



**MINUTES
PLANNING COMMISSION MEETING**
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, July 22, 2015
7:00 PM

Call to Order:

Vice-Chair Wallner called the meeting to order at 7:00 PM.

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer and Vice-Chair Wallner. Also present were City Council Liaison Phil Lemley, Block Grant Coordinator Michelle Burden, Community Development Services Manager Rick Simon, and Recorder Pam Bykonen.

Approval of Agenda:

Vice-Chair Wallner presented the July 22, 2015 meeting agenda for approval.

The July 22, 2015 meeting agenda was approved as presented.

Approval of Minutes

Vice-Chair Wallner presented the meeting minutes of the June 24, 2015 meeting for approval.

A motion was made by Commissioner Palmer and seconded by Commissioner Clark to approve the meeting minutes of the June 24, 2015 meeting as presented.

Motion carried 4-0.

Public Comment

None.

New Business

1. CITY OF RICHLAND - 2016 CDBG Funding

Organizations seeking 2016 CDBG funding each gave a presentation outlining the needs of the organization and how the CDBG funds would benefit low-income Richland residents.

Applicant	Project	Amount Requested
Luther Sr. Center/Shalom Ecumenical Center	Luther Place Duplexes	\$ 75,000
Senior Life Resources	Meals on Wheels Program	\$ 8,500
Elijah Family Homes	Transition to Success Program	\$ 25,489
The ARC of the Tri-Cities	Partners-N-Pals Program	\$ 10,000
B/F Community Action Committee (CAC)	Second Chance Center	\$ 20,000
Hanford Reach Interpretive Center	Youth Scholarships	\$ 20,000
City of Richland, Public Works	ADA Sidewalk Ramps	\$150,000
City of Richland, Parks & Public Facilities	Craighill Park Improvements	\$ 60,000

Commission Members asked applicants clarifying questions and whether the applicant would accept partial funding.

Deliberation and funding recommendations for this item will be on August 5, 2015 at the Planning Commission Special Meeting in the Richland Community Center. City Council will make a final decision on the Planning Commission's recommendations at its September 15, 2015 regular meeting.

2. PAPER STREET BREWING COMPANY – Sidewalk Use License (SUL2015-100)

Mr. Simon reviewed the staff report and application for a Sidewalk Use License to allow for outdoor food and alcohol consumption associated with the Paper Street Brewing Company located at 701 The Parkway.

Public Hearing

The Public Hearing was opened at 8:12 p.m.

Robby Burns, 701 The Parkway: Emphasized the public amenity of outdoor seating and clarified hours of operation and access to the enclosed area.

The Public Hearing was closed at 8:13 p.m.

Discussion:

Commissioner Clark asked staff to clarify the location of the property and adjacent businesses.

A motion was made by Commissioner Palmer and seconded by Commissioner Berkowitz to concur with the Findings and Conclusions set forth in Staff Report SUL2015-100 and approve the request for a sidewalk use license to operate a sidewalk café subject to conditions 1 – 14 as detailed in the attached staff report.

Motion carried 4-0.

3. CITY OF RICHLAND – Zoning Code Amendments Relating to the Rescission of a Binding Site Plan (Z2015-107)

Mr. Simon introduced the proposed code amendments to RMC 24.14.110 relating to the rescission of a binding site plan in the event a property owner wishes to vacate an existing binding site plan. Current code does not contain provisions for this type of action.

Public Hearing

The Public Hearing was opened at 8:19 p.m.

The Public Hearing was closed at 8:19 p.m.

Discussion:

Commissioner Clark asked staff if this proposal was related to recent changes to the Badger Mountain South LUDR. **Mr. Simon** said it was not.

Commissioner Berkowitz asked for clarification of the terms “rescind” and “vacate” when referring to a binding site plan. **Mr. Simon** explained the terms were interchangeable. **Commissioner Berkowitz** asked for clarification of process for a large parcel requesting a binding site plan and for a smaller property. **Mr. Simon** explained that parcels greater than 200,000 square feet must undergo a public hearing for a binding site plan with conditions for easements, etc. Parcels smaller than 200,000 square feet requesting a binding site plan may do so administratively.

Commissioner Berkowitz objected to the term “modify” regarding large parcel binding site plans.

A motion was made by Commissioner Clark and seconded by Commissioner Palmer to concur with the Findings and conclusions set forth in Staff Report Z2015-107 and recommend to the City Council adoption of the proposed new section to the Richland Municipal Code 24.14.110 – Rescission, as presented in a separate handout.

MOTION PASSED 3-1 with Berkowitz casting the dissenting vote.

Communications:

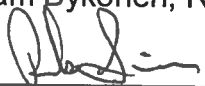
Mr. Simon

- Reminded all of the items at the next workshop and special meeting on August 5th. The August 12 workshop will be cancelled. CDBG allocation recommendations will be made at the special meeting.

ADJOURNMENT:

The July 22, 2015 Richland Planning Commission Regular Meeting was adjourned at 8:31 PM.

PREPARED BY: Pam Bykonen, Recorder, Planning and Development

REVIEWED BY: 
Rick Simon, Secretary
Richland Planning Commission