



MINUTES
RICHLAND PLANNING COMMISSION MEETING No. 11-2014
Richland City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, December 3, 2014
7:00 PM

Call to Order:

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

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer, Wallner, Wise, Vice-Chair Boring and Chairman Madsen. Also present were Deputy City Manager Bill King, Transportation and Development Manager Jeff Peters, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard.

Chairman Madsen introduced Commissioner Kyle Palmer and welcomed him to the Planning Commission.

Approval of Agenda:

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

The agenda was approved as presented.

Approval of Minutes

Chairman Madsen presented the meeting minutes of the October 22, 2014 regular meeting for approval.

A motion was made by Vice-Chair Boring and seconded by Commissioner Wallner to approve the meeting minutes of the October 22, 2014 regular meeting as written.

The minutes were unanimously approved by voice vote.

Public Comment

Chairman Madsen opened and closed the public comment period at 7:03 PM with no one wishing to speak.

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.

Commissioner Berkowitz recused herself from Agenda Item 3 (SM2-2014).

New Business

- 1. APPLICANT: WASHINGTON SECURITIES & INVESTMENTS CORPORATION (BSP2014-101)**
APPROVAL OF A BINDING SITE PLAN TO DIVIDE 4.87 ACRES INTO 5 COMMERCIAL LOTS LOCATED AT THE SOUTHEAST CORNER OF THE INTERSECTION OF JADWIN AVENUE AND MCMURRAY STREET

Mr. Simon presented the staff report, discussed the undeveloped site and displayed aerial photographs and maps. He explained that commercial developers often preferred to use a binding site plan because it provided more flexibility for future lot division than the standard subdivision. **Mr. Simon** stated that the request did not require the construction of access roads and utilities were available on the property. He identified the location of future access driveways as the only area of concern. For that reason, a condition requiring access at the north boundary was recommended.

Chairman Madsen opened and closed the public hearing at 7:10 PM with not one wishing to speak.

Discussion:

Commissioner Wise asked if the developer would be able to change the number of lots in the future. **Mr. Simon** informed all that they had the flexibility to do just that, but there would still be one building allowed per lot, but the building could house multiple tenants.

Commissioner Clark discussed access corridors and Lot 3. **Mr. Simon** pointed out several potential access locations for Lot 3. He noted that the use of the lot would determine access needs.

Commissioner Berkowitz brought up the requirement for access to be 150 feet from the Mc Murray Street intersection and asked for a comparison to the Burger King access at Swift Boulevard and George Washington Way. **Mr. Peters** agreed that there were a number of access drives that were undesirably close to intersections and explained the need to keep access drives safely away from the intersection. He added that this proposal afforded the

ability to place accesses where they should be rather than where they had to be due to site constraints.

Commissioner Berkowitz commented that she was looking forward to seeing the improvements to the site.

A motion was made by **Commissioner Wallner** and seconded by **Commissioner Berkowitz** to concur with the findings and conclusions set forth in the Staff Report BSP2014-101 and approve the binding site plan of the Washington Securities and Investment Corporation subject to the conditions of approval set forth in the Technical Advisory Committee Report dated November 26, 2014.

THE MOTION CARRIED 7-0.

**2. APPLICANT: RICHLAND MOBILE HOME PARK (SUP2014-102)
AUTHORIZATION TO ALLOW THE ADDITION OF ELEVEN MORE UNITS TO THE
PARK LOCATED AT 35 APOLLO BOULEVARD**

Mr. Lambert presented the staff report for The Richland Mobile Home Park to convert nine mobile home lots/spaces into twenty recreational vehicle spaces resulting in a net increase of eleven park units. He explained that there were no density concerns for the property and reviewed the allowable twenty units. The proposed change would reduce lot sizes from 32 to 22 feet, which reflects standard sizes for recreational vehicle units.

Chairman Madsen suggested the public hearing be conducted after the staff report presentation. **Mr. Simon** stated no issue as long as the applicant was given the first and last opportunity to speak during the public hearing portion of the meeting.

Chairman Madsen opened the public hearing at 7:23 PM and closed it at 7:24 PM with no one wishing to speak.

Discussion:

Commissioner Wise requested the layout of the twenty units expressing concern for the amount of space between units. **Mr. Lambert** noted that City code hadn't been updated to match Washington State law. He referenced requirements for recreational units and discussed the need for transient type of units. **Commissioner Wise believes there is a need** to house those following temporary jobs, but desired that the accommodations be well planned to eliminate future problems for the City or residents.

Commissioner Berkowitz requested the square footage of the space. **Mr. Simon** calculated approximately 30,000 square feet.

Commissioner Berkowitz asked about storage areas in the park. **Ben Nelson, Heinz Group NW Regional Manager, 35 Apollo Boulevard**, stated they do not have additional storage, but short term recreational vehicle parking was allowed. He also shared that their rules and regulations do not allow transient use. **Mr. Nelson** also explained that mobile

homes in their park were under an annual lease per Washington State law, after which, owners could opt for a monthly lease. He shared that one of the reasons they wanted to add the shorter term recreational vehicle spaces was to provide living areas for temporary Hanford workers.

Vice-Chair Boring complemented Mr. Nelson on the well-kept park and asked if there were age restrictions on the recreational vehicles. **Mr. Nelson** shared that there would be a ten year age restriction.

