



MINUTES
RICHLAND PLANNING COMMISSION MEETING No. 7-2014
Richland City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, July 23, 2014
7:00 PM

Call to Order:

Chairman Utz called the meeting to order at 7:00 PM

Attendance:

Present: Commissioners Berkowitz, Boring, Clark, Jones, Wallner, Vice-Chair Moser and Chairman Utz. Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, Transportation and Development Manager Jeff Peters, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard. Commissioner Wise's absence was excused.

Approval of Agenda:

Chairman Utz presented the July 23, 2014 meeting agenda for approval.

The agenda was approved as presented.

Approval of Minutes

Chairman Utz presented the meeting minutes of the May 28, 2014 regular meeting for approval.

A motion was made by Commissioner Boring and seconded by Vice-Chair Moser to approve the amended meeting minutes of the May 28, 2014 regular meeting as written.

The amended May minutes were approved by voice vote.

A motion was made by Commissioner Jones and seconded by Commissioner Boring to approve the meeting minutes of the June 25, 2014 regular meeting as written.

Commissioner Berkowitz requested an amendment.

The June minutes, with the proposed amendment, were approved by voice vote.

Public Comment

Chairman Utz opened the public comment period at 7:07 PM and with no one wishing to speak, it was closed at 7:07 PM.

PUBLIC HEARING

Public Hearing Explanation: **Ms. Howard** explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues.

New Business

1. **APPLICANT: SMI GROUP XV, LLC. (SUP 2014-100 & S2014-102)*
APPROVAL OF A SPECIAL USE PERMIT TO DEVELOP A SINGLE FAMILY
RESIDENTIAL PROJECT IN THE BUSINESS RESEARCH PARK DISTRICT
AND FOR THE SUBDIVISION OF 1.58 ACRES INTO 9 SINGLE FAMILY
RESIDENTIAL LOTS LOCATED AT THE NORTHEAST CORNER OF
SMARTPARK STREET AND FERMI DRIVE**

Mr. Lambert presented the staff report, discussed the undeveloped site and displayed several maps and aerial photographs. He described a five acre private park north of the site that was not part of the proposed project and industrial use situated northwest of the plat. **Mr. Lambert** stated that the Fermi Drive right of way belonged to The Port of Benton. The project met all density and landscaping requirements and he noted their similarity to the Sienna Sky development. **Mr. King** pointed out that the private streets were in the process of moving toward City standards.

Chairman Utz opened the public hearing at 7:15 PM.

Applicant, Bill McKay, 3516 West 46th Avenue, Kennewick: The project was a continuation of the Sienna Sky development with nine more houses. Since the private roads present risk and would not serve the needs of the development, they have been negotiating with the City for inclusion in their street plan.

Chairman Utz closed the public hearing at 7:18 PM.

Discussion:

Commissioner Clark asked about an open area on the map and commented that he thought the proposal was a good use of the property. **Mr. Lambert** explained that the provided photos were from 2012 and homes had been built there.

Vice-Chair Moser requested information on street landscaping standards and requirements. **Mr. Lambert** informed the group that curb and gutter would be installed and sidewalks were required for single family residences. While the location would not be improved in a manner comparable to Gage Boulevard, improvements would occur prior to a right of way transfer to the City. A landscape plan would also be in place, but Fermi Drive, a private street, would have typical back yard landscaping as opposed to curb and gutter. He also reported that the intent was to keep Fermi Drive open. **Mr. McKay** explained that The Port of Benton planned to take Fermi Drive over.

Commissioner Boring offered her support, commented that Sienna Sky was a gorgeous development and hoped this would be as nice.

Commissioner Berkowitz asked about Richland Municipal Code 23.028.020 regarding the prohibition of detached single family dwellings. **Mr. Lambert** explained that the density was right at the minimum, so the rest of the zone needed to be condos, duplexes or apartments. He reported the residential portion at fifteen percent.

Commissioner Jones inquired if the development would need to establish a Home Owners' Association. **Mr. Lambert** stated that it would be required prior to development.

Vice-Chair Moser felt comfortable with the proposal and the Technical Advisory Committee conditions and thought it would be a nice addition to the neighborhood.

Commissioner Jones questioned if Western Sintering had an air permit. **Mr. Lambert** stated that he could check with Benton Clean Air Authority.

A motion was made by Commissioner Boring and seconded by Commissioner Moser to concur with the findings and conclusions set forth in the Staff Report and that the Planning Commission approves Special Use Permit number SUP2014-100, subject to the conditions of approval set forth in the Technical Advisory Committee Report dated February 18, 2014 and concur with the findings and conclusions set forth in the Staff Report and that the Planning Commission recommends approval of the preliminary plat of the SMI Group XV, LLC, City file number S2014-102, subject to the conditions of approval set forth in the Technical Advisory Committee Report dated February 18, 2014.

