

**CITY OF WEST RICHLAND
CITY COUNCIL WORKSHOP
Monday, August 9, 2010
7:00 p.m.**

- 1. Meeting Called to Order** - Mayor Noski called the meeting to order at 7:00 p.m.
- 2. Roll Call** – Mayor Donna Noski and Mayor Pro Tem Buel were present. Council Members Richard Bloom, Ken Dobbin, and Brent Gerry were also present.

Staff Members present were Community Development Director Bob Leedy, Building Official Rick Wright, and City Clerk Julie Richardson.

- 3. International Building Code – Building Official Rick Wright** provided an overview of a report, fee schedules, and permit cost comparisons that Council received prior to the meeting. He stated that the existing fee table used by the City was effective January 1, 2001 and is outdated. The Planning and Community Development Department is proposing to raise fees to be more comparable to jurisdictions around the City. The proposed new cost schedule will be from the February 2007 Building Safety Journal published by the International Code Council.

There was Council discussion regarding the plan review fees charged by the City. Some cities don't charge plan review fees and Richland charges a \$250 deposit.

Mr. Wright explained that the City is actually helping the developers and saving them money because when Staff finds an issue with the plans, they help the developer by explaining what the issues are and what needs to be done. Other cities will find one issue, discontinue the review, and reject the plans. The developer then has to take them back to the engineer. This could happen several times with a set of plans.

Building Official Wright said Planning and Community Development would also like to consider raising the following fees:

- Commercial building plan review fee to 65% of permit fee instead of 30%
- Manufactured home fees in parks to \$150 per unit and on private lots use the value of the mobile home divided in half and base the fee on that.
- Adopt the 1997 Uniform Plumbing Code fee schedule for plumbing only projects and the 1997 Uniform Mechanical Code fee schedule for mechanical only projects. Have a base fee of \$25.00 and then a percentage of the amount of the project.

Building Official Wright said Staff would also like to change storage building requirements to be consistent with the zoning code. This would reduce the square footage allowed without a building permit to 120 square feet.

There was discussion regarding storage building sizes including the following comments:

- Home Depot eliminated 10 x 10 storage building kits
- Why is the City concerned with 200 ft versus 120 ft
- People have lawn care equipment that need a bigger shed

Councilmember Dobbin explained the reason for the proposed 120 foot maximum without a permit and said there was a question regarding setbacks.

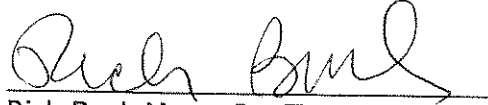
Community Development Director Leedy said the accessory building ordinance will be brought to Council at a later date and if Council decides 120 feet is not enough, this proposed ordinance can be amended again.

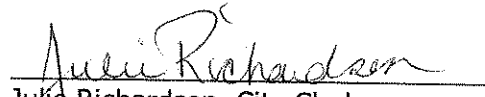
When asked why the International Fire Code isn't included in the ordinance, Mr. Wright said that was put in its own section, 15.01.021, because the Fire District wanted some exceptions, such as being in charge of physical evidence in arson situations. He said he worked with the Fire District on the ordinance and they are OK with it.

The following suggestions were made:

- Have a segway between the proposed ordinance and cross connection control.
- Create a user friendly document or booklet that shows exactly what needs permits and what doesn't

4. Adjournment – The meeting was adjourned at 7:45 p.m.


Rich Buel, Mayor Pro Tem


Julie Richardson, City Clerk