



Agenda
Planning Commission Meeting
Wednesday, January 22, 2020
City Hall Council Chambers | 625 Swift Boulevard

Commission Members: Chair Palmer, Vice-Chair Boring, and Commissioners Eadie, Keuhlen, Maier, Mealer, and Townsend

Liaisons: Council Liaison Alvarez and Alternate Council Liaison Lemley
Staff Liaison: Planning Manager Stevens

Regular Meeting - 6:00 p.m. (City Hall Council Chambers)

Welcome and Roll Call

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

October 9, 2019 Workshop Minutes

October 23, 2019 Meeting Minutes

Public Comments:

Public Hearing Explanation:

New Business - Public Hearing:

- I. M2019-102 Sagebrush Montessori Request for School Site Size Reduction

Communications:

Adjournment

The next Planning Commission Workshop is February 12, 2020

The next Planning Commission Meeting is February 26, 2020

This meeting is broadcast live on CityView Channel 192 and online at ci.richland.wa.us

Richland City Hall is ADA accessible. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 942-7389.



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/22/2020

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

October 9, 2019 Workshop Minutes

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission Workshop held on October 9, 2019.

Summary:

Attachments:

1. Draft PC Workshop Minutes 10.9.19



**MINUTES
PLANNING COMMISSION WORKSHOP
CITY COUNCIL CHAMBERS – 625 SWIFT BLVD.
WEDNESDAY, OCTOBER 9, 2019
6:00 PM**

Call to Order:

Vice-Chair Boring called the workshop to order at 6:02 p.m.

Attendance:

Present: Vice-Chair Boring, Commissioners Mealer, Maier, Townsend, Keuhlen, and Eadie. Planning Manager Stevens and Councilman Alvarez were also present.

Agenda Items:

Proposed Code Amendments to RMC Chapter 22.16, Flood Prevention

Mr. Stevens briefed the Commission on the proposed changes to Chapter 22.16. Commissioners discussed proposed changes and provided feedback to staff on proposed changes.

Proposed Code Amendments to RMC Section 24.26.030, Industrial Districts Permitted Land Uses.

Mr. Stevens reviewed the proposed amendments to Section 24.26.030. Commissioners asked questions and discussed additional changes that should be looked into regarding this section of the zoning code. During the discussion Mr. Stevens clarified reasons for the limited scope of this amendment.

Adjournment:

Chairman Palmer adjourned the meeting at 7:32 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: Mike Stevens, Planning Manager



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/22/2020

Agenda Category: Approval of Minutes

Prepared By: Mike Stevens, Planning Manager

Subject:

October 23, 2019 Meeting Minutes

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Approve the minutes of the Planning Commission meeting held on October 23, 2019.

Summary:

Attachments:

1. DRAFT PC Mtg Mins 10.23.19



**MINUTES
PLANNING COMMISSION MEETING
CITY HALL – 625 SWIFT BOULEVARD – COUNCIL CHAMBERS
WEDNESDAY, OCTOBER 23, 2019
6:00 PM**

Call to Order and Welcome:

Chair Palmer welcomed the public and called the meeting to order at 6:00 p.m.

Attendance

Present: Chair Palmer, Vice-Chair Boring, Commissioners Eadie, Maier, Townsend and Keuhlen. Commissioner Mealer was excused.

Also present were Council Liaison Alvarez, Development Services Director Jensen, Planning Manager Stevens, Permit Technician Ghbein and Administrative Assistant II Follett.

Approval of Agenda

Chair Palmer presented the agenda for review and approval.

COMMISSIONER BORING MOVED AND COMMISSIONER MAIER SECONDED THE MOTION TO APPROVE THE OCTOBER 23, 2019 MEETING AGENDA AS WRITTEN. MOTION CARRIED 7-0.

Approval of Minutes

Chair Palmer presented the minutes of the September 25, 2019 meeting for approval.

VICE-CHAIR MAIER MOVED AND COMMISSIONER KEUHLEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 25, 2019 MEETING. MOTION CARRIED 7-0.

Chair Palmer presented the minutes of the October 9, 2019 workshop for approval.

COMMISSIONER MAIER MOVED AND COMMISSIONER KEUHLEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE OCTOBER 9, 2019 WORKSHOP. MOTION CARRIED 7-0.

Public Comment

Chair Palmer asked the recorder to read the Public Comment Procedures. After the reading of the procedure, Chair Palmer opened the public comment period at 6:03 p.m. Having no one offer comments, Chair Palmer closed the public comment period at 6:03 p.m.

New Business – Public Hearing

Chairman Palmer asked the recorder to read the public hearing statement and opened the public hearing for the first item at 6:06 p.m.

1. Proposed Amendment to RMC Title 23 (Repeal of Chapter 23.34 - Floodplain Combining District) and creation of new RMC Chapter 22.16 - Flood Damage Prevention

Chairman Palmer asked Mr. Stevens if proper notice had been given for this item. Mr. Stevens confirmed notice had been properly given. Mr. Stevens outlined the reason for the proposed repeal of RMC Chapter 23.34. He stated the proposed creation of RMC Chapter 22.16

Mr. Stevens also pointed out that the current Flood Damage Prevention regulations currently used by the city was never approved by FEMA or the Department of Ecology. This resulted in the City operating out of compliance. During the onsite consultation staff and Ecology representatives reviewed current and proposed code requirements. Mr. Stevens also pointed out the difficulty regulating development within flood plains and flood ways. The proposed code is based on the State of Washington model code and simplifies administration of flood regulations.

Lynn Schmidt, 4601 N. Monroe Rd, Spokane, reviewed the Community Assistance visit she conducted with city staff. She voiced support for the model code

Chairman Palmer closed the public hearing at 6:14 p.m. and opened the item for commission discussion and questions.

Commissioners asked questions and clarified the effect of the new code on existing residential development. Commissioners also asked questions relative to the comments submitted by Future Wise. Mr. Stevens noted the need to work with FEMA in the future to be part of the Community Rating System.

