

1. 6:00 P.M. Planning Commission Special Meeting
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Documents:

[8-31-23 SPECIAL PC PACKET.PDF](#)



AGENDA (Special Meeting)
Planning Commission
City Council Chambers- Municipal Services Facility
3100 Belmont Blvd., West Richland
Thursday August 31st 2023 – 6:00 p.m.

Planning Commission Members: Chad Utecht, Chair
Dan O’Neill, Vice Chair
Nancy Aldrich, Commissioner
Michael Peterson, Commissioner
Colton Brady, Commissioner
Jared Retter, Commissioner
Vacant

Staff: Eric Mendenhall, Community Development Director
Elisha Ransom, Planner
Jessica Bates, Staff Recorder

Notice to the public: This meeting will be an in-person meeting with a remote attendance option via zoom. During comment periods, in person comments will be heard prior to those via the zoom option. If you want to provide public comments on any of the agenda items, please submit them in writing to planner@westrichland.org by 3:00pm Thursday August 31st, 2023, to be read during the meeting. The Zoom meeting information is available on the City’s website or can be obtained by emailing jbates@westichland.org

1. **Call to order:**
2. **Attendance:**
3. **Approval of the agenda:**
4. **Old Business:**
5. **New Business:**
 - A. **Public Hearing – Text Amendment to allow Public School Agriculture Facilities**
6. **Announcements, Reports and Comments:**
7. **Adjourn:**

Upcoming Meetings and Events: September 14th, 2023

<u>WEST RICHLAND PLANNING COMMISSION AGENDA ITEM</u>					
AGENDA		TYPE OF ACTION NEEDED			
MEETING DATE:	August 31, 2023				
SUBJECT:	Public Hearing – Text Amendment to allow Public School Agriculture Facilities			Public Hearing	X
Prepared by:	Eric Mendenhall, Community & Economic Development Director			Discussion	
Reviewed by:		Pass Recommendation		2nd Discussion	

CITY COUNCIL STRATEGIC FOCUS AREAS:

- 1. *Community Economic Vitality, Competitiveness, & Diversity*
 - Goal 4: *Create development policy codes appropriate to achieve city vision relative to commercial and residential development.*

ATTACHMENTS

- 1. *Draft Ordinance*

BACKGROUND

Back in April the Planning Commission reviewed this request with the intent that it be for the Commercial Limited zone. However, the text had it as Commercial General. Therefore, this amendment is necessary to fulfill the District’s request. The Richland School District is looking for a location to place their agriculture facilities to support the Future Farmers of America and agriculture programs. This amendment would remove Public agriculture school facilities in the Commercial General zoning district and allow it as a conditional use in the Commercial Limited zoning district as was previously intended.

A SEPA determination of non-significance was issued on August 10, 2023. No comments were received and no appeals filed.

Washington State Department of Commerce (Commerce) received Notice of Intent to Adopt and Request for Expedited Review on August 10, 2023. No comments or feedback has been provided by Commerce.

PROJECTED TIMELINE

The following is the proposed timeline for adoption of the code amendments:

- August 31, 2023 – Planning Commission Public Hearing
- September 5, 2023 – City Council adoption

STAFF RECOMMENDATION

Staff recommends the Planning Commission approve the proposed text amendment to allow the school district to locate an agricultural facility in the City of West Richland in the Commercial Limited district.

RECOMMENDED MOTION

I move to recommend Council approve the proposed text amendment to allow the school district to locate an agricultural facility in the City of West Richland as a Conditional Use in the Commercial Limited district and remove it as an allowed use in the Commercial General zoning district.

