

City of West Richland  
Planning Commission Meeting Minutes  
April 13, 2023  
*\*Meeting was held in person and available by zoom*

1. **Call to order:** Vice Chair D. O'Neill called the meeting to order at 6:00 pm.

2. **Attendance:**

Members Present:

Dan O'Neill Vice Chair  
Nancy Aldrich, Commissioner  
Colton Brady, Commissioner  
Jared Retter, Commissioner

Members Absent:

Chad Utecht, Chair  
Michael Peterson, Commissioner

Staff Present:

Eric Mendenhall, Community Development Director  
Elisha Ransom, Planner via Zoom  
Tobie Webb, Staff Recorder

Commissioner N. Aldrich made a motion to excuse Chair C. Utecht and Commissioner M. Peterson. Commissioner C. Brady seconded the motion and it carried unanimously.

3. **Approval of the Agenda:**

Commissioner N. Aldrich moved to approve the agenda with the swapping of items 5 and 6. Commissioner C. Brady seconded the motion and it carried unanimously.

4. **Approval of the minutes of March 9, 2023:**

Commissioner C. Brady moved to approve the March 9, 2023, minutes. Commissioner J. Retter seconded the motion and it carried unanimously.

5. **New Business:**

**Public Hearing to consider File No. PLAT-0003-2023: Preliminary Plat for Caden Estates**

Vice Chair D. O'Neill opened the Public Hearing at 6:04 pm.

Planner E. Ransom led the presentation on File No. PLAT-0003-2023: Preliminary Plat for Caden Estates.

Applicant Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr. Suite 160, Kennewick WA, 99337 spoke on the conditions of approval. He is satisfied with the conditions the City has laid out.

Resident William Wildenborg, 7506 Woodford Ln. West Richland WA. 99353, spoke on

the impact this project will have on their community. His concerns are the access easement through the middle of the property. He is wondering why they can't receive access off of Van Giesen st. instead. He doesn't like the idea of more cars driving through the neighborhood to get to the new development.

Resident Chris Kopp, 7606 Woodford Ln. brought up that his residence will be the one to lose its yard and landscaping and possibly his fence. He is concerned about the sheds on the property-they are well's not just sheds. Another concern is the possibility of having City water and the increase in costs for that. His other concern is the big trucks driving through the middle of his property and the possible damage that may happen. He is also wondering why the new development can't be granted access off of Van Giesen St.

Resident Chris Foster, 5957 W. Van Giesen St., spoke on the fact that this is a rural area with just a few homes. The access wasn't intended for a single-family home not nine single family homes. He stated that the City has changed the zoning on that property so they should change the access easement also. He would like to also see access off of Van Giesen St. as there are already single-family homes with access off that street. He is concerned about the moving of the pump houses to create this access easement.

Resident Cynthia Mcwhorter, 7604 Woodford Ln. concerns were that other residents were granted access to their homes off of Van Giesen and is not sure why they will have to tear up lawns and move fences to grant access through their area to the new development. She doesn't want her nice rural land disturbed.

Resident Rebecca Woodford-Kopp, 7606 Woodford Ln.spoke on the fact her parents have owned this land for years. She said that they have been trying to get to their land for years and tried to get water lines put in against their wishes. She is concerned that all the trees planted for years will be gone along with their landscaping. The main concern is the well that was put in by her parents around 40 years ago and is their only source of water for the property, the new development would possibly cause harm to the pump and water supply. She is also concerned about the family Koi pond being in danger. The access easement would create a big change in landscape and years old trees taken down. She asks that you take into consideration the wells that are in place and needed.

Applicant Randy Dirks, Dirks Properties, 1307 Fuji Way, Richland WA, 99352 spoke on his intent is not to disrupt lives and upset people. He is not moving sheds or wells, he wants to work with people to get a new fence up. He also stated he would not be blocking access to the back pastures. He is willing to work with everyone.

Commissioner N. Aldrich asked about the access to the new development and why access can not be granted off of Van Giesen.