VICE-CHAIR BORING MOVED AND COMMISSIONER KEUHLEN SECONDED THE MOTION TO RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO RMC TITLE 23, CHAPTER 23.06, CHAPTER 23.34, RMC TITLE 22, CHAPTER 22.16, RMC TITLE 22, SUBSECTION 22.10.10, RMC TITLE 26, SUBSECTION 26.60.072 WHICH IS ALSO EXHIBIT 2, BASED UPON THE NINE FINDINGS OF FACT AND 2 CONCLUSIONS OF LAW CONTAINED IN THE STAFF REPORT WITH THE REVISION TO 26.60.072, PROTECTION STANDARDS, AND SUBSTITUTE THE WORD UNIFORM FOR INTERNATIONAL. MOTION PASSED 7-0.

2. Proposed Amendment to RMC Section 24.26.030 - Industrial Use Districts Permitted Land Uses.

Chairman Palmer asked if proper notice had been given. Mr. Stevens affirmed that all required public notice has been given. Mr. Stevens outlined the proposed change to RMC Section 24.26.030. He noted changes to the table that details types of development allowed in Industrial and Manufacturing zones.

Chairman Palmer opened the public hearing at 6:29 p.m. Having no one offer further testimony, the public hearing was closed at 6:29 p.m. Commissioners discussed proposed changes and the debated additional changes.

VICE CHAIR BORING MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO RECOMMEND APPROVAL OF PROPOSED AMENDMENTS TO RMC SECTION 23.26.030, THE LAND USE TABLE WHICH IS EXHIBIT 2 IN THE STAFF REPORT, BASED UPON THE EIGHT FINDINGS OF FACT AND 2 CONCLUSIONS OF LAW WITH THE MODIFICATION OF HOTELS AND MOTELS BEING A SPECIAL USE IN BOTH THE MEDIUM INDUSTRIAL AND HEAVY INDUSTRIAL DISTRICTS. MOTION CARRIED 7-0.

PUBLIC HEARING OPENED AT 6:29 P.M.

3. Proposed Surplus of City Owned Property Located at Wellsian Way and Stevens Drive

Chairman Palmer asked Ms. Wallner for verification of public notice. Economic Development Marketing Specialist Wallner confirmed proper notice and provided information about the proposed land surplus. She noted the city has limited property available for economic development in the downtown area and has had several parties interested in the parcel.

Public hearing opened at 6:47 p.m. Having no public comment the public hearing was closed at 6:47 p.m. and commission discussion ensued.

COMMISSIONER TOWNSEND MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO RECOMMEND SURPLUS OF THE PROPERTY LOCATED AT WELLSIAN WAY AND STEVENS DRIVE. MOTION PASSED 7-0.

Communications:

Councilman Alvarez thanked Mr. Stevens for his excellent work with the Planning Commission and the transparency with which he and the Commission conduct meetings. He also thanked Commissioners for their commitment.

Vice Chairwoman Boring offered additional thanks and appreciation to Mr. Stevens for his work.

Commissioner Maier expressed appreciation to Mike and Mandy for their presentations and congratulated Chairman Palmer on his recent good news.

Adjournment:

Chairman Palmer adjourned the meeting at 6:52 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: Mike Stevens, Planning Manager



PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 1/22/2020

Agenda Category: New Business - Public Hearing

Prepared By: Briana Ghbein, Permit Technician

Subject:

M2019-102 Sagebrush Montessori Request for School Site Size Reduction

Request:

Core Focus Area I - Promote Financial Stability & Operational Effectiveness

Recommended Motion:

Motion to approve M2019-102, reduction of school site size requirements for Sagebrush Montessori.

Summary:

Sagebrush Montessori has requested a site size reduction to locate a school upon property located at 304 Thayer Drive. The site is approximately 1 acre in size, rather than 5 acres in size as required by RMC 23.42.250.A.

The request equates to an approximately 80% site size reduction from the five acres required.

The existing onsite building is currently used as a pre-school serving approximately 45 children. Sagebrush Montessori also owns an elementary school located at 507 Wright Avenue, with approximately 52 students currently enrolled. Sagebrush Montessori would eventually like to co-locate both the preschool and elementary programs on the subject site, in two buildings.

Attachments:

1. M2019-102_FULL Staff Report

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE PLANNING COMMISSION**

GENERAL INFORMATION:

PROPOSAL NAME: Sagebrush Montessori Request for Site Size Reduction

LOCATION: 304 Thayer Drive

APPLICANT: Sagebrush Montessori

FILE NO.: M2019-102

DESCRIPTION: Requesting a site size reduction to locate a school on a site less than 5 acres, as provided for in Article B of RMC 24.42.250

