



MINUTES

RICHLAND BOARD OF ADJUSTMENT MEETING

Richland City Annex – 550 Swift Boulevard – Council Chamber

Thursday, March 19, 2015

6:00 PM

Call to Order:

Chairman Boring called the meeting to order at 6:00 PM.

Attendance:

Present: Board Members Haggerty, Kobus, Lowry, Watson and Chairman Boring. Also present were Development Services Manager Rick Simon and Recorder Penny Howard.

Approval of Agenda:

Chairman Boring presented the March 19, 2015 meeting agenda for approval.

The agenda was approved as presented.

Approval of Minutes

Chairman Boring presented the meeting minutes of the December 22, 2014 regular meeting for approval.

A motion was made by Board Member Haggerty and seconded by Board Member Watson to approve the meeting minutes of the December 22, 2014 regular meeting as written.

The minutes were approved by voice vote.

PUBLIC HEARING

Public Hearing Explanation:

Ms. Howard explained the public hearing and appeal process and confirmed that public notice was issued in accordance with City requirements.

New Business

1. Chris Haas (BA2015-100)

Variance from Richland Municipal Code (RMC) section 23.42.300 specific to the placement of swimming pools on residential lots. The request is to construct a pool within the front half of a lot and to construct a 6 foot fence enclosing the pool that would be located in the front yard at 1641 Penny Lane.

Mr. Simon presented the staff report on the variance for the location of a swimming pool in the front side yard as well as a six foot fence the front yard at 1641 Penny Lane.

Chairman Boring opened the Public Hearing at 6:15 PM.

Chris Haas, 1745 Maui Drive, thanked **Mr. Simon** for the detailed presentation and clarified that the property would be enclosed by a fence on all four sides.

Chairman Boring closed the Public Hearing at 6:17 PM.

Discussion:

Board Members Haggerty, Lowry, and Kobus and Boring discussed the timing of the fence installation, landscaping and property grade and safety with **Mr. Haas** and his contractor, **Brent Martel, 2228 Robertson Drive**. All agreed that 90 days would be a reasonable amount of time for completion.

A motion was made Commissioner Kobus and seconded by Commissioner Haggerty that the Board of Adjustment concur with the findings and conclusions set forth in the staff report and approve a variance from Richland Municipal Code Sections 23.42.300 and 23.38.060(B)(1) to allow for construction of a swimming pool in the front half of a residential lot and for the pool to be enclosed with a six foot fence located within the required front yard for the home located at 1641 Penny Lane as depicted on the site plan, subject to the recommended conditions included in the staff report.

An amending motion was made by Board Member Haggerty and seconded by Commissioner Watson to include to the completion of the fence and landscaping in ninety days or as soon as possible.

THE AMMENDING MOTION CARRIED 5-0.

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Election of Officers:

Board Member Haggerty nominated **Board Member Lowry** and **Board Member Watson** to serve as Chair and Vice-Chair respectively.

The nomination was approved by unanimous voice vote.

Communications:

Mr. Simon

- Stated there were no new applications at this time.

ADJOURNMENT:

The March 19, 2015 Richland Board of Adjustment Meeting was adjourned at 6:29 PM.

PREPARED BY: Penny Howard, Recorder

REVIEWED BY:

Rick Simon, Secretary
Richland Board of Adjustment