**CITY OF WEST RICHLAND
ORDINANCE NO. ____-23**

**AN ORDINANCE OF THE CITY OF WEST RICHLAND, WASHINGTON,
AMENDING THE WEST RICHLAND MUNICIPAL CODE TO (1) AMENDING
SECTION 17.13.030 COMMERCIAL LAND USE MATRIX, REMOVING PUBLIC
AGRICULTURE SCHOOL FACILITIES IN THE COMMERCIAL GENERAL AND
ALLOWING IT IN THE COMMERCIAL LIMITED AS A CONDITIONAL USE.**

WHEREAS, the City Council finds there is a need for agriculture and farming education facilities in the community to support the School District; and

WHEREAS, the City Council supports school education for the Future Farmers of America program; and

WHEREAS, the City Council supports economic and commercial development within the City; and

WHEREAS, on August 10, 2023, the City's Community Development Department issued a State Environmental Policy Act (SEPA) threshold determination of DNS (Determination of Non-significance) on the proposed changes; and

WHEREAS, in accordance with RCW 36.70A.160, on August 10, 2023, the City's Community Development Department transmitted the proposed text changes to the State Department of Commerce and request expedited review and the request was granted on August 10, 2023; and

WHEREAS, on August 31, 2023 the Planning Commission held a duly noticed public hearing to receive public testimony on the proposed changes and accepted all testimony from anyone wishing to speak for or against changes, and deliberated on the proposed changes; and

WHEREAS, all parties wishing to comment on the proposed amendments were given an opportunity to do so;

WHEREAS, on August 31, 2023, the Planning Commission voted [unanimously] to accept the staff's recommended findings, conclusions, and recommendations on the proposed amendments; and unanimously recommend Council approve of the proposed amendments; and

WHEREAS, the City Council reviewed the proposed amendments at their regularly scheduled Council meeting on September 5, 2023; and

WHEREAS, on September 5, 2023, the City Council voted to [approve] the zoning code amendments; and

WHEREAS, the City Council finds it prudent and in the public interest to adopt the proposed amendments by ordinance;

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, does hereby ordain as follows:

PASSED BY THE CITY COUNCIL OF THE CITY OF WEST RICHLAND, WASHINGTON, this 5th day of September, 2023.

Brent Gerry, Mayor

ATTEST:

Stephanie Haug, City Clerk

APPROVED AS TO FORM:

Jessica Foltz, City Attorney

DRAFT

SECTION 1: That West Richland Municipal Code Chapter 17.13.030 – Commercial land use matrix, is hereby amended to read as follows:

17.13.030 Commercial land use matrix.

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown-Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Accessory buildings	S	S	S	S	S	S
Accessory dwelling units	-	-	-	-	-	-
Adult family home	-	-	-	P	-	-
Adult use businesses	-	-	C	-	C	-
Agri-chemical distributors	-	-	-	-	-	P
Airports and heliports	-	-	-	-	-	C
All uses of land, buildings, and structures or industrial processes that are noxious or injurious by reason of production or emission of dust, smoke, or refuse matter, odor, gas fumes, noise, vibration or substances	-	-	-	-	-	C
Amusement parks	-	-	C	-	C	C
Animal clinics/veterinary hospitals	-	-	P	C	P	-

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown- Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Animal control facilities (indoor)	-	-	C	-	C	P
Animal control facilities (outdoor)	-	-	-	-	-	C
Art studios	P	P	P	P	P	-
Automobile parking	S	S	S	S	S	S
Automobile, motorcycle, horse, and dog racing tracks	-	-	-	-	C	C
Automotive collision repair, including paint booths	-	-	-	-	P	P
Automotive collision repair, provided, that paint booths are not allowed	-	C	C	-	-	-
Automotive repair and maintenance, under hood and under car	-	P	P	C	P	P
Banks, including automatic teller machines	P	P	P	P	P	-
Bed and breakfast facilities	S	-	-	S	-	-
Blacksmith, welding, or other metal shops, excluding bunch presses over 20 tons rated capacity, drop hammers and the like	-	-	-	-	-	P
Carnival/fair (temporary)	-	C	C	C	C	C

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown-Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Carwashes, automatic, full-service, and self-service	-	C	P	-	P	S
Cemetery	-	-	-	-	-	-
Churches and similar places of worship	-	P	P	P	-	-
Churches and similar places of worship where off-street parking is provided	P	-	-	-	-	-
City parks and/or open space areas, including conservation sites, and activities associated with such uses	P	P	P	P	-	-
Clinics	-	P	P	-	-	-
Clubhouses	P	P	P	P	P	-
Colleges, universities, specialty schools operated for profit, and schools not otherwise defined, including portable school classrooms	C	C	C	-	P	-
Commercial coaches for temporary uses	-	-	S	-	P	-
Commercial coaches in association with an existing building or use	-	-	-	-	S	S