THE MOTION CARRIED 7-0.

2. APPLICANT: CITY OF RICHLAND (Z2014-101)

ZONING TEXT AMENDMENTS – REVISIONS TO SECTIONS 23.38.070, 23.18.040, 23.38.020, 24.04.030 AND 24.12.010 OF THE RICHLAND MUNICIPAL CODE CONCERNING REQUIREMENTS ASSOCIATED WITH FENCING, ASSESSORY BUILDING AND HOUSE SETBACKS, SUBDIVISION

APPLICATION REQUIREMENTS AND SIZE REQUIREMENTS FOR REQUIRED COMMERCIAL LANDSCAPING TREES CITYWIDE

A motion was made by Commissioner Boring and seconded by Commissioner Jones to remove item number Z2014-101 from the table.

The motion was unanimously approved by voice vote.

Mr. Lambert presented amendments to setbacks for fences and homes on corner lots, setbacks from alley/private access easements as well as setbacks for accessory buildings to the principal dwelling while referring to several digital images.

Chairman Utz opened the public hearing at 7:40 PM.

Mike Berkensile, 451 Westcliffe Drive: Spoke in favor of the amendments and provided images of his property and proposed fence locations. He discussed the rock wall on their property and the adjustments that would be necessary to meet code.

Commissioner Clark informed the group that Mr. Berkensile was a co-worker and asked what changes were necessary for the rock wall to meet code. **Mr. Berkensile** reported that for approximately twenty feet, three feet needed to be removed from the top of the fence in order to be compliant. He also discussed the possibility of a wrought iron fence. **Mr. Lambert** confirmed that the modification would meet code.

Commissioner Berkowitz asked for clarification on a wrought iron fence. **Mr. Lambert** confirmed that a four foot high wrought iron fence was allowable, or a three foot high for solid fence.

Chairman Utz closed the public hearing at 7:46 PM.

Discussion:

Commissioner Boring thanked Mr. Berkensile for sharing pictures of his property which added perspective to the code constraints. She offered support for the changes.

Vice-Chair Moser stated that although initially skeptical, she felt more confident with the safety of the changes due to the visual aids.

Commissioner Berkowitz stated that she was still not comfortable with the fence amendment and suggested a 10 foot setback or an angled fence requirement for corner lots. **Mr. Lambert** explained that the proposal provided approximately fifteen feet from the curb. **Commissioner Berkowitz** preferred the distance of twenty feet.

Chairman Utz inquired if the use of an arborvitae hedge was within code. **Mr. Lambert** informed the group that landscaping was not permitted, but code enforcement was

sometimes necessary when vegetation obstructed the sight triangle at an intersection. **Chairman Utz** pointed out that shrubs were often planted next to fences and since that type of hedge commonly affected drivers' vision, he was comfortable with the proposal. He also confirmed with Mr. Lambert that there were allowable uses for barbed wire.

Commissioner Boring asked for clarification of current setbacks for six foot fences. **Mr. Lambert** stated that any fence required a permit and a right of way permit was also necessary in some situations. He also confirmed that the criteria of each individual fence was reviewed prior to its construction and explained the process which included the review of sight triangles.

Commissioner Berkowitz stated that the permit requirement and review process was helpful. **Mr. Lambert** further explained the review process for fences with particular attention given to fencing on corner lots.

A motion was made by Commissioner Boring and seconded by Commissioner Wallner to concur with the findings and conclusions set forth in Staff Report (Z2014-101) and recommend to the City Council approval of the proposed zoning and subdivision code revisions as found in Exhibit 1 including the revisions received just prior to the meeting.

THE MOTION CARRIED 7-0.

Communications:

Mr. King

- Suggested meeting in the City Manager's Conference Room for an informal workshop discussion after adjournment.

Vice-Chair Moser

- Requested an update on road construction on Canyon Street and in the Willowbrook neighborhood.

Mr. Peters

- Reported that the Canyon Street construction included a significant amount of underground utility services and a complete reconstruction of the roadway.
- Informed all that the Willowbrook project was originally scheduled to begin on July 24th, but the contractor was delayed on another project which moved the start date to Monday (7/28). Equipment calibration would begin on Monday morning and the work was projected to last one week.

Chairman Utz

- Thanked Mr. Lambert for the additional work and information on the proposals.

ADJOURNMENT:

The July 23, 2014 Richland Planning Commission Regular Meeting 7-2014 was adjourned at 8:02 PM. The next regular meeting of the Planning Commission will be held on August 27, 2014.

PREPARED BY: Penny Howard, Recorder, Planning and Development

REVIEWED BY:



Rick Simon, Secretary
Richland Planning Commission