



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, OCTOBER 27, 2021
VIA ZOOM MEETINGS
6:00 p.m.**

Call to Order:

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

Attendance:

Present: Chairperson Maier, Vice-Chair Townsend, Commissioners Eadie, Mealer, Smith, Palmer, and Ridley. Councilman Alvarez, Development Services Director Jensen, Planning Manager Stevens, and Administrative Assistant II Follett were also present.

Approval of Agenda:

Chairperson Maier asked for a motion to approve the agenda.

COMMISSIONER PALMER MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO APPROVE THE OCTOBER 27, 2021 MEETING AGENDA AS WRITTEN. MOTION CARRIED 7-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the May 12, 2021 workshop and the September 8, 2021 and October 13, 2021 meetings for approval.

COMMISSIONER EADIE MOTIONED AND COMMISSIONER PALMER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE MAY 12, 2021 WORKSHOP, THE SEPTEMBER 8, 2021 AND OCTOBER 13, 2021 MEETINGS AS WRITTEN. MOTION PASSED 7-0.

Public Comments:

Chairperson Maier opened the public comment period at 6:03 p.m. Having no one from the public present at the meeting, Chairperson Maier closed the public comment period at 6:04 p.m.

New Business – Pubic Hearing:

1. 2021 Comprehensive Plan and Development Regulation Update

Chairperson Maier introduced the item and asked Planning Manager Stevens to give the staff report. Mr. Stevens presented his staff report on the proposed updates to the Comprehensive Plan. He outlined the overall annual process for updating the Comprehensive Plan and then presented each applicant's request. At the conclusion of his presentation, Chairperson Maier opened the public hearing at 6:35 p.m.

Chairperson Maier listed each of the applications and asked for comments from each applicant.

No one was present to offer testimony on the application from Richland Properties LLC (Greg Johnson), Sienna Hills.

Danielle Mullins, Engineer for the City of Richland, stated she had no other testimony to add to the staff report, but was available should the Commission have questions about the City's application.

Nicole Stickney, AHBL, representing NC Ventures LLC (C&M Nursery), testified about their application and pointed out how the requested change aligns with the Growth Management Act and clears up conflict in the current Comprehensive Plan.

Brian Thorson, representing Hayden Homes, thanked staff and testified about the current level of housing stock in the Tri-Cities and how that impacted the need for this change.

Rick Simon, representing New Heights Baptist Church (Tim Bush), spoke in support of the application and testified that the site offers a great opportunity for infill in the area.

At the conclusion of applicant testimony, Chairperson Maier recognized Rebecca Clapperton, resident in the Badger Mountain South community. Ms. Clapperton spoke against the application by Richland Properties LLC, stating she previously testified at the preliminary plat public hearing in front of the Hearing Examiner specifically about this commercial node location and the need to have commercial amenities in the neighborhood. She noted the location and zoning for this commercial node was part of the Hearing Examiner's recommendation and Council's ultimate approval of the preliminary plat.

Chairperson Maier closed the public hearing at 6:49 p.m. and opened the floor for Commission questions and discussion. Commissioners asked several questions of staff and applicants during their deliberations. Chairperson Maier clarified that two motions were needed, one for the Comprehensive Plan amendments and one for the associated zoning amendments.

VICE-CHAIR TOWNSEND MOVED AND COMMISSIONER PALMER SECONDED THE MOTION THAT THE PLANNING COMMISSION ADOPT THE FINDINGS, CONCLUSIONS AND RECOMMENDATIONS FOUND IN STAFF REPORT CPA2021-101 WITH THE EXCEPTION OF COMPREHENSIVE PLAN AMMENDMENT 2021-102, SIENNA HILLS DEVELOPMENT AND RECOMMEND CITY COUNCIL APPROVE SAME COMPREHENSIVE PLAN DOCKET MINUS CPA2021-102, SIENNA HILLS DEVELOPMENT. MOTION PASSED 7-0 ON A ROLL CALL VOTE.

Staff noted the approved motion was not sufficient and did not contain necessary changes to the findings and conclusions. After a brief discussion, staff agreed to modify the findings and conclusions for the ordinance to Council to match the Commission's intended recommendation.

CHAIR MAIER MOVED AND COMMISSION PALMER SECONDED A MOTION TO RECONSIDER THE PREVIOUS MOTION. MOTION PASSED UNANIMOUSLY.

CHAIRPERSON MAIER MOVED AND COMMISSIONER MEALER SECONDED THE MOTION THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF COMPREHENSIVE PLAN CPA2021-103, CPA2021-104, CPA2021-105 AND CPA2021-106 BASED UPON STAFF'S RECOMMENDED FINDINGS AND CONCLUSIONS. MOTION PASSED 7-0 ON A ROLL CALL VOTE.

CHAIRPERSON MAIER MOTIONED AND COMMISSIONER MEALER SECONDED THE MOTION THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF ZONING AMENDMENTS Z2021-103, Z2021-104, Z2021-105 AND Z2021-106 BASED UPON STAFF'S RECOMMEDED FINDINGS AND CONCLUSIONS. MOTION PASSED 7-0 ON A ROLL CALL VOTE.

Communications:

None

Adjournment:

Chairperson Maier adjourned the meeting at 7:48 p.m.

PREPARED BY: *Lynne Follett*
Lynne Follett, Administrative Assistant II

REVIEWED BY: *Mike Stevens*
Mike Stevens, Planning Manager

APPROVED BY: *francesca*
Francesca Maier, Chairperson