

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom. Members of the public may attend this meeting by selecting the Zoom link or by calling the phone numbers provided.



Agenda
Hearing Examiner Meeting
Monday, December 13, 2021
Join the Zoom meeting [here](#)
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 872 2126 7401

Hearing Examiner: Gary McLean

Liaisons: Staff Liaison: Planning Manager Stevens

Public Hearing - 6:00 p.m.

Public Hearing Explanation:

Old Business - Public Hearing:

- I. M2021-107 Quarry North Apartments Site Plan Review (Continued From November 8, 2021)

Adjournment

The next Hearing Examiner Meeting will be scheduled as needed.

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 509-942-7389.



HEARING EXAMINER AGENDA ITEM COVERSHEET

Meeting Date: 12/13/2021

Agenda Category: Old Business - Public Hearing

Prepared By: Mike Stevens, Planning Manager

Subject:

M2021-107 Quarry North Apartments Site Plan Review (Continued From November 8, 2021)

Department:

Development Services

Recommended Motion:

Staff completed its review of the request for site plan approval (M2021-107) and recommends that the Richland Hearing Examiner approve the application subject to recommended conditions of approval.

Summary:

This item is a continuation of the November 8, 2021 public hearing.

Site plan application to construct five (5) multi-family residential buildings containing up to 192 dwelling units, a clubhouse, swimming pool, and covered parking structures together with associated parking and landscaping areas. The project site is located at 703 Columbia Park Trail and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor's Parcel Nos. 125981000011001 and 125981000015000, located in Section 25, Township 9 North, Range 28 East, W.M., Benton County, WA.

Attachments:

1. M2021-107 Full Staff Report 2 Quarry North Apartments

**CITY OF RICHLAND DEVELOPMENT SERVICES DIVISION
STAFF REPORT TO THE HEARING EXAMINER**

GENERAL INFORMATION:

PROPOSAL NAME: Quarry North “The Bob” Apartments

REQUEST: Approval of a site plan application to construct five (5) multi-family residential buildings containing up to 192 dwelling units, a clubhouse, swimming pool, and covered parking structures together with associated parking and landscaping areas.

LOCATION: The project site is located at 703 Columbia Park Trail and is zoned C-LB (Commercial-Limited Business). The property is described as Assessor’s Parcel Nos. 125981000011001 and 125981000015000 located in Section 25, Township 9 North, Range 28 East, W.M., Benton County, WA.

APPLICANT: Nick Wright

FILE NO.: M2021-107

PROJECT TYPE: Type II Site Plan Approval

HEARING DATE: December 13, 2021 – Continued from November 8, 2021

REPORT BY: Mike Stevens, Planning Manager

RECOMMENDED ACTION: Approve with Conditions.

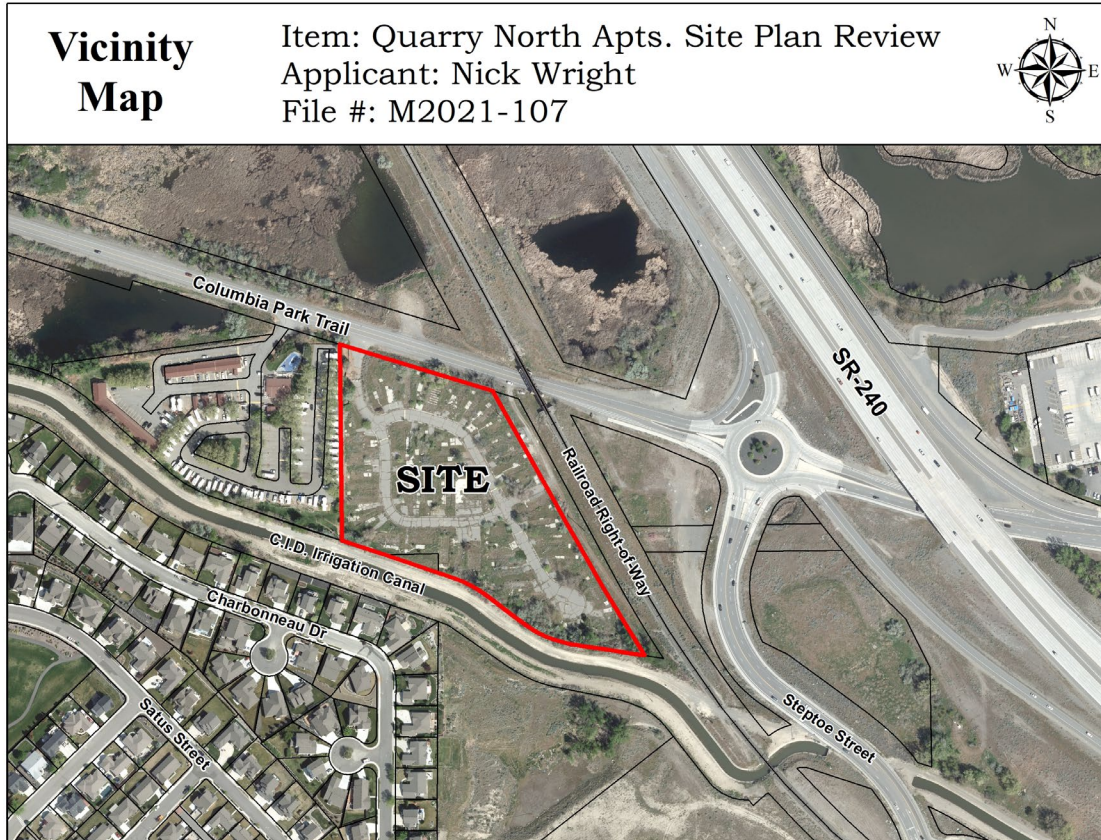


Figure 1 - Vicinity Map

DESCRIPTION OF PROPOSAL

Nick Wright wishes to develop a 7.4-acre site with five (5) multi-family residential buildings containing up to 192 dwelling units, a clubhouse and several covered parking structures together with associated parking and landscaping areas. The public hearing for this development was held on November 8, 2021. However, staff recommended that the item be remanded to the applicant to correct several deficiencies found during the first review. The Hearing Examiner decided to continue the public hearing to December 13, 2021 in order to provide the applicant opportunity to revise the site plan and address the deficiencies found during the first review. *Exhibit 6* illustrates the revised site layout.

REVISED SUBMITTAL – ANALYSIS

The information contained within this staff report is intended to supplement the staff report that was provided for the November 8, 2021 hearing. Only those items pertaining to the remand are addressed in this report and it should not be considered the full record for the application.

The applicant submitted a revised site plan to the City on November 23, 2021. City Planning Staff has reviewed the revised site plan and has determined that the

deficiencies found during the first review have been satisfactorily corrected provided certain conditions of approval are met.

During the first review, Planning Staff determined that the amount of required off-site parking was not being met based upon the application of RMC 23.42.210 (parking requirements for recreational clubs). However, after further review and consideration, staff has determined that implementing the recreational club parking standards was incorrect as the definition of recreational clubs found in RMC 23.06.800 states that:

“Recreational club” means an area devoted to facilities and equipment for recreational purposes, swimming pools, tennis courts, playgrounds, community clubhouses, and other similar uses maintained by a nonprofit organization whose membership is limited to the residents within the area which it is located; provided, that membership shall not be denied to residents of the area based solely on race, creed or color.”

Based upon this definition, and the fact that this proposed development is not maintained by a nonprofit organization, staff agrees with the applicant that this specific parking requirement is not applicable to this development. As a result, the parking count provided by the revised site plan submittal (Exhibit 6) complies with the city's parking requirements as indicated therein.

The other issue that was discovered during the first review pertained to front, side and rear yard setbacks. During the public hearing on November 8, 2021 the applicant admitted that the required building setbacks were not met as they had inadvertently not applied the setbacks as required by RMC 23.22.020.

The revised site plan addresses the front yard setback by demonstrating that a 20' setback from the north property line (adjacent to Columbia Park Trail) can be achieved. The side yard setbacks appear to meet the one (1) foot of side yard of each three feet or portion thereof of building height provided conditions of approval are applied which limits the heights of the proposed structures as follows:

- Garages 1, 2 & 3 (6' setback indicated) = 18' maximum height.
- Garages 5, 6 & 7 (5' setback indicated) = 15' maximum height.
- Apartment No. 4 (12' setback indicated) = 36' maximum height.

Finally, in regard to setbacks, the 25' rear yard setback has been met by re-orienting Apartment Building No. 4 from an east/west direction to a north/south direction.

SEPA

The project requires compliance with the provisions of the State Environmental Policy Act. The applicants filed an environmental checklist. (*Exhibit 3*). City staff reviewed the checklist, plans and application materials and entered a Determination of Non-Significance into the record on November 3, 2021 after utilizing the Optional DNS Process (*Exhibit 3*). No substantive changes have occurred based on the revised site plan. As a result, the Determination of Non-Significance has been retained and no further SEPA review is necessary.

AGENCY COMMENTS

The Public Works Department has submitted a memo that is meant to supplement the record as it relates to this project's traffic impacts and site-specific storm water conditions. The memo from Public Works is provided as *Exhibit 7*.

PUBLIC COMMENTS

Shortly after the public hearing was held on November 8, 2021 Vicki Wright, property owner, submitted an additional comment via email. Ms. Wright had difficulties with her Zoom link and a considerable amount of noise/feedback prevented her from providing oral testimony. Ms. Wright's additional comments are provided in *Exhibit 7*.

FINDINGS OF FACT AND CONCLUSIONS OF LAW:

Due to the complexity of this proposal, staff has not prepared any specific Findings of Fact or Conclusions of Law. Rather, staff recommends that the Hearing Examiner prepare said Findings of Fact and Conclusions of Law as appropriate.

CONCLUSION AND RECOMMENDATION:

Staff has completed its review of the request for site plan approval (M2021-107) and recommends that the Richland Hearing Examiner approve the application subject to the following suggested conditions of approval:

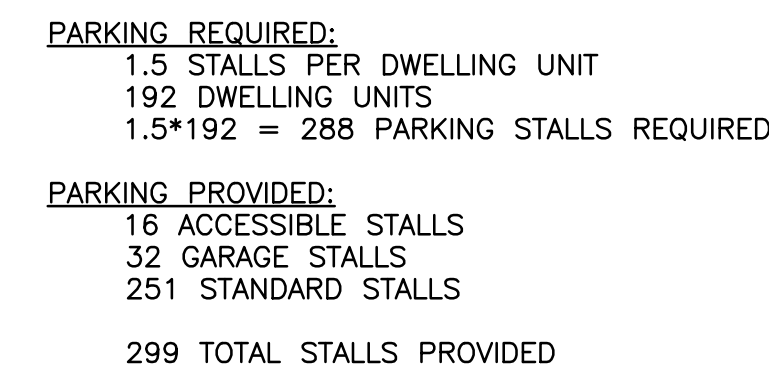
SUGGESTED CONDITIONS OF APPROVAL:

1. A detailed landscaping plan shall be submitted as part of any building permit submittals for the project. The landscaping plan shall be reviewed by, and deemed acceptable to, the Planning Manager based upon his interpretation of landscaping requirements.
2. All construction activities shall occur as indicated on the revised site plan. Minor changes to the site plan may occur in order to facilitate storm water runoff requirements. Any/all minor changes shall be approved by the Planning Manager.
3. Upon final construction of the proposed development an as-built drawing shall be submitted to the Planning Division for placement within the Site Plan Review File and property file. Submittal of the as-built drawing shall occur prior to the final certificate of occupancy being issued for the property and shall clearly indicate the locations of all structures, parking spaces, landscaping, signage and storm water runoff facilities.
4. No buildings shall be constructed upon the property that are not included as part of this site plan review application.
5. The maximum height of garages 1, 2 & 3 shall be 18' as defined by the Richland Municipal Code.
6. The maximum height of garages 5, 6 & 7 shall be 15' as defined by the Richland Municipal Code.
7. The maximum height of Apartment Building No. 4 shall be 36' as defined by the Richland Municipal Code.
8. Storm water runoff shall be maintained and treated in a manner consistent with Richland Municipal Code requirements.

9. A 6-foot striped shoulder on the south side of Columbia Park Trail can be used for a bike lane.
10. A center left-turn lane shall be constructed to provide for westbound left turns into the western driveway of this development. This will require some road widening and re-striping across the frontage of the project and additional widening and tapering to the west and east of the project.
11. The roadside swale cross-section should be designed to capture, contain and percolate a city standard 25-year design storm.
12. 5-foot wide separated sidewalk (pedestrian pathway) shall be installed across the entire frontage of the project. The appropriate location for this walk is behind the roadside swale noted above. This sidewalk shall have an ADA-compliant connection to existing pedestrian facilities on either side of the project.
13. An off-site 5-foot pedestrian pathway shall be installed along the south side of Columbia Park Trail to connect to the existing sidewalk near the Steptoe roundabout, approximately 240-feet to the east of the subject property. If necessary, this pedestrian linkage could be accomplished by fitting the pathway between the railroad bridge supports.

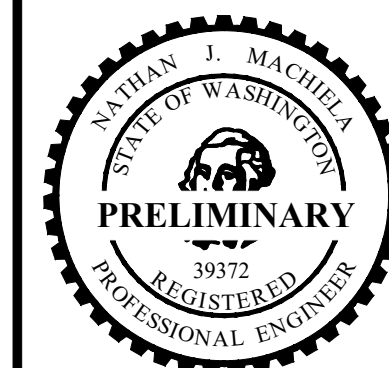
EXHIBIT LIST - Continued

6. Revised Site Plan
7. Additional Comments Received



**KNUTZEN
ENGINEERING**

5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

[illegible]

NOT FOR CONSTRUCTION

SITE PLAN

SRM DEVELOPMENT, LLC
THE BOB APARTMENTS
 703 COLUMBIA PARK TRAIL, RICHLAND, WA 99352

APPROVAL		
DESIGN	JAW	11/01/21
CHECKED	NJM	11/01/21
APPROVED	NJM	11/01/21

SCALE: AS NOTED

JOB No

21008

REV.

 Δ

DWG. No.

SP01

2021\21008-Quarry North Apartments\DWG\21008SP01.dwg - Nov 23, 2021 - 04:25pm - nma

Exhibit 7



MEMORANDUM

Public Works Department

To: Gary McLean, Hearings Examiner for the City of Richland

From: Carlo D'Alessandro, Transportation & Development Manager

Cc: Pete Rogalsky, Public Works Director
Mike Stevens, Planning Manager
John Deskins, Traffic Engineer
Jason Reathafor, Engineering Tech IV

Date: November 23, 2021

Re: M2021-107 The Bob Apartments Site Plan Review

The City of Richland Public Works Department has reviewed the site plan application. This memo is offered to supplement the record as it relates to this project's traffic impacts and site-specific storm water conditions.

Given the existing road profile constraints of Columbia Park Trail, the City is in agreement that the application of a rural cross-section roadway (no curb and gutter) along the project's frontage is appropriate, with the following conditions:

- A 6-foot striped shoulder on the south side of Columbia Park Trail can be used for a bike lane.
- A center left-turn lane shall be constructed to provide for westbound left turns into the western driveway of this development. This will require some road widening and re-striping across the frontage of the project and additional widening and tapering to the west and east of the project.
- The roadside swale cross-section should be designed to capture, contain and percolate a city standard 25-year design storm.
- 5-foot wide separated sidewalk (pedestrian pathway) shall be installed across the entire frontage of the project. The appropriate location for this walk is behind the roadside swale noted above. This sidewalk shall have an ADA-compliant connection to existing pedestrian facilities on either side of the project.
- An off-site 5-foot pedestrian pathway shall be installed along the south side of Columbia Park Trail to connect to the existing sidewalk near the Steptoe roundabout, approximately 240-feet to the east of the subject property. If necessary this pedestrian linkage could be accomplished by fitting the pathway between the railroad bridge supports.

Regarding on-site stormwater:

Pursuant to Richland Municipal Code 16.06 it is required that newly developed commercial properties design a storm retention system that will contain the runoff from at least a City of Richland design storm (a 25-year, 24-hour storm event). A component of typical stormwater design is to allow for an event larger than the design storm to safely overflow downhill / downstream (an “emergency” overflow). Typically this downstream runoff volume is limited to a 10-year, pre-developed storm event. Given the topography of the site and surrounding properties, the finite volume of the Columbia Park Trail roadside storm swales, and the sensitive nature of the USACE wetland property to the north, the storm system for this project shall be designed to contain a larger than typical storm event. This can be accomplished by designing the on-site system to contain a 100-year storm event or developing an alternative system that uses an off-site location for stormwater management. The City owns nearby property that may be available for use as part of a stormwater management system.

Stevens, Mike

From: Wright's Desert Gold Motel & RV Park <DesertGold2@msn.com>
Sent: Tuesday, November 23, 2021 4:19 PM
To: Stevens, Mike
Subject: Traffic on Columbia Park Trail

Hi there

I'm sorry that I had problems with my audio during the meeting for the property at 703 Columbia Park Trail. I had sent a letter which I saw was noted, thank you. I still have serious concerns about the traffic. If they are going to install a left-hand turn lane into 703, will it extend to cover 611 also? It still will not eliminate the problems. I would like to send a video from today at 3:45. I am not sure how to do that. It is on my phone. I tried to forward it from my phone to email so I could send it. I don't know if I should reach out to anyone else. I don't care about anything else but the safety of my tenants coming and going. The mail lady has even been rear-ended out front. I can't tell you how many accidents have been right out in front of us. Please advise me on what you think I should do. I also had a question regarding our power lines that go across the property.

Respectfully,
Vicki Wright

Wright's Desert Gold Motel & RV Park
(509)627-1000 or (509)551-2351