Planner E. Ransom answered that the access easement is recorded on the property and the City does not have the ability to grant access off of Van Giesen.

Commissioner C. Brady asked if there has been an application to the State to grant access off of Van Giesen.

Community Development Director E. Mendenhall explained the requirements from the State and the fact that an access easement already exists and the application to the State would likely be denied. As far as he knows, no application to the State has been made.

Planner E. Ransom cleared up a few more questions the Planning Commission had.

Vice Chair D. O'Neill closed the Public Hearing at 6:54 PM.

Commissioner N. Aldrich made a motion to postpone the Public to a later date to acquire more information. No one seconded the motion, and the motion dies.

Commissioner C. Brady made a motion that the Planning Commission adopt the Findings, Conclusions and Conditions found in the staff report and recommend approval of Preliminary Plat File No. PLAT-0003-2023: Caden Estates and associated frontage improvement waiver to City Council based upon Findings of Fact, Conclusions of Law, and Conditions of Approval. Commissioner J. Retter seconded the motion, 3 yah's and 1 nay. Motion carries.

### **Text Amendment-Body Repair Shop w/Paint Booth: Discussion**

Community Development Director E. Mendenhall led the discussion on Text Amendment-Body Repair Shop w/ Paint Booth.

## **6. Old Business:**

### **A. Public Hearing to consider File No. TXT-0001-2023: Text Amendment to allow Public School Support Facilities**

Vice Chair D. O'Neill opened the Public Hearing at 7:16 PM.

Community Development Director E. Mendenhall spoke on the Text Amendment allowing Public School Support Facilities. Staff recommends approval to take to Council.

Richard Krasner, Richland School District, spoke on the importance of this text amendment and answered questions from the Planning Commissioners.

Vice Chair D. O'Neill closed the Public Hearing at 7:25 PM.

Commissioner N. Aldrich made a motion to recommend Council approve the proposed text amendment to allow the school district to locate a agricultural facility in the City of West Richland as a Conditional Use in the Commercial General district. Commissioner J. Retter seconded the motion and it carried unanimously.

### **B. Public Hearing to consider File No. TXT-0002-2023: Test Amendment to exempt Secondary Signage for Public Facilities**

Vice Chair D. O'Neill opened the Public Hearing at 7:26 PM.

Community Development Director E. Mendenhall spoke on the Text Amendment to exempt Secondary Signage for Public Facilities. Staff recommends approval to take to Council.

Vice Chair D. O'Neill closed the Public Hearing at 7:29 PM.

Commissioner J. Retter made a motion to recommend Council approve the proposed text amendment to change the sign code and exempt secondary signage for Public Facilities as proposed. Commissioner C. Brady seconded the motion and it carried unanimously.

**C. Public Hearing to consider File No. TXT-0003-2023: Text Amendment to create a definition for Fire Stations**

Vice Chair D. O'Neill opened the Public Hearing at 7:30 PM.

Community Development Director E. Mendenhall spoke on Txt-0003-2023: Text Amendment to create a definition for Fire Stations. Staff recommends approval to take to Council.

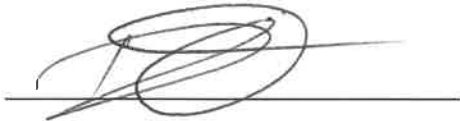
Vice Chair D. O'Neill closed the Public Hearing at 7:32 PM.

Commissioner N. Aldrich made a motion to recommend Council approve the proposed text amendment to add a definition for "Fire Station" as proposed. Commissioner C. Brady seconded the motion and it carried it unanimously.

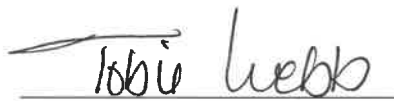
**7. Announcements, Reports, and Comments:**

**8. Adjourn: 7:33 pm.**

Dan O'Neill, Vice Chair

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Tobie Webb, Staff Recorder

A handwritten signature in black ink, appearing to be "Tobie Webb", written over a horizontal line.