PROJECT TYPE: Miscellaneous

HEARING DATE: January 22, 2020

REPORT BY: Briana Ghbein, Permit Technician

RECOMMENDED ACTION: Approval

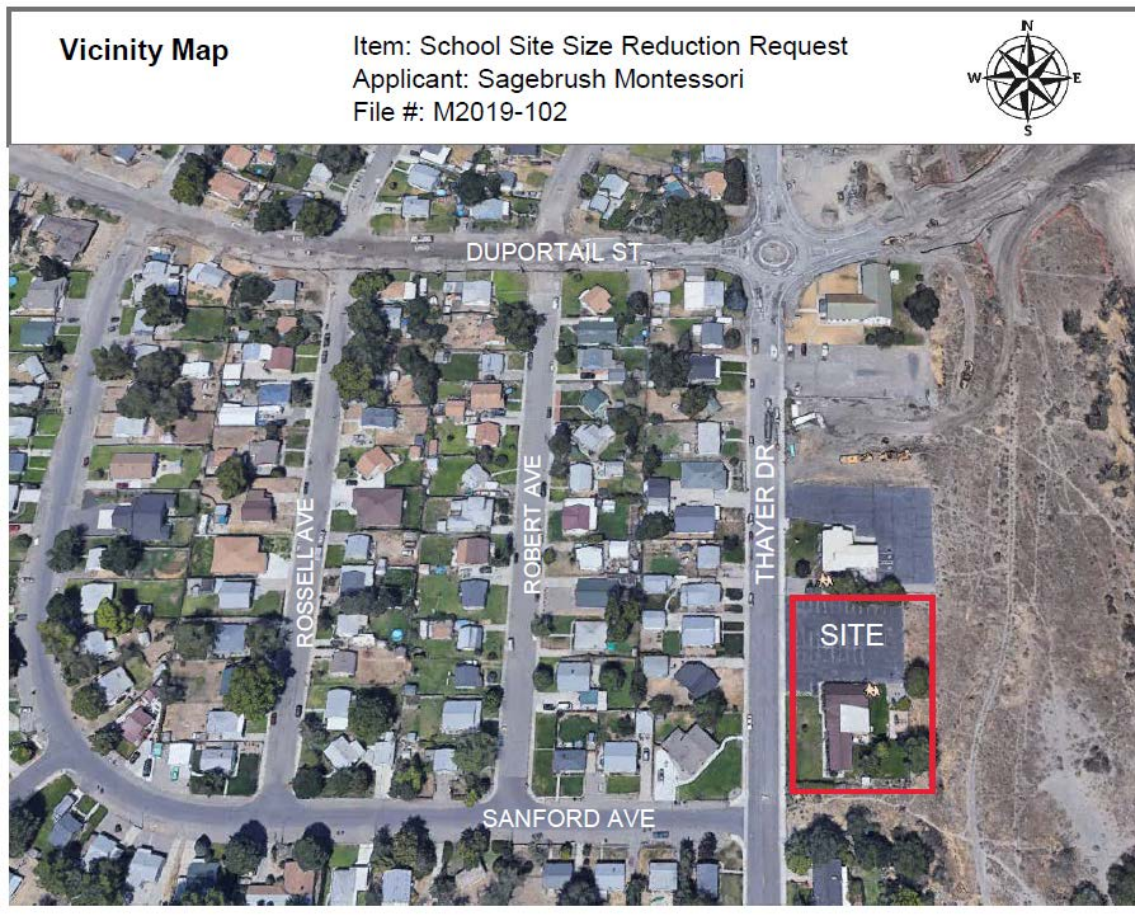


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

On November 7, 2019, Sagebrush Montessori filed a site size reduction request to locate a school upon their property located at 304 Thayer Drive (more accurately described later in this report). The formal request is included herein as Exhibit 1. The site is approximately one acre in size, rather than five acres in size as required by RMC 23.42.250.A. provided herein as Exhibit 2. The request equates to an approximately 80% site size reduction from the five acres required.

The existing onsite building is currently used as a pre-school serving approximately 45 children. Sagebrush Montessori also owns an elementary school located at 507 Wright Avenue, with approximately 52 students currently enrolled. Sagebrush Montessori would eventually like to co-locate both the pre-school and elementary programs on the subject site, in two buildings.

SITE DESCRIPTION & ADJACENT LAND USES

The site is located east of Robert Avenue, west of Wellhouse Loop, and south of the roundabout at the intersection of Duportail Street and Thayer Drive. The site consists of one platted parcel totaling approximately 44,731 square feet (1.027 acres) and is currently developed with a 3,815 square foot building and associated off-street parking.

Building permit records show the current onsite building was originally constructed as a church in 1956, with a 2,200 square foot addition permitted in 1979. In 1996, a permit was issued with the purpose of changing the use and occupancy of the building into a daycare and educational occupancy building.

The site contains sufficient off-street parking to support the existing pre-school and proposed elementary school. For elementary schools, RMC 23.54.020 requires two parking spaces for each classroom. Currently there are two classrooms, and 34 parking spaces. In addition to the existing 3,815 square foot building, Sagebrush Montessori is proposing one new 5,500 square foot educational occupancy building. Between the two buildings, six total classrooms are proposed. As two parking spaces would be required for each classroom, the site would then require 12 parking spaces. Their proposal would allow for 29 parking spaces.

The subject site sits within a one-mile-long stretch of Thayer Drive that contains residences, public use properties, educational facilities, churches, and social clubs. Directly north of the subject property lies a building currently being utilized as a church, and directly south of the subject property lies a vacant parcel owned by the Department of Energy. Sagebrush Montessori is working to acquire that vacant parcel, which is approximately 9,020 square feet. The properties located to the west contain single-family residences, and the property directly to the east is James J. Lawless Park.

An aerial photo of the site is shown in Figure 1 above and ground level site photos taken by city staff are provided in Exhibit 4.

