



Agenda  
Planning Commission Meeting  
Wednesday, July 27, 2016  
City Hall Council Chamber | 505 Swift Boulevard

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**Commission Members:** Chair Madsen, Vice-Chair Wallner and Commissioners Clark, Wise, Palmer, Boring and Berkowitz

**Liaisons:** Council Liaison Lemley and Alternate Council Liaison Luzzo Gilmour  
Staff Liaison Development Services Manager Simon

**Regular Meeting - 7:00 p.m.** (City Hall Council Chamber)

**Welcome and Roll Call**

**Approval of Agenda:** (Approved by Motion)

**Approval of Minutes:** (Approved by Motion)

**Public Comments:**

**Public Hearing Explanation:**

Unfinished Business - Public Hearing:

New Business – Public Hearing:

1. 2017 CDBG Applicant Presentations
2. Amending RMC 12.10, Installation of Sidewalks, Curbs and Gutters

**Communications:**

**Adjournment**

**The next Planning Commission Workshop is August 10, 2016**

**The next Planning Commission Meeting is  
August 24, 2016**

This Meeting is broadcast live on CityView Channel 192 and online at [CI.RICHLAND.WA.US/CITYVIEW](http://CI.RICHLAND.WA.US/CITYVIEW)

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## PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 07/27/2016

Agenda Category: New Business – Public Hearing

Prepared By: Michelle Burden, Block Grant Coordinator

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**Subject:**

2017 CDBG Applicant Presentations

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**Request:**

Key 3 - Economic VitalityKey 7 - Neighborhoods & Community Safety

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**Recommended Motion:**

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**Summary:**

Applicants for the 2017 Community Development Block Grants (CDBG) will make presentations.

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**Attachments:**



## PLANNING COMMISSION AGENDA ITEM COVERSHEET

Meeting Date: 07/27/2016

Agenda Category: New Business – Public Hearing

Prepared By: Jeff Peters, Transportation and Development Manager

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**Subject:**

Amending RMC 12.10, Installation of Sidewalks, Curbs and Gutters

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**Request:**

Key 2 - Infrastructure & Facilities

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**Recommended Motion:**

Recommend Council approve amending RMC 12.10 exempting frontage improvement requirements on certain streets in the Island View area and a portion of Aaron Drive.

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**Summary:**

Since the late 1990's City planning documents have pointed to redevelopment of Island View properties from single family residential to commercial uses. These planning goals are represented in the City's Comprehensive Land Use Plan designations. Complimenting these land use goals is an assessment that the street network platted and constructed to support the residential development includes more streets more tightly spaced than is needed to support the desired redevelopment. Segments of Carolina Avenue, Dakota Avenue, Geneva Street, Denver Street, and Carson Street have been deemed unnecessary.

Activating this planning concept presents challenges, mostly because there are many small parcels under separate ownership whose owners have varying plans for the future.

Current municipal code for development projects requires street construction elements, including curb, gutter and sidewalk on all public streets at the time of building permit. Application of this code provision to permit applications along the streets listed above will result in a potential patchwork of isolated street improvements that won't contribute to the planning goals included in the City's Comprehensive Land Use Plan.

Additionally, the south side of Aaron Drive between Jadwin Avenue and George Washington Way has been identified as a route that sidewalks aren't warranted. There are no pedestrian generators on that section of Aaron Drive and pedestrians would have to cross to the north side at George Washington Way due to Limited Access on the south leg of the intersection. There is a separated pedestrian pathway on the north side of Aaron Drive in this location.

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**Attachments:**

1. Proposed RMC 12.10

## **Chapter 12.10**

# **INSTALLATION OF SIDEWALKS, CURBS AND GUTTERS**

Sections:

[12.10.010](#) Sidewalks for new construction.

[12.10.020](#) Sidewalks for existing improved property.

[12.10.030](#) Standards of construction.

[12.10.035](#) Sidewalks for new or improved streets.

[12.10.040](#) Permits.

[12.10.050](#) Waiver.

[12.10.060](#) **Exemptions.**

### **12.10.010 Sidewalks for new construction.**

Whenever a building permit application is made for construction of a new residential or commercial structure within the city, the person seeking such permit shall also make application for a permit as provided for under this chapter, and as a portion of such construction there shall be built sidewalks, curbs and gutters on all sides of such property that may adjoin property dedicated as a public street, in conformance herewith, and such sidewalks, curbs and gutters shall extend the full distance that such property is sought to be occupied as a building site for residential or commercial construction, or as parking area for commercial construction, that may adjoin property dedicated as a public street. If the paved width of the adjacent public street does not include curbs and gutters and is not wide enough to construct the curbs, gutters, and sidewalks in accordance with the planned roadway width, as determined by the city engineer and the city's street functional classification system as established in Chapter [12.02](#) RMC, the application for right-of-way construction shall include widening of the paved street to conform with the width specified by the city engineer and street lights and storm drain system improvement as needed to complete the street in accordance with city standards; provided, that the provisions of this section may be waived by the public works director when application is made for the construction of a new residential or commercial structure on a previously improved street, which previously improved street does not include sidewalks or curbs and gutters. A waiver may be granted only if all of the following conditions exist:

- A. The property is in a residential zone, or is a residential nonconforming use to another zoning classification, or is industrial zoned property within the Horn Rapids Industrial Park.
- B. The existing street is not included as a classified arterial or collector street in the city's street functional classification system as established in Chapter [12.02](#) RMC.
- C. The existing street does not have concrete curbs along the property frontage for the property applying for the building permit.
- D. The existing street does not have concrete curbs within 300 feet of the nearest property corner to the property applying for a building permit.
- E. No more than 33 percent of the properties on the same block as the property applying for the building permit are undeveloped.
- F. Construction of sidewalks along the property applying for the permit would result in no more than 20 percent of the frontage along the block including sidewalk.

If the above conditions are met, the public works director may grant a waiver to the requirements in this section subject to the property owner agreeing to fully fund and/or complete the improvements required under this section when the city forms a local improvement district to make these improvements or when development activity will result in at least 50 percent of the street frontage completing the improvements called for in this section, or when the city completes a city-funded street improvement project. [Ord. 390 § 1.01; Ord. 781 § 1.01; Ord. 40-83 § 1.03; Ord. 27-12 § 2; Ord. 44-13 § 1.01].

#### **12.10.020 Sidewalks for existing improved property.**

Whenever a building permit application is made for alterations or repairs to a residential or commercial property within the city, the person seeking such a permit shall install improvements as required in RMC [12.10.010](#); except that the requirements for installation of such improvements shall be waived if one of the following criteria is met:

- A. The total alterations or repairs to a residential property are less than \$50,000 in valuation within any two-year period;
- B. The total alterations or repairs to a commercial property are less than 50 percent of the assessed valuation as determined by the Benton County assessor or \$100,000, whichever is less; provided, that no waiver shall be granted for any building that adds 20 percent or more to its gross floor area within any two-year period. [Ord. 390 § 1.01; Ord. 27-12 § 2].

#### **12.10.030 Standards of construction.**

All sidewalks required to be constructed under the provisions of this chapter shall be of Portland cement concrete, and sidewalks, curbs and gutters shall otherwise conform to city of Richland standard specifications. All sidewalks required to be constructed pursuant to the provisions of

this chapter shall be five feet in width; provided, that C-2 and C-3 zones adjacent to a principal or minor arterial shall be eight feet in width if the sidewalk is constructed directly adjacent to the curb or six feet in width if constructed with a minimum of two feet separation from the curb; and all sidewalks within the CBD zone shall be at least eight feet in width, except Guyer Avenue, Corondolet Drive, Stevens Drive north of Marjorie Sutch Greenway and Harding Street, which shall be five feet in width. [Ord. 390 § 1.01; Ord. 781 § 1.02; Ord. 40-83 § 1.03; Ord. 11-07; Ord. 04-09].

#### **12.10.035 Sidewalks for new or improved streets.**

Whenever any street is constructed or improved in any area of the city zoned residential or commercial, whether such construction be by local improvement or otherwise, as a part of such construction or improvement there shall be included therein, on both sides of any such street, that may abut on previously developed property, sidewalks, curbs, and gutters constructed in conformity with requirements of this chapter.

Provided, however, that the provisions of this section may be waived, in whole or in part, by the city council, upon a determination by the public works director that the sidewalk requirement herein would unduly restrict usage of private property abutting such sidewalk.

In determining whether the provisions of this section will be waived, the public works director shall consider the setback of the existing development from the street, the setback that would exist by requiring sidewalks, curbs and gutters pursuant to this section, and whether waiver of this section would adversely affect any uniform construction of sidewalks, curbs and gutters in the general area of the construction or improvement. [Ord. 781 § 1.03; Ord. 40-83 § 1.03].

#### **12.10.040 Permits.**

Before constructing sidewalks, curbs and gutters a permit shall be obtained in the same manner as is provided in Chapter [12.08](#) RMC for obtaining permits for excavations. [Ord. 390 § 1.01].

#### **12.10.050 Waiver.**

The public works director or his duly authorized representative may waive the requirements of this chapter in those areas which are scheduled for widening under the six-year street improvement program. [Ord. 390 § 1.01; Ord. 40-83 § 1.03].

#### **12.10.060 Exemptions.**

The following streets, or portions of streets, are exempt from the requirements of RMC 12.10.010 and RMC 12.10.020:

- A. Carolina Avenue.
- B. Dakota Avenue.
- C. Geneva Street west of Georgia Avenue.

- D. Carson Street.
- E. Denver Street.
- F. The south side of Aaron Drive between Jadwin Avenue and Adams Street.
- G. Lacy Road.
- H. Cullum Avenue south of Lacy Road.