



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, January 28, 2015
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:00 PM.

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer, Wallner, Wise, Vice-Chair Boring and Chair Madsen. Also present were City Council Liaison Phil Lemley, Development Services Manager Rick Simon, Senior Planner Aaron Lambert.

Approval of Agenda:

Chair Madsen presented the January 28, 2014 meeting agenda for approval.

The agenda was approved as presented.

Approval of Minutes

Chair Madsen presented the meeting minutes of the January 14, 2015 special meeting for approval.

A motion was made by Commission Wallner and seconded by Commissioner Berkowitz to approve the meeting minutes of the January 14, 2015 regular meeting as written.

Commission Berkowitz requested a few modifications to verbiage on Page 2.

The minutes were unanimously approved by voice vote.

Public Comment

Chair Madsen opened and closed the public comment period at 7:04 PM with no one wishing to speak.

PUBLIC HEARING

A public hearing was not required for this agenda item, therefore no explanation was given.

New Business

1. APPLICANT: CITY OF RICHLAND (M2015-100)
SURPLUS OF .14 ACRES OF A CITY OWNED PARK SITE AT 650 COLUMBIA
POINT DRIVE, ADJACENT TO COLUMBIA POINT PARK

Mr. Simon reviewed the staff report, describing the property location between Anthony's and the boat launch facility where a potential leaser proposed use for a restaurant. He noted that the money derived from the lease of the property would go back to the Parks Department for park improvements and the future maintenance of the park. The proposed use would require a shoreline permit that would go through a public hearing process. Staff recommends approval of the request.

Discussion:

Chair Madsen asked if this was a similar proposal to that from 2005 with concerns about parking and dump sites. **Mr. Lambert** stated parking would be in excess of requirements and that the dump stations were proposed for location along the road against the 182 embankment. He also informed there was a future pad site included in the proposal.

Commissioner Berkowitz inquired about the specific location of the surplus property. **Mr. Simon** pointed out the .14 acre area on an overhead map and the group discussed the maps.

Commissioner Berkowitz asked about the proposed outdoor seating area and public access. **Mr. Lambert** noted that trail access would not be disturbed. **Mr. Simon** explained that the outdoor seating area was included in the surplus and the sloped area would be open to the public.

Commissioner Berkowitz and **Mr. Simon** discussed parking that would be provided for the proposed restaurant. **Mr. Simon** stated that no parking would be lost from the marina/park area and the potential building site would stay undeveloped at this time.

Chair Madsen pointed out that most of the parking lot was currently bare land.

Commissioner Clark asked for information about the proposed use of the surplus property. **Mr. Simon** explained that the City would own the property and lease it to the restaurant company.

Vice-Chair Boring clarified that all of the property would remain under the City and the proposal was to lease the property for the purpose of a restaurant.

Commissioner Clark asked if any of the land belonged to the Corp of Engineers. **Mr. Simon** believed all of it was City owned.

Commissioner Palmer inquired if the tenant would be responsible for their parking lot maintenance. **Mr. Simon** assured that the tenant would be responsible.

A motion was made by Commissioner Wallner and seconded by Vice-Chair Boring to concur with the proposal and support the surplus action based on the seven findings included in the staff report.

Discussion of the Motion:

Commissioner Berkowitz shared that she would go along with the proposal as she liked the idea of a locally owned restaurant with outdoor seating in that area.

THE MOTION CARRIED 7-0.

Communications:

Mr. Lemley

- Welcome back in the New Year.

Chair Madsen

- Watched the recent Hearing Examiner meeting online and noted that it was a very proper, even a sanitary meeting.

ADJOURNMENT:

The January 28, 2015 Richland Planning Commission Special Meeting was adjourned at 7:20 PM. The next regular meeting of the Planning Commission will be held on February 25, 2015.

PREPARED BY: Penny Howard, Recorder, Planning and Development

REVIEWED BY: _____
Rick Simon, Secretary
Richland Planning Commission