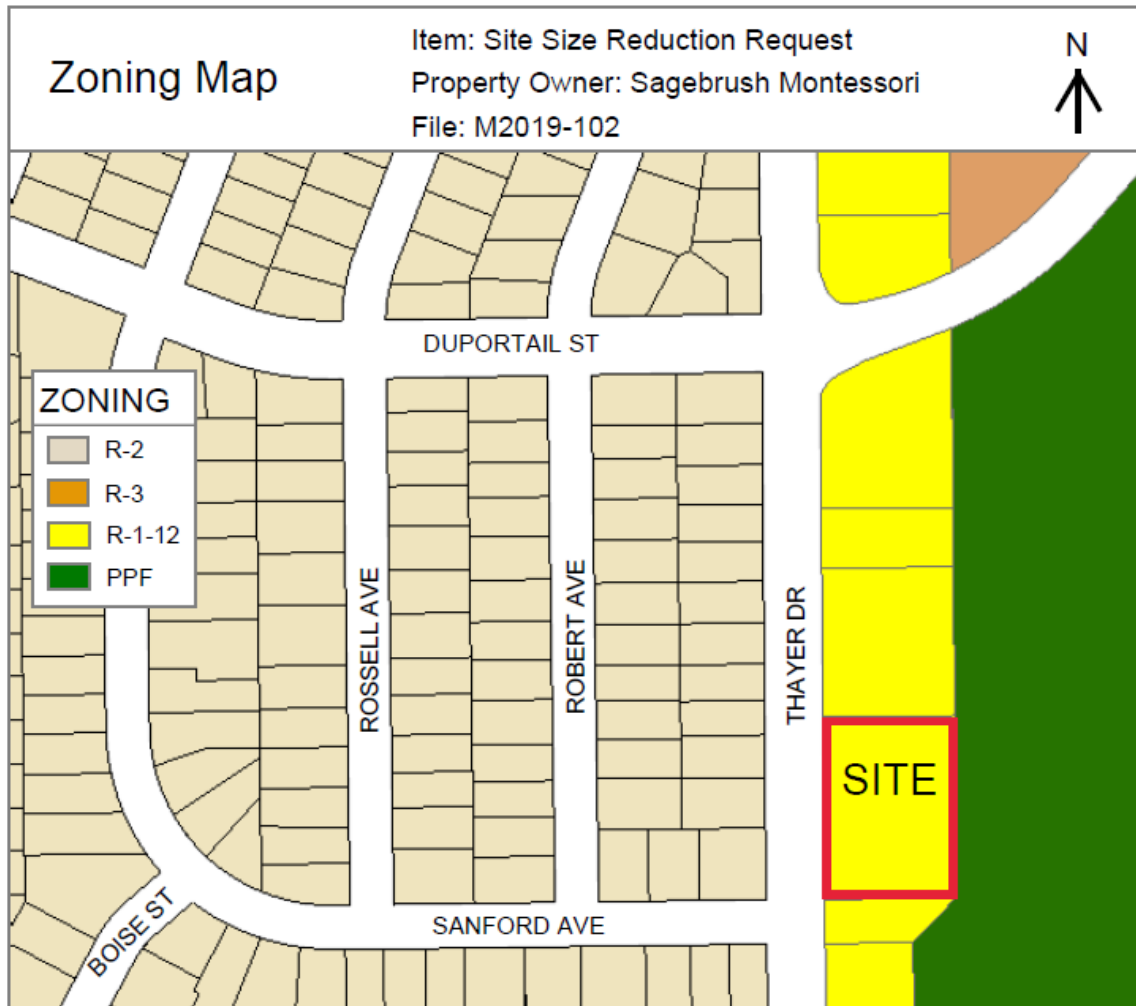


Figure 2 – Zoning Map

ZONING

As illustrated in the zoning map above, R-1-12 (Single-Family Residential) zoning is assigned to the subject site. Properties located to the west are zoned R-2 (Medium-Density Residential) containing primarily single-family residences, and the property located directly to the east is zoned PPF (Parks and Public Facilities).

The stated purpose of the R-1-12 zoning district as set forth in RMC 23.18.010 is as follows:

R-1-12 Zone Purpose

The single-family residential – 12,000 (R-1-12) is a residential zone classification requiring the lowest density of population within the city, providing protection against hazards, objectionable influences, building congestion and lack of light, air and privacy. Certain essential and

compatible public service facilities and institutions are permitted in this district. This zoning classification is intended to be applied to some portions of the city that are designated low-density residential (zero to five dwellings per acre) under the city of Richland comprehensive plan.

PUBLIC NOTICE

Application Date:	November 7, 2019
Notice of Hearing Mailed:	December 19, 2019
Notice of Hearing Posted:	December 19, 2019
Notice of Hearing Published:	December 22, 2019
Public Hearing:	January 22, 2020

A notice of public hearing was provided through posting of the property, mailing of notice to property owners within 300 feet of the site, and publication in the *Tri-City Herald* newspaper. Copies of the notices and affidavits are included in Exhibit 3. As of the date of this report, no written comments were received from the public or agencies.

UTILITY AVAILABILITY

A 10 inch sewer main extends west from the rear of the property and serves the subject property, while a 12 inch water line is located at the front of the property along Thayer Drive and serves the subject property. The owner will be responsible for re-routing said utility lines on the site, if necessary, concurrent with any future development. A fire hydrant is currently located southwest of the site at the south corner of Sanford Avenue and Thayer Drive. It is approximately 100 feet from the subject site.

Electricity is currently provided to the site via a municipal electrical line which is located at the front of the property along Thayer Drive.

TRANSPORTATION

The subject property fronts directly on Thayer Drive. Morning drop-offs and afternoon pick-ups are currently staggered to minimize traffic. If this request is approved, the primary traffic impact will occur during the 3:00 – 3:30 PM time period. No roadway improvements are proposed as part of this site size reduction request. Improvements to the roadway may be necessary in the future as a result of site specific development.

SEPA

The project is exempt from the provisions of the State Environmental Policy Act (SEPA).

ANALYSIS

The subject site consists of one platted lot of record and is approximately 44,731 square feet in size. The site contains an existing 3,815 square foot educational

building and associated off-street parking. Two educational buildings are proposed for the site, and per their proposal, they will be able to meet the off-street parking requirements. The site is located east of Robert Avenue, west of Wellhouse Loop, and south of the roundabout at Duportail Street and Thayer Drive.

The City's zoning regulations designate the site as suitable for school uses, pursuant to RMC 23.18.030. Approval of this request would likely have minimal traffic impact.

Upon visiting the site, Planning staff observed no evidence of unique or sensitive biological habitat or species warranting any special protection as the site is flat and all areas outside of the existing building's footprint are currently paved, landscaped, or remain as natural environment.