Commissioner Berkowitz discussed a need for 300 square feet of storage for every five spaces. **Mr. Nelson** stated that there was a requirement to provide 100 square feet of storage per mobile home site. **Mr. Simon** informed that the requirement was not applicable to the park which was established long before the zoning standards were in place. **Commissioner Berkowitz** expressed concern that the storage was being eliminated and that it would be overcrowded. **Vice-Chair Boring** commented that the site was never planned for storage. **Mr. Lambert** shared that the property was used for storage of recreational vehicles and found no record of past property use.

Commissioner Wise asked if the owners could use the existing pads without further approvals. **Mr. Lambert** reported that recreational vehicle use could not be banned, but city regulations could be applied. **Commissioner Wise** believed there was a need for more information.

Commissioner Clark expressed concern about current code being inconsistent with Washington State law and asked if the proposal was consistent with code. **Mr. Lambert** suggested code amendment, but the park was well managed and there was no concern about transient use. **Mr. Lambert** stated that the proposal was consistent with city recreational park standards except for a reduction in the lot width.

A motion was made by Commissioner Wallner and seconded by Vice-Chair Boring to concur with the findings and conclusions set forth in Staff Report (SUP2014-102) and approve the request for special permit to allow for the addition of 20 recreational vehicles to the Richland Mobile Home Park addressed at 35 Apollo Drive subject to the following conditions:

1. All requirements found in RMC sections 23.42.130 and 23.42.140 shall be applied to the subject development excluding the minimum space width and square footage required by RMC 23.42.140(B)(4)(a).
2. The recreational vehicles spaces shall be developed in accordance with the site plan, see exhibit 4.
3. New units shall be assigned addresses by the City of Richland Building Department.

Discussion of the Motion:

Commissioner Berkowitz opined that code revision should be considered prior to approval to assure consistent rulings.

Chairman Madsen stated that he had no problem voting in support because the Washington State code trumps city codes. **Mr. Lambert** explained that the State does not mandate a site design, but simply states that recreational vehicles cannot be banned. He clarified that the issue at hand was the approval of additional units.

Chairman Madsen asked Mr. Nelson how they arrived at the proposed number of units. **Mr. Nelson** pointed out existing pads with existing utilities on a projected map. He explained that after measuring the lots, there seemed to be plenty of space. He also shared that the park across the street had units end to end and this would be a much nicer layout; a definite plus for the city and the park.

Commissioner Wise asked for a schematic design showing recreational vehicles on each site. **Mr. Nelson** understood the desire for a visual representation and was willing to provide a schematic.

Vice-Chair Boring discussed the difference between 25 feet vs 22.5 feet and various lots on the property. She pointed out that the last five or six lots were over 80 feet and assumed the proposed width would provide buffer space between the units and believed there would be sufficient space.

Chairman Madsen shared that he had no problem envisioning the proposed units.

Commissioner Berkowitz suggested the application should be guided by mobile home park standards rather than recreational vehicle standards.

THE MOTION CARRIED 5-2.

Commissioners Berkowitz and Wise voted against.

3. APPLICANT: BRUCE NAPIER AND JUDITH BAMBERGER (SM2-2014) APPROVAL OF A SHORELINE SUBSTANTIAL DEVELOPMENT PERMIT FOR REMOVAL AND REPLACEMENT OF A PRIVATE DOCK & STAIRS LOCATED ON THE COLUMBIA RIVER SHORELINE AT 2608 HARRIS AVENUE

Mr. Lambert presented the staff report to replace and enlarge the private dock located at 2608 Harris Avenue. He provided a copy of a letter dated 12/3/14 which was received earlier in the day from the Department of Ecology that discussed the high water mark. **Mr. Lambert** explained that the proposed dock would comply with current standards.

Chairman Madsen opened the public hearing at 8:01PM.

John Fox, 2614 Harris Avenue, offered full support and shared that several neighbors had already replaced their docks to comply with the current standards.

Chairman Madsen closed the public hearing at 8:02PM.

A motion was made by Vice-Chair Boring and seconded by Commissioner Wallner to concur with the findings and conclusions set forth in Staff Report (SM2-2014) and approve a shoreline substantial development permit authorizing the replacement of the existing shoreline improvements at 2608 Harris Avenue with aluminum gangways, a pier and floating dock as requested in the application subject to the conditions of approval included in Exhibit 1.

THE MOTION CARRIED 6-0.
Commissioner Berkowitz was recused.

Communications:

Mr. Simon

- Reminded all of the workshop on December 10th.

Mr. Lemley

- Welcomed Commissioner Palmer and looked forward to the new Planning Commission configuration.

Commissioner Palmer

- Thanked all for the opportunity and stated that he was “excited to serve the community and do some good work”.

Commissioner Clark

- Noted that a hearing examiner might not have approved the mobile home park application because it was not consistent with current code.

Commissioner Wise, Vice-Chair Boring and Chairman Madsen

- Wished all Happy Holidays.

ADJOURNMENT:

The December 3, 2014 Richland Planning Commission Regular Meeting 11-2014 was adjourned at 8:06 PM. The next regular meeting of the Planning Commission will be held on January 28, 2015.

PREPARED BY: Penny Howard, Recorder, Planning and Development

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission