MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, SEPTEMBER 28, 2022
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.

Call to Order:

Chairperson Maier called the meeting to order at 6:00 p.m.

Attendance:

Present: Chairperson Maier, Commissioners Townsend, Nicholson, and Richardson. Also present: Mayor Alvarez, Development Services Director Jensen, Planning Manager Stevens, Senior Planner Howie, Planner Hendricks, and Staff Assistant Damrell.

Absent: Vice-chair Mealer, Commissioner Eadie, and Commissioner Smith were excused.

Approval of Agenda:

Chair Maier presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER RICHARDSON MOVED AND COMMISSIONER NICHOLSON SECONDED THE MOTION TO APPROVE THE SEPTEMBER 28, 2022 MEETING AGENDA. THE MOTION CARRIED 4-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the September 14, 2022 Planning Commission meeting for approval.

COMMISSIONER TOWNSEND MOTIONED AND COMMISSIONER NICHOLSON SECONDED THE MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 14, 2022 PLANNING COMMISSION MEETING. THE MOTION PASSED 4-0.

Old Business – Public Hearing:

1. **CA2021-108 Badger Mountain South LUDR Amendments (continued)**

Chairperson Maier recognized Mr. Stevens regarding the continuation of this item. It was indicated that the applicant and the City agreed to continue the item to the next meeting.

AT 6:03 P.M. COMMISSIONER NICHOLSON MOTIONED TO CONTINUE THE ITEM CA2021-108 BADGER MOUNTAIN SOUTH LUDR AMENDMENTS TO THE NEXT PLANNING COMMISSION MEETING. COMMISSIONER RICHARDSON SECONDED. THE MOTION PASSED 4-0.

New Business – Public Hearing:

1. **Proposed Land Surplus – A Portion of the Municipal Parking Lot Located at the Southwest Corner of Lee Boulevard and Jadwin Avenue.**

Chairperson Maier recognized Mr. Jensen who presented the Proposed Land Surplus. He explained how the situation occurred and 3 possible solutions. The preferred solution that Mr. Jensen presented was to surplus and sell the land to 3 Margaritas. The Commissioners asked questions regarding the usual process when this sort of situation occurs. Their main concern was setting a precedent.

AT 6:18 P.M. COMMISSIONER RICHARDSON MOVED TO RECOMMEND TO CITY COUNCIL TO SURPLUS THE LAND AND MAKE IT AVAILABLE TO SELL TO 3 MARGARITAS. COMMISSIONER TOWNSEND SECONDED.

AT 6:19 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

AT 6:19 P.M. THE MOTION PASSED 4-0.

2. **M2022-114 Atkins Technology Center, Building Height Increase**

AT 6:19 P.M. CHAIRPERSON MAIER OPENED THE PUBLIC HEARING.

Chairperson Maier recognized Mr. Hendricks who explained the request and provided staff's recommendation of approval.

Shane O'Neill of Clover Planning, 6904 Rogue Dr, Pasco, WA, then spoke, representing Baker Architecture. He explained that he felt the request met the requirements needed for approval.

Commissioners asked questions of Mr. Hendricks and Mr. O'Neill and discussed the request.

AT 6:35 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING AND MOVED

TO RECOMMEND APPROVAL OF THE REQUEST TO ALLOW A HEIGHT OF 70 FEET FOR THE ATKINS BUILDING. COMMISSIONER RICHARDSON SECONDED. THE MOTION PASSED 4-0.

Public Comments:

Chairperson Maier noted that nobody signed up for, or was in attendance, to provide any public comments.

Communications:

Chairperson Maier asked if there were any communications. Mayor Alvarez mentioned a groundbreaking to connect Gage and Tapteal today. He also thinks the collaboration Atkins Nuclear Technology Center will be a good one.

Mr. Stevens mentioned that this will most likely be the last Planning Commission for Mr. Damrell as he has accepted an offer of employment elsewhere. Congratulations were extended.

Adjournment:

Chairperson Maier adjourned the meeting at 6:39 p.m.

PREPARED BY: Carly Kirkpatrick On behalf of Kevin Damrell
Kevin Damrell, Permit Technician

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: FMaier
Francesca Maier, Chairperson