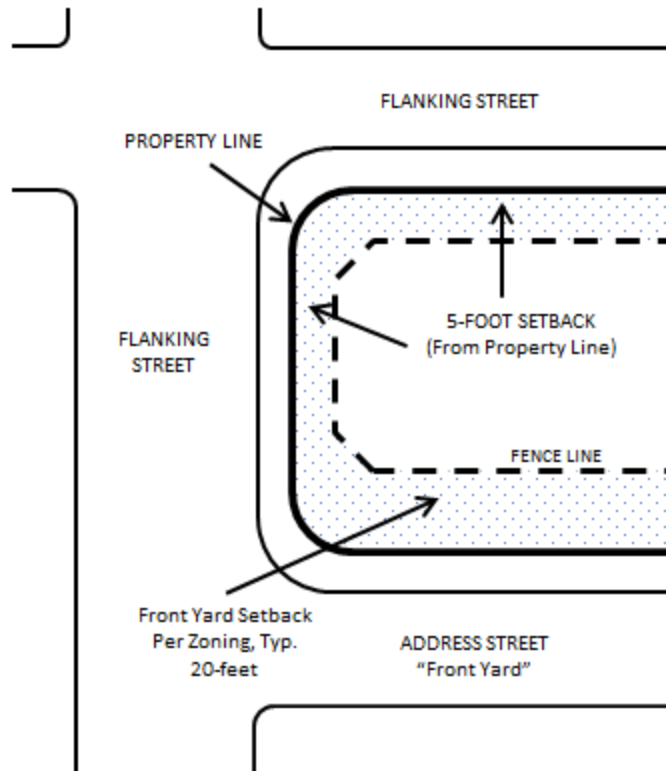
C. Fence height shall be measured above the highest grade within two feet of the fence line.

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 setback 5 feet from the property line, excluding the front yard (see diagram below).



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

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.~~
