



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, March 22, 2023
City Hall – 625 Swift Boulevard – Council Chamber
6:00 p.m.**

Call to Order:

Chairperson Maier called the meeting to order at 6:03 p.m.

Attendance:

Present: Chair Maier, Vice-Chair Richardson, and Members Eadie, Nicholson, and Townsend

Also, present: Development Services Director Jensen, Planning Manager Stevens, Senior Planner Matthew Howie, and Permit Technician Hogan.

Approval of Agenda:

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

VICE CHAIR RICHARDSON MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MARCH 22, 2023 MEETING AGENDA. THE MOTION CARRIED UNANIMOUSLY 5-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the January 25, 2023 Planning Commission meeting for approval.

COMMISSIONER TOWNSEND MOTIONED AND COMMISSIONER NICHOLSON SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 25, 2023 PLANNING COMMISSION MEETING. THE MOTION PASSED 4-0 WITH VICE CHAIR RICHARDSON ABSTAINING.

Director Jensen introduced Council Member Van Dyke.

Public Comments:

Chairperson Maier opened public comment at 6:07 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 6:07 pm.

Old Business – Public Hearing:

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

Chairperson Maier recognized Planning Manager Stevens. Mr. Stevens requested a continuance for Badger Mountain South LUDR Amendments until May 2023 Planning Commission meeting.

Discussion amongst Planning Commission and Mr. Stevens regarding continuance.

AT 6:15 P.M. COMMISSIONER NICHOLSON MOTIONED TO CONTINUE THE ITEM CA2021-108 BADGER MOUNTAIN SOUTH LUDR AMENDMENTS TO THE JUNE 21ST, 2023 PLANNING COMMISSION MEETING. VICE CHAIR RICHARDSON SECONDED. THE MOTION PASSED 5-0.

New Business – Public Hearing:

**3. 150 Keene Road Proposed Surplus
- Darin Arrasmith, Planner**

Darin Arrasmith presented the proposed surplus of 150 Keene Rd.
He advised maintenance agreement has not been kept up and will expire 2029.
The new owner of abutting property is to purchase property once the surplus is approved.
The Directors and Parks Department approve of this surplus.
Staff in support of Surplus.
No public comments.
Discussion between Planning Commission and Mr. Arrasmith regarding utility easements. Concern about access trail being maintained.

AT 6:29 P.M. COMMISSIONER NICHOLSON MOTIONED TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL TO APPROVE PROPOSED SURPLUS AND GIVE SPECIAL CONSIDERATION TO THE ABUTTING PROPERTY OWNER IN FUTURE LAND SALE AND VICE CHAIR RICHARDSON SECONDED.

Before vote, there was discussion about amending motion that the boundary line before sale be adjusted to exclude the areas to the west the utility and transit corridor proposed easement.

AT 6:40 P.M. COMMISSIONER TOWNSEND MOTIONED TO AMEND MOTION TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL TO APPROVE PROPOSED SURPLUS AND GIVE SPECIAL CONSIDERATION TO THE ABUTTING PROPERTY OWNER IN FUTURE LAND SALE TO A RECOMMENDATION TO CITY COUNCIL TO APPROVE THE PROPOSED SURPLUS SUBJECT TO A REVISED BOUNDARY LINE TO EXCLUDE AREA WEST OF IDENTIFIED UTILITY

AND ACCESS EASEMENT AND TO GIVE SPECIAL CONSIDERATION TO THE ABUTTING PROPERTY OWNER IN NEGOTIATING FUTURE LAND SALE AGREEMENT. AND COMMISSIONER NICHOLSON SECONDED IT. MOTION ON TABLE DID NOT PASS 4-1.

Back to discussing original Motion by Nicholson to recommend that City Council approve proposed surplus and give special consideration to the abutting property owner in future land sale Richardson Seconded.

Clarification that motion only for Surplus.

Discussion regarding deed restriction at time of sale to maintain utility and access easement as open space.

Council Member Van Dyke suggested a conversation should be had with abutting property owner about changes to recommendation to council for surplus, before approving surplus motion.

AT 6:53 P.M. COMMISSIONER TOWNSEND AMENDED MOTION TO A MOTIONED TO CONTINUE THE ITEM 150 KEENE ROAD PROPOSED SURPLUS TO THE NEXT SCHEDULED PLANNING COMMISSION MEETING. VICE CHAIR RICHARDSON SECONDED. THE MOTION PASSED 5-0.

AT 6:56 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

4. ANX2022-102 - 24907 Dallas Road - Zoning Determination
- Matthew Howie, Senior Planner

Senior Planner Howie presented brief overview of proposal. Recommendation was given that the Planning Commission consider and provide a recommendation for the appropriate zoning of this property. The three zoning choices per code are SAG, R1-10, and R1-12.

AT 7:01 P.M. CHAIRPERSON MAIER OPENED THE PUBLIC HEARING.

Owner Ryan Tucker 24907 Dallas Rd spoke on his request for annexation. Chair Maier asked owner if he had preference for zoning. He did not.

Neighboring property owner Jackie Lewis 24806 Dallas Rd. just had questions on the annexation process. Council recommended she talk with Planning department at City of Richland. Mike Stevens advised Jackie Lewis that her property is not in area able to be annexed at this time.

Discussion regarding Home Occupation business in R1-10.

Council asked about annexation area allowances. Kerwin Jensen advised allowed to annex anything within Urban Growth Boundary.

AT 7:08 P.M. VICE CHAIR RICHARDSON MOTIONED TO RECOMMEND FORWARDING A RECOMMENDATION TO CITY COUNCIL THAT THEY RECOMMEND R1-10 ZONING FOR PROPERTY AT 24907 DALLAS RD AND COMMISSIONER TOWNSEND SECONDED. THE MOTION PASSED 5-0.

Communications:

Chairperson Maier asked if there were any communications.

5. Future Discussion - Residential Height Standards
- Kerwin Jensen, Development Services Director

Planning Commission acknowledged Mr. Jensen's proposal to have future discussion regarding affordable housing and adjusting residential height standards.

Council Member Van Dyke advised glad to be here looks forward to meeting each Commissioner.

AT 7:01 P.M. CHAIRPERSON MAIER CLOSED THE PUBLIC HEARING.

Adjournment:

Chairperson Maier adjourned the meeting at 7:14 p.m.

PREPARED BY: Jodi Hogan
Jodi Hogan, Permit Technician

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: Maier
Francesca Maier, Chairperson