FINDINGS AND CONCLUSIONS

Staff has completed its review of the school site size reduction request (M2019-102) and recommends approval of the request based on the following:

1. The site is comprised of one platted parcel totaling approximately 44,731 square feet (1.027 acres) in area;
2. The site is currently zoned R-1-12 (Single-Family Residential);
3. Schools are a permitted land use in the R-1-12 zoning district;
4. The site contains an existing 3,815 square foot building used for education;
5. Access to the site is via Thayer Drive;
6. The project is exempt from the provisions of the State Environmental Policy Act (SEPA);
7. All required public facilities necessary to serve the project have adequate capacity to serve the proposed project;
8. The Planning Commission is given authority to allow the operation of a school on the subject site provided that, pursuant to RMC 23.42.250.B., it makes a finding that *"the neighborhood in which the school facility is or will be situated will not be detrimentally impacted by the proposed site size reduction for reasons including, but not limited to, lack of parking for students, employees and the public or by the reduction of open space in general."*

9. RMC 23.42.250 empowers the Planning Commission to hold a public hearing in accordance with the provisions of RMC 23.46. A public hearing has been properly advertised by publication of a legal advertisement in the newspaper; by mailing notice to property owners within 300 feet of the subject site; by posting notification on the site; and by posting a notice on the City's website.
10. Based on the above findings and conclusions, approval of the request would be in the public interest.

RECOMMENDATION

Staff recommends that the Planning Commission concur with the findings and conclusions set forth above, and approve the request to operate a school on the subject site.

EXHIBIT LIST

1. School Site Size Reduction Request
2. Richland Municipal Code Regulations – Chapter 23.42.250
3. Public Notice
4. Site Photos

EXHIBIT 1

SCHOOL SITE SIZE REDUCTION REQUEST

Sagebrush Montessori Request for Site Size Reduction at 304 Thayer Drive

Request:

Sagebrush Montessori, a non-profit Montessori School for children ages 3-12 (Pre-K to 6th Grade) would like to request a site size reduction to locate a School on a site less than 5 acres, as provided for in Article B of RMC Section 24.42.250:

23.42.250 Schools.

A. The minimum acreage of a school site shall be five acres and one additional usable acre for each 100 students or portion thereof of projected maximum enrollment plus an additional five usable acres if the school contains any grade above grade six.

B. For school sites having less than 100 percent of the usable acreage as required in subsection (A) of this section, the planning commission, upon written request, may grant a site size reduction if it is demonstrated to the planning commission's satisfaction that the neighborhood in which the school facility is or will be situated will not be detrimentally impacted by the proposed site size reduction for reasons including, but not limited to, lack of parking for students, employees and the public or by the reduction of open space in general. Such written requests shall be reviewed by the planning commission following the public hearing and notice procedures set forth in Chapter [23.46](#) RMC for special use permits. [Ord. 28-05 § 1.02].

Site Location and Surrounding Neighborhood :

304 Thayer is the fourth lot South of the Duportail Turning Circle

Property to the North: Richland Jewish Center/Congregation Beth Shalom

Property to the South: Empty DOE lot

The site sits within a one-mile-long stretch of Thayer drive that continuously locates Public Use Properties, Educational Facilities, Churches, and Social Clubs:

Department of Energy Lot

Sagebrush Montessori

Congregation Beth Shalom

City of Richland Lot

Richland Heights Baptist Church

- Duportail -

Richland Heights Baptist Church Lot

Masonic Lodge

Redeemer Lutheran Church

Carmichael Middle School

- Lee Blvd -

Richland School District Transportation

Richland School District Storage

Seminary of the Church of Jesus Christ of Latterday Saints

Richland High School

Richland Church of Christ

- Swift Blvd -

Historical and Current Site Use / Capabilities:

One Building

Built in 1980 - Church

Use Change in 1996 - Pre-School (Sagebrush Montessori Pre-School)

Maximum Allowed Site Coverage - 40%

Required Parking - 2 spaces per classroom x 2 classrooms, 4 total spaces

Current Parking - 34 Spaces

Lot Size - 1.03 acres

Average Student Occupancy - 45

Proposed Site Use / Capabilities:

Two Buildings

Use Change - School (Sagebrush Montessori Pre-School and Elementary on one property)

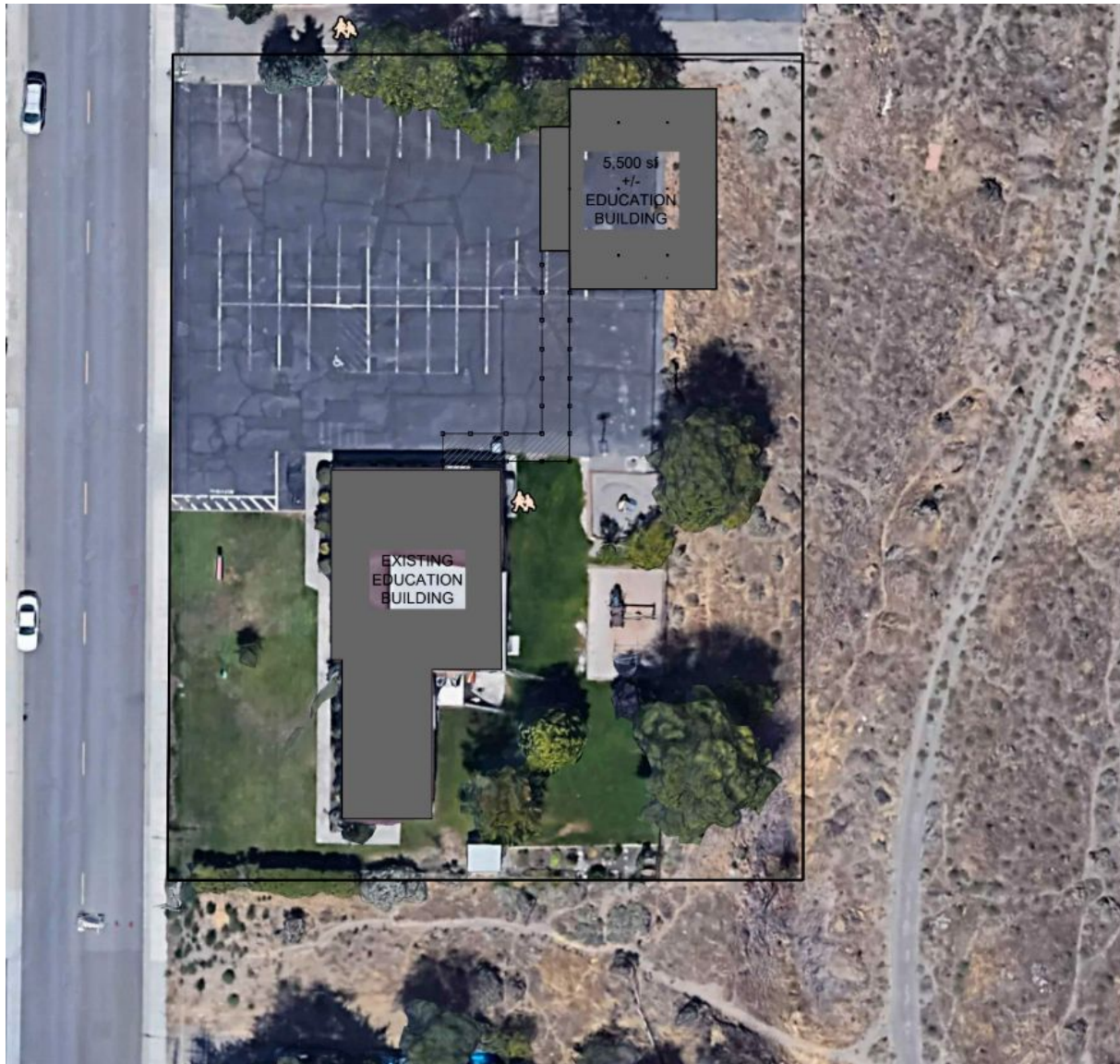
Total Site Coverage - 15.6% (See image from Terence Thornhill Feasibility Study below)

Required Parking - 2 spaces per classroom x 6 classrooms, 12 total spaces

Spaces after proposed construction - 29 spaces

Anticipated Student Occupancy - 130

Proposed Layout of Property Change:
(as presented by Terence Thornhill Design Feasibility Study)



Perceived Neighborhood Impact:

Consistency of Use:

The shift from Pre-School to School is a progression that is consistent both with the history of the site and the use patterns of the neighborhood.

- The site has located an educational facility of the same name continuously since 1996
- The Churches and Social Clubs along Thayer feature similar capacity as the proposed School
- The Schools along Thayer are long-term fixtures of the neighborhood. Schools along Wright and Lee further define the general area as a School zone.

Consistency of Open Space/Visibility:

As proposed, the 5500 sq foot building will be two stories- one above ground and the other as a daylight basement- similarly to the adjacent Congregation Beth Shalom. This will offer ground entry to both levels without an elevator and will maintain consistency with the site's current building in terms of height and design.

The total impact of building as proposed will yield a low impact on open space- only 15.6% of open space will be covered, relative to the maximum of 40% that can be, and often appears to be, covered on nearby residential properties.

It will maintain a single story height profile to the street, as the current building does.

Consistency of Parking/Traffic:

The site is overparked for both its current use and its proposed use.

Morning drop-offs and afternoon pickups are staggered to minimize traffic.

The primary traffic impact will occur during the 3-3:30 time period. This is a consistent feature of the larger neighborhood, where school zones and traffic crossings are common along Thayer, Wright, Lee, and Swift.

Neighborhood Improvement:

We are interested in working to acquire the empty DOE lot to the South of 304 Thayer and the City of Richland plot to the north of Congregation Beth Shalom. We would like to develop both into green space for playgrounds and additional parking.

We have enjoyed a long and fruitful relationship with the Parks Department and are excited at the prospect of an opportunity to be partners in the long-term life cycle of Lawless Park.

Additional Background:

History / Ownership

Sagebrush Montessori began in 1996 as a private, for-profit Montessori Pre-School, run by Karin Hines, located on the property she acquired at 304 Thayer Drive in Richland.

In 2012, a group of parents whose children had attended Karin's Pre-School launched a non-profit Elementary program with the assistance and guidance of Karin.

They worked with Joe Schiessl at the Parks Department to launch the Elementary program in the old Firehouse at 507 Wright Avenue.

In 2018, Karin announced her retirement and the non-profit Sagebrush Elementary acquired the business and property of Sagebrush Montessori.

The two entities are now fully merged in ownership and operations under one non-profit parent board.

Programs / Population / Issues Driving Change

The Preschool program educates about 45 children in two classes on the 304 Thayer property.

The Elementary program currently educates about 52 children in one class at the 507 Wright property.

When the Elementary program launched, the number of children who came from the Pre School to First Grade was small.

With each year, this changes as more parents enroll their Pre-School children with the expectation that they will stay for all 9 years.

We currently are seeing between 12 and 16 children wanting to come from the Pre School to the Elementary and see this increasing.

This requires having two Elementary classes that each have about 25 students in grades 1-3. There is some natural attrition as families move, etc, so we see a total student body of Grades 1-6 in the area of 85 students.

This population size cannot fit in the Firehouse.

5 acre residential sites are very rare in Richland.

Locating Preschool and Elementary students in a Commercial district is problematic.

We would ideally locate both the Elementary and Pre-School programs on the same site, in a residential neighborhood.

Culture / Needs / Goals:

A fundamental element of Montessori educational programs is the idea of being part of a larger community.

Beginning as early as 2nd and 3rd grades, children begin planning “going out” journeys into the surrounding areas. From using the Public Library for research to buying the supplies for their classroom to requesting field trips anywhere within a day’s roundtrip journey, they begin working to explore the world outside of the school.

In the sixth grade year, this culminates in a year-long service project planned by each student and a class trip outside the region that is planned and funded by projects the students organize.

Rather than duplicating all of the resources of the world around them within the school, the school works to expose the students and their families to all that is going on around them.

This impacts our facilities needs...

- Our students dance with Tri-Cities Ballet and act with the Academy of Children’s Theater, so we don’t have an auditorium or theater.
- Our students play sports on travel teams or swim with local clubs, so we don’t have a need for extensive fields or sports facilities.
- Our students are encouraged to get out and do research or locate experts to teach them, so we don’t have a large library.
- Students learn in mixed-age classrooms that are large open spaces, so the buildings are very simple and do not require a lot of space.

A one acre site may not seem large, but the methods and culture of Montessori education make it a good size for the student population we plan to serve.

We hope to continue our focus on this core value of Montessori education - to guide our students and their families to see all that is around them in our community, contribute to this community, and appreciate the success of their contributions.

We look forward to continuing what has been a strong working relationship with the City of Richland as we grow.

EXHIBIT 2

RICHLAND MUNICIPAL CODE REGULATIONS - CHAPTER 23.42.250

23.42.250 Schools.

A. The minimum acreage of a school site shall be five acres and one additional usable acre for each 100 students or portion thereof of projected maximum enrollment plus an additional five usable acres if the school contains any grade above grade six.

B. For school sites having less than 100 percent of the usable acreage as required in subsection (A) of this section, the planning commission, upon written request, may grant a site size reduction if it is demonstrated to the planning commission's satisfaction that the neighborhood in which the school facility is or will be situated will not be detrimentally impacted by the proposed site size reduction for reasons including, but not limited to, lack of parking for students, employees and the public or by the reduction of open space in general. Such written requests shall be reviewed by the planning commission following the public hearing and notice procedures set forth in Chapter [23.46](#) RMC for special use permits. [Ord. 28-05 § 1.02].

EXHIBIT 3

PUBLIC NOTICES AND AFFIDAVITS

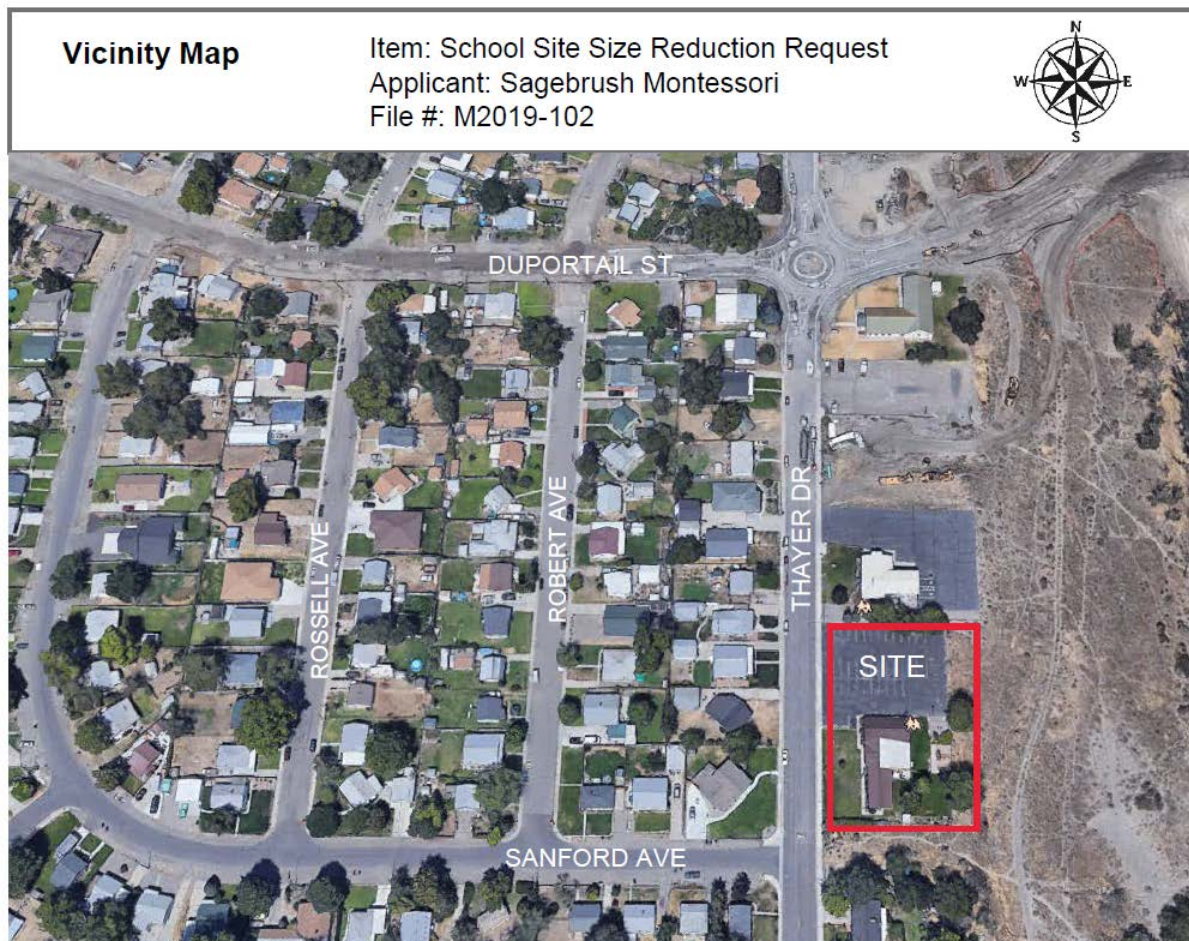


CITY OF RICHLAND NOTICE OF PUBLIC HEARING (M2019-102)

Notice is hereby given that pursuant to RMC 23.42.250.B, Sagebrush Montessori has requested a site size reduction to locate a school upon property located at 304 Thayer Drive. The site is approximately 1 acre in size, rather than 5 acres in size as required by RMC 23.42.250.A.

A public hearing on the site size reduction request will be held before the Planning Commission on Wednesday, January 22, 2020 at 6:00 pm in the Council Chambers, 625 Swift Blvd., Richland, WA 99352. Application materials are available to the public and can be viewed at www.ci.richland.wa.us.

