



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, DECEMBER 14, 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, Vice Chair Mealer, Commissioners Townsend, Eadie, Nicholson, and Richardson.

Commissioner Smith was excused.

Also present: Development Services Director Jensen, Planning Manager Stevens, Planner Howie, Planner Hendricks, Planner Arrasmith, and Administrative Assistant II Kirkpatrick.

Approval of Agenda:

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

COMMISSIONER TOWNSEND MOVED AND COMMISSIONER RICHARDSON SECONDED THE MOTION TO APPROVE THE DECEMBER 14, 2022 MEETING AGENDA. THE MOTION CARRIED UNANIMOUSLY 6-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the October 26, 2022 Planning Commission meeting for approval.

COMMISSIONER RICHARDSON MOTIONED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE OCTOBER 26, 2022 PLANNING COMMISSION MEETING. THE MOTION PASSED 6-0.

Public Comments:

Chairperson Maier opened public comment at 6:03 pm, with community members

present Chairperson Maier confirmed that they were there to speak on an item of business. With no public comments, she closed the comment period at 6:04 pm.

Old Business – Public Hearing:

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

Chairperson Maier recognized Planning Manager Stevens regarding the continuation of this item. It was indicated that the applicant and the city agreed to continue the item until the January 25th, 2023, Planning Commission Meeting.

AT 6:04 P.M. COMMISSIONER NICHOLSON MOTIONED TO CONTINUE THE ITEM CA2021-108 BADGER MOUNTAIN SOUTH LUDR AMENDMENTS TO THE NEXT PLANNING COMMISSION MEETING. COMMISSIONER EADIE SECONDED. THE MOTION PASSED 6-0.

New Business – Public Hearing:

2. 990 Gillespie Street (600 Cullum Avenue) Proposed Surplus

Chairperson Maier recognized Planner Arrasmith who presented the surplus proposal for city owned property approximately 7,800 square feet. The property is located along the northern property line of Gillespie Parkway that is presently part of a paved parking lot that was utilized in the past as parking for the former Days Inn located at 615 Jadwin Avenue. It has been determined that there is no longer a municipal need for the property; therefore, this area of Gillespie Parkway is no longer needed for municipal purposes. Staff recommends approval of surplus.

AT 6:10 P.M. COMMISSIONER RICHARDSON MOVED AND COMMISSIONER MEALERE SECONDED. THE MOTION PASSED 6-0.

AT 6:11 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

3. 2022 Comprehensive Plan and Development Regulations Annual Amendments

AT 6:12 P.M. CHAIRPERSON MAIER OPENED THE PUBLIC HEARING.

Chairperson Maier recognized Planning Manager Stevens. He started with the Parks application to replace the capital facilities map with an updated map to include trail systems and remove school capital facilities. The second application came from Economic Development to rezone 10 acres of land on City View St. from High Density Residential (HDR) to Commercial (COM). The third application was from Hayden Homes to change zoning of 10.43-acre parcel in Clearwater Creek subdivision. Current zoning is (C1) they want to change it Medium Density Residential Small Lot (R-2S). This is the same items from 2021 that was previous recommend to City Council; however, council at the time did not approve at that time. The last application was for 12.9-acre open space in Tract C of the plat Reata Ridge to change zoning from Badger Mountain South Subarea Civic (BMS-Civic) to Single Family Residential (R-1-12). This is currently apart of LUDR

and they would like to request to have it removed so neighboring homes would have an opportunity to buy to enlarge their current properties.

Mike recommended letting each applicant speak in order of presentations. Parks was absent so Mike represented them, but there were no questions for the map update.

Darin Arrasmith answered questions regarding the Economic Development applications. Questions were regarding zoning and what is currently approved vs. what the request zone change would allow. Mike pulled up zoning so everyone could see what is and is not allowed. Discussion among committee members and staff on zone restrictions and allowable uses that could occur if change were approved.

Brian Thorson with Senior Land and Development for Hayden Homes spoke for the 3rd applicant. He highlighted that the land proposed has been for sale for 7 years with no interest. He also noted that traffic had been addressed in the application and would reduce trips by 2700 per day if switched to residential. Lastly, he said that Kennewick still has commercial property available in the area within walking distance. Housing crisis and housing prices were discussed as an opportunity if approved.

6:46 planning chair Maier opened it up to additional comments from members of the community. Ginger Wireman (2435 Michael Ave., Richland) spoke about City View application and was opposed to moving it strictly to commercial. She also spoke on the Hayden Home application and would like to increase the residential to include multi family.

6:48 Theresa Reents (2853 Sunshine Ridge Road, Richland) Spoke on the recommendation for the Tract C application. She wanted to emphasize that by rezoning is to add to other properties and not to be developed to include new homes, or new lots.

Commissioners discussed each application. Moving towards RECOMMENDING CPA2022-101 – PARKS UPDATE, CPA2022-103 & 102 107 (HAYDEN), CPA2022 – 103 & 108 (REATA) AND PULL OUT CPA2022 (City view). Deliberations continued.

Maier moved that the Planning Commission adopts the findings, conclusions, and recommendations in the staffing report for CPA 2022 101, 103 and 104 and recommend to City Council to approve the 2022 comprehensive plan, policy map, and code amendment docket for those 3 applications. Lack of second, and discussion continued.

Revised motion from Maier was that City Council does not approve CPA 2022-102 City View map update and associating rezones. Commissioner Nicholson seconded. 5 approved and 1 opposed with commission Eadie. Lengthy discussion occurred with multiple proposed amendments that failed to move forward. Planning Manager Stevens recommended one overall motion to include everything, and suggested for a motion to have staff bring back findings of fact that support the planning commissions crux at the next planning meeting.

Substitute motion – planning commission asks staff to prepare modified finding and conclusions for the approval of CPA 2022-101, CPA 2022-103 and CPA 2022-104 and

the associated rezones Z2022-102 & CPA 2022-103 and excluding the CPA 2022-102 and it's associated rezone Z2022-101.

AT 7:40 P.M. CHAIRPERSON MAIER MOTIONED AND COMMISSIONER RICHARDSON SECONDED. THE MOTION PASSED 5-1 WITH EADIE OPPOSING.

AT 7:40 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

COMMISSIONER TOWNSEND MADE A MOTION TO RECOMMEND TO COUNCIL THAT CITY STAFF BE REQUESTED TO MODIFY THE EXISTING ZONING FOR COMMERCIAL LIMITED BUSINESS TO INCLUDE MORE OPTIONS THAT SUPPORTS MIXED USE DEVELOPMENT SUCH AS RESTAURANTS AND APPROPRIATE RETAIL. RICHARDSON SECONDED THE MOTION. MOTION PASSED 5-1 WITH EADIE OPPOSING.

Communications:

Chairperson Maier asked if there were any communications. Maier recognized Mayor Alvarez who was elected to the Benton County Commission and would be stepping down. He stated that he has enjoyed coming to the meetings, and the great conversations that have come from them.

Adjournment:

Chairperson Maier adjourned the meeting at 7:45 p.m.

PREPARED BY: Carly Kirkpatrick
Carly Kirkpatrick Administrative Assistant II

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: Francesca Maier
Francesca Maier, Chairperson