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown-Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Commercial entertainment and event uses (such as stadiums, auditoriums, exhibition halls)	-	-	P	C	C	-
Commercial parking lot	-	-	C	C	C	-
Community centers	-	C	C	C	C	-
Community recreation facilities	-	-	C	-	-	-
Contractors, plant or storage yards	-	-	-	-	-	P
Convenience store or mini-market	P	P	-	P	P	-
Creameries, bottling, ice manufacturing and cold storage plants	-	-	P	-	-	P
Daycare centers and mini-day care centers	P	P	P	C	C	-
Duplexes, with a minimum of 420 square feet finished living space	-	-	-	P	-	-
Duplexes; provided, that each dwelling unit has a minimum of 420 square feet finished living space	-	-	-	-	-	-
Electric vehicle charging stations	P	P	P	P	P	P
Events which may have a large neighborhood impact as determined by administrator	-	-	-	-	-	-

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown- Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Family day care provider	-	-	-	P	-	-
Festivals	-	-	C	C	C	C
Fire stations	P	P	P	P	P	P
Food processing	-	-	-	-	P	P
Food vending vehicles	-	-	P	P	P	P
Foundries casting nonferrous metals or electric foundries not causing noxious fumes or odors	-	-	-	-	-	P
Garden nurseries and landscape garden centers with storage area for equipment and materials	-	C	C	-	C	P
Gas stations	-	C	P	P	P	P
Golf courses	-	-	-	-	-	-
Growing fruits, vegetables, grains, flowers and field crops	-	-	-	-	-	-
Heavy machinery sales and service	-	-	C	-	P	P
High schools, colleges, universities, specialty schools operated for profit, and schools not	-	-	-	-	C	-

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown- Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
otherwise defined, including portable school classrooms						
Hobby agriculture	-	-	-	-	-	-
Hospitals	-	P	P	-	-	-
Hotels and motels	-	C	P	P	P	-
Junkyards, automobile wrecking yards, scrap paper or rag storage, sorting or baling	-	-	-	-	-	C
Large domestic animals ¹	-	-	-	-	-	-
Large-scale home occupations	-	-	-	C	-	-
Laundromats	-	P	P	-	P	P
Lumber or building material sales	-	C	P	-	P	-
Lumber or building material storage yards, secondary to an on-site retail use	-	-	C	-	-	-
Machine shops	-	-	C	-	-	P
Major utility facilities	C	C	C	C	C	C

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown- Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Manufactured home park offices and/or community facilities, including swimming pools	-	-	-	-	-	-
Manufactured home sales	-	-	P	-	C	-
Manufactured homes	-	-	-	P	-	-
Microbreweries	P	-	P	P	P	P
Mining and/or temporary rock crushing activities, related to on- or off-site construction or site preparation activities	-	-	-	-	-	C
Minor utility facilities	P	P	P	P	P	P
Movie theaters	-	C	P	-	P	-
Multifamily dwellings which contain not less than 420 square feet of finished living space per dwelling unit	-	-	-	P	-	-
Municipal office buildings	P	P	P	P	P	-
Museums	-	C	P	P	C	-
New and used car sales/repair	-	-	P	-	C	-

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown- Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Off-site hazardous waste treatment, transfer, and storage facilities	-	-	-	-	-	C
One single-family detached dwelling with not less than 1,000 square feet of finished living space	-	-	-	-	-	-
One single-family detached dwelling with not less than 420 square feet of finished living space	-	-	-	-	-	-
On-site hazardous waste treatment and storage	-	-	C	-	C	C
Outdoor concerts	-	-	C	C	-	P
Parish or clergy houses and religious education buildings	-	P	P	P	-	-
Park and ride facilities	-	-	C	-	C	-
Parking lot – private	S	S	S	-	S	-
Performing arts theaters	-	C	P	C	P	-
Personal services	P	P	P	P	P	P
Permitted special events	-	-	-	-	-	-
Post offices	P	-	P	P	P	P

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown- Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Private nursery schools	C	C	P	C	C	C
Private small wind energy systems	-	-	-	S	-	-
Professional offices	P	P	P	P	P	P
Public and private elementary, middle, and high schools, including portable school classrooms	C	C	C	C	C	C
Public library	-	C	P	-	P	-
Public parks and playgrounds	P	P	P	P	P	P
Public agriculture school facilities	-	C	C	-	-	-
Public school support facilities	-	-	P	-	P	P
Recreation buildings or areas operated by membership clubs for the benefit of members and not for gain	C	-	C	C	P	-
Recreation camps	-	-	-	-	-	-
Recreational vehicle parks	-	-	C	-	C	-
Recreational vehicle sales/repair	-	-	P	-	C	-

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown- Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Recycling or donation drop-off containers (unattended)	-	-	P	S	S	S
Recycling processing facilities	-	-	-	-	-	P
Residential care facility	-	-	-	-	-	-
Residential use secondary to a business enterprise provided dwelling unit has a minimum of 420 square feet of finished living space, and the dwelling is constructed in compliance with the International Fire Code and International Building Code	S	S	S	S	S	-
Restaurants (with drive-through)	-	C	P	P	P	-
Restaurants (without drive-through)	P	P	P	P	P	-
Retail businesses operating in a building space that exceeds 15,000 square feet in area, upon the finding that the proposed retail business primarily serves and is appropriately located within the surrounding residential neighborhood	C	-	-	-	-	-
Retail, sales, and service businesses	P	P	P	P	P	S

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown- Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Retail, sales and service businesses, where the gross square footage of any building exceeds 50,000 square feet.	-	-	C	-	-	-
Retirement centers/convalescent homes, assisted living centers	-	-	P	-	-	-
Service stations	-	-	P	P	P	-
Single-family residences with not less than 420 square feet of finished living space	-	-	-	P	-	-
Small domestic animals	-	-	-	S	-	-
Small-scale food and beverage manufacturing	-	-	C	-	-	-
Small-scale home occupations	-	-	-	S	-	-
Storage and similar facilities for use of manufactured home park residents only	-	-	-	-	-	-
Storage units/mini-storage/recreational vehicle and boat storage	-	-	-	-	-	-
Swimming pools	-	-	-	S	-	-
Taverns and cocktail lounges	-	-	P	P	P	-

Use	Neighborhood Commercial (C-N)	Commercial Limited (C-L)	Commercial General (C-G)	Downtown- Mixed Use (D-MU)	Commercial Light Industrial (C-LI)	Light Industrial (LI)
Temporary/seasonal outdoor public markets	-	-	P	C	C	-
Townhouses/rowhouses	-	-	-	P	-	-
Transmission lines	C	C	C	C	C	C
Undertaking establishments	-	C	P	-	P	-
Vehicle and vessel body shops	-	-	-	-	P	-
Warehousing and distributing	-	-	-	-	P	P
Warehousing up to 2,000 square foot building	-	C	-	-	-	-
Waste transfer stations	-	-	-	-	-	C
Wholesale business	-	-	P	-	P	P
Wine tasting rooms	-	-	-	P	-	-
Wine tasting/sales	-	-	P	P	P	P
Wineries	-	-	P	P	P	P
Wireless communication facilities	C	C	C	-	C	C
Wireless communication facilities (co-location with another facility)	P	P	P	P	P	P

Section 3. Corrections by City Clerk or Code Reviser. Upon approval of the City Attorney, the City Clerk and the Code Reviser are authorized to make the necessary corrections to this ordinance, including the correction of clerical errors; ordinance, section, or subsection numbering; or references to other local, state, or federal laws, codes, rules, or regulations.

Section 4. Severability / Validity. The provisions of this ordinance are declared separate and severable. If any section, paragraph, subsection, clause or phrase of this ordinance is for any reason held to be unconstitutional or invalid, such decision shall not affect the validity of the remaining portion of this ordinance.

Section 5. Effective Date. This ordinance shall be in full force and effect five (5) days from and after its passage, approval and publication, as provided by law.

Section 6. Transmittal to State. Pursuant to RCW 36.70A.106, a complete and accurate copy of this ordinance shall be transmitted to the Department of Commerce within ten (10) days of adoption.