Any person desiring to express their views or to be notified of any decisions pertaining to this application should notify Briana Ghbein, Permit Technician, 625 Swift Blvd., Richland, WA 99352. Comments may also be faxed to (509) 942-7764 or emailed to bghbein@ci.richland.wa.us. Written comments should be received no later than 5:00 p.m. on Friday, January 10, 2020 to be incorporated into the staff report. Comments received after that date will be entered into the record during the hearing.



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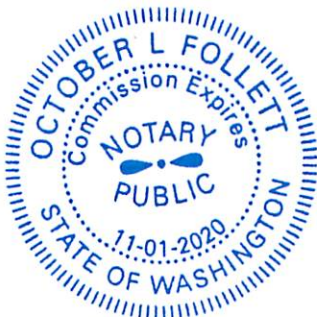
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, Briana Ghbein, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.
2. On the 19th day of December, 2019, I mailed a copy of the attached NOTICE OF PUBLIC HEARING (M2019-102) to the attached list of individuals via regular USPS on the date indicated above. The Notice of Public Hearing is for a School Site Size Reduction Request (M2019-102) on behalf of Sagebrush Montessori for the property at 304 Thayer Dr. The Planning Commission will conduct a public hearing and review of the request on January 22, 2020 in the Richland City Council Chambers, 625 Swift Boulevard.


Signed: Briana Ghbein

SIGNED AND SWORN to before me this 19th day of December, 2019 by October L. Follett.




Notary Public in and for the State of Washington,
October L. Follett
Print Name
Residing at Benton County
My appointment expires: 11-1-20

AFFIDAVIT OF POSTING

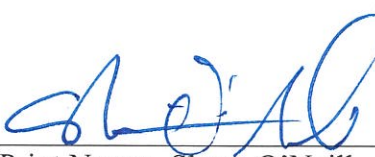
STATE OF WASHINGTON)
) ss.
COUNTY OF BENTON)

COMES NOW, **Shane O'Neill**, who, being first duly sworn upon oath deposes and says:

1. I am an employee in the Planning & Development Department for the City of Richland.

2. On the 20th day of December, 2019, I posted the attached NOTICE OF PUBLIC HEARING, File Number M2019-102 on the property addressed 304 Thayer Dr in Richland WA:

PIN # 1-15981020400004


Print Name: Shane O'Neill

SIGNED AND SWORN to before me this 20th day of December, 2019 by Shane O'Neill.




Signature of Notary

Briana C. Ghbein
Printed Name

Notary Public in and for the State of Washington,

Residing in Benton County

My appointment expires: 4-25-23

AFFIDAVIT OF POSTING - 1

M2019-102
Sagebrush Montessori School Site Size Reduction Request



Order Confirmation

Customer

RICHLAND CITY OF/LEGALS

Customer Account

450543

Customer Address

625 SWIFT BLVD.
 RICHLAND WA 99352 USA

Customer Phone

509-942-7547

Customer Fax

509-942-7397

Sales Rep

ibrown@mcclatchy.com

Payor Customer

RICHLAND CITY OF/LEGALS

Payor Account

450543

Payor Address

625 SWIFT BLVD.
 RICHLAND WA 99352 USA

Payor Phone

509-942-7547

Customer EMail

AccountsPayable@ci.richland.wa.us

Order Taker

ibrown@mcclatchy.com

PO Number

D2586000 4401

Payment Method

Invoice

Blind Box

Tear Sheets

0

Proofs

0

Affidavits

1

Net Amount

\$81.57

Tax Amount

\$0.00

Total Amount

\$81.57

Payment Amount

\$0.00

Amount Due

\$81.57

Ad Order Number

0004502878

Order Source

Ordered By

Jana Duncan

Special Pricing

Invoice Text

PC PHN 012220 – M2019-102

Promo Type

Package Buy

Materials

Ad Order Information

<u>Ad Number</u>	<u>Ad Type</u>	<u>Production Method</u>	<u>Production Notes</u>
0004502878-01	TRI-Legal Liner	AdBooker	

<u>External Ad Number</u>	<u>Ad Attributes</u>	<u>Ad Released</u> No	<u>Pick Up</u>
----------------------------------	-----------------------------	---------------------------------	-----------------------

<u>Ad Size</u>	<u>Color</u>
1 X 33 li	

<u>Product</u>	<u>Placement</u>	<u>Times Run</u>	<u>Schedule Cost</u>
TRI- Tri-City Herald	0300 - Legals Classified	1	\$81.57

<u>Run Schedule Invoice Text</u>	<u>Position</u>
PC PHN 012220 – M2019-102	0301 - Legals & Public Notices

Run Dates
12/22/2019

CITY OF RICHLAND
NOTICE OF APPLICATION AND
PUBLIC HEARING

The Richland Planning Commission will conduct a public hearing on **Wednesday, January 22, 2020 at 6:00 p.m.** in the Council Chambers, Richland City Hall, 625 Swift Boulevard, Richland, WA 99352. The purpose of the hearing is to receive comments from interested

individuals on the school site size reduction request (M2019-102) submitted by Sagebrush Montessori.

The request is available for review on the City's website at www.ci.richland.wa.us under Pending Land Use Actions. Comments may be emailed to bghbein@ci.richland.wa.us or mailed to Briana Ghbein, Permit Technician, 625 Swift Boulevard, MS-35, Richland, WA 99352. Written comments should be received no later than 5:00 p.m., Friday, January 10, 2020, to be incorporated into the staff report. Comments received after that date will be entered into the record during the hearing.

For more information, please contact Briana Ghbein, Permit Technician, at 509-942-7771 or by email at bghbein@ci.richland.wa.us.

Published: Sunday, December 22, 2019

EXHIBIT 4

SITE PHOTOS

SITE



Looking West



Looking East



Looking North



Looking South

