



**MINUTES
PLANNING COMMISSION SPECIAL MEETING
Wednesday, January 24, 2024
Richland City Hall - Council Chambers
625 Swift Boulevard**

Call to Order:

Chair Richardson called the meeting to order at 6:00 p.m.

Attendance:

Present: Chair Richardson, Members Miller, Nicholson, and Maier

Also, present: Council Liaison VanDyke, Development Services Director Jensen, Planning Manager Stevens, Permit Technician Hogan.

Approval of Agenda:

Chair Richardson presented the meeting agenda for review and approval.

COMMISSIONER MAIER MOVED AND COMMISSIONER NICHOLSON SECONDED THE MOTION TO APPROVE THE JANUARY 24, 2024, PLANNING COMMISSION MEETING AGENDA WITH MOVING ITEM NUMBER THREE TO BE THE FIRST ITEM OF BUSINESS. THE MOTION PASSED 4-0.

Public Comments:

Chair Richardson opened public comment at 6:02 pm, with community members present Chair Richardson confirmed that they were there to speak on an item of business.

Chair Richardson closed the public comment period at 6:03 pm.

New Business – Public Hearing:

1. CA2021-108 Badger Mountain South LUDR Amendments

Chair Richardson recognized Mr. Stevens who gave a brief introduction and advised that the applicants have requested continuance of this item to the next planning commission meeting in February. Public Hearing is still being held, but he wanted to make sure that those who speak on the item know that there might be revisions.

Amy and James Phifer provided comments regarding the LUDR expressing their concerns

with the large number of changes being made to the LUDR with no gains. When they looked at the neighborhood back in 2017/2018 the vision they were told is not happening with lack of parks, open spaces and increase in retention ponds that are a risk.

COMMISSIONER MAIER MOVED TO CONTINUE THE PUBLIC HEARING ON THE BADGER MOUNTAIN SOUTH LUDR AMENDMENTS TO THE NEXT REGULARLY SCHEDULED PLANNING COMMISSION MEETