



MINUTES

Richland Parks and Recreation Commission Meeting

Remote Meeting

Thursday, January 13, 2022 ~ 6:00 p.m.

CALL TO ORDER:

Chair Buelt called the meeting to order at 6:00 p.m.

ATTENDANCE:

Chair Buelt, Vice Chair Brooks and Commissioners Aldous, Arnquist, Gutierrez, Mason, Sullivan, Henry, and Lunstad were present.

Also, in attendance were Parks and Public Facilities Director Schiessl and Parks and Recreation Manager Jackson.

APPROVAL OF THE JANUARY 13, 2022 AGENDA:

Commissioner Sullivan moved to approve the January 13, 2022 Parks and Recreation Commission meeting agenda. Commissioner Aldous seconded the motion. Motion approved 8-0.

APPROVAL OF THE DECEMBER 9, 2021 MEETING MINUTES AND DECEMBER 9, 2021 SPECIAL WORKSHOP MINUTES:

Commissioner Gutierrez moved to approve the December 9, 2021 Parks and Recreation Commission Meeting Minutes with revisions. Vice Chair Brooks seconded the motion. Motion approved 8-0.

Commissioner Aldous moved to approve the December 9, 2021 Parks and Recreation Commission Special Workshop Minutes with revisions. Commissioner Sullivan seconded the motion. Motion approved 8-0.

RECREATION REPORT:

Parks and Recreation Manager Jackson presented the Recreation Report. Subjects included: Youth recreation basketball, E-Activity guide, hiring spring and summer seasonal recreation staff, Richland Senior Association (RSA) annual general meeting was held in December, and RCC will host WRPA Regional job fair in February.

PARKS AND FACILITIES REPORT:

Parks and Public Facilities Director Schiessl presented the Parks and Facilities Report. Subjects included: Master Plan for Badger Mountain South and Hanford Legacy Park Master Plan.

PUBLIC COMMENTS:

Paul Knutzen, Knutzen Engineering - 5401 Ridgeline Dr Suite 160, Kennewick
Knutzen advocated on Business Item No. 2 - Property Encroachment at Claybell Park and Owner Request to Purchase.

Knutzen is in support of the owner purchasing the property.

John Corbin, 341 Glen Eagles Ct, Richland

Corbin also advocated on Business Item No. – Property Encroachment at Claybell Park and Owner Request to Purchase.

Property owner of 341 Glen Eagles Ct, Corbin agreed with Knutzen provided additional information on property encroachment and purchase of property.

Debbie Berkowitz, 544 Franklin Street, Richland

Berkowitz advocated on Business Item No. 1 – 1090 Jadwin Avenue Property Sale. Berkowitz would like the city to reconsider the plant list and make it consistent with the critical area ordinance. Berkowitz suggested plants of native plant species that help birds, pollinators, and mammals that thrive in this area.

Public Comment closed: 6:38 p.m.

PRESENTATIONS:

None

UNFINISHED BUSINESS:

None

NEW BUSINESS:

1. 1090 Jadwin Avenue Property Sale
Schiessl, Parks and Public Facilities Director

Boost Builds is a local development company that purchased property from the City in 2019 situated under privately-owned buildings located at 1100 & 1200 Jadwin Avenue. The property was originally leased to another private owner before selling their interest in the buildings and site improvements to Boost Builds. The site was declared surplus and leased to private interests in 1974 and Boost Builds is in the process of redeveloping the site. Boost Builds now owns the buildings and the property at 1100 & 1200 Jadwin

Avenue; whereas, the original owner only owned the buildings and leased the property from the City.

The property includes an open ditch stormwater facility encumbered by a U.S. Army Corps of Engineers flowage and pondage easement. Much of Central Richland's stormwater flows into this facility and is ultimately pumped over the river levee and into the Columbia River. This facility is part of what the City considers the Marjorie Sutch Greenway and is a component of the City's Urban Greenbelt Trail (UGT). The Greenway traversing 1100 & 1200 Jadwin was improved by Boost Builds and a public access easement was retained for the UGT.

The City withheld a portion of property east of 1100 & 1200 Jadwin Avenue while planning for future transportation improvements in the vicinity. The transportation planning is now complete and a second property sale to Boost Builds is proposed at 1090 Jadwin Avenue, totaling 2.81 acres. The proposal is to sell the property at market price and credit Boost Builds an equivalent cash value (up to \$197,349) for improvements to the Marjorie Sutch Greenway consistent with those made to 1100 & 1200 Jadwin Avenue. The remaining cash from the property sale would benefit the Park Reserve Fund. This concept was discussed by the PRC at a workshop in 2021 and again on site at 1090 Jadwin Avenue during the annual field tour. Each discussion was positive, and the PRC was in favor of the concept. The PRC is tasked with making a recommendation on the real estate sale of the property because it's considered park land inventory in addition to the use of sale proceeds. The Economic Development Committee will review the details of deal including the project. City Council will make the final decision.

Commissioner Gutierrez moved to recommend that the Richland City Council approve a land sale to Boost Builds for 2.81 acres of City-owned property located at 1090 Jadwin Avenue for a price of \$364,000, benefiting the Park Reserve Fund, or revised value based on updated appraisals, if applicable, with an equivalent value of \$197,349 of the sale proceeds delivered in the form of physical landscape improvements with modifications made to those physical landscape improvements, that adhere to the critical areas ordinance to the Marjorie Sutch Greenway. Vice Chair Brooks seconded the motion. Motion approved 8-0.

2. Property Encroachment at Claybell Park and Owner Request to Purchase Schiessl, Parks and Public Facilities Director

The City purchased property from Duane Smith in 2008 as part of the Amon Basin Natural Preserve located adjacent to Claybell Park. At the time of purchase, a small fence encroachment existed, and was known, on the Smith property originating from 341 Gleneagles Court. The owner of 341 Gleneagles Court desires to purchase the encroachment area of approximately 1,348 square feet from the City at market value through the City's process identified in RMC 3.06, Sale or Lease of City Real Property. Per the Richland Municipal Code, the Parks and Recreation Commission, Physical Planning Commission and Economic Development Committee must first make a recommendation to the Richland City Council for their final decision.

The process includes two steps. First, should we surplus the property? Items C 1-4 in 3.06.010 (attached) must be satisfied for an affirmation of the first question. Second, if the answer to the first question is yes, and the property is declared surplus by the City Council, how will it be sold, leased, or otherwise transferred? Items A-B in 3.06.040 must be evaluated to determine the desired process. The choices are a direct negotiation with one party or a public sale or auction available to any buyer. In this case, item 3.06.040 A (direct negotiation) would apply because the adjacent owner has requested to purchase the property, the encroachment does not meet the minimum lot size of the zoning district and could not constitute a legal property, and there is no access to the encroachment site.

The PRC discussed this issue in a workshop in August 2021 in a workshop meeting for informational purposes. At the time, Staff recommended that the applicant discuss the request with the Washington State Department of Transportation, Tapteal Greenway Association, and the Energy Facility Site Evaluation Committee, who each contributed funding to the Amon Basin land acquisition and entered into an agreement with the City regarding the future management of the land. It has been determined that this Smith property acquisition was not part of the agreement between the parties. The item is now ready for a recommendation from the PRC to the City Council regarding surplus of 1,348 square feet of Claybell Park representing an existing fence encroachment from 341 Gleneagles Court.

Commissioner Lunstad moved to recommend that the Richland City Council surplus 1,348 square feet of Claybell Park representing an existing fence encroachment from 341 Gleneagles Court, with understanding that the proceeds from sale be deposited in the Park Reserve Fund. Commissioner Henry seconded the motion.

Motion approved 6-3.

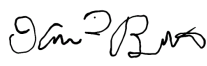
Those in favor: Commissioners Aldous, Arnquist, Lunstad, Henry, Mason and Sullivan

Those opposed: Chair Buelt, Vice Chair Brooks and Commissioner Gutierrez

ADJOURNMENT:

Meeting adjourned at 7:50 p.m.

Reviewed by: Joe Schiessl, Parks and Public Facilities Director

Approved by: 

Chair Jim Buelt, Richland Parks and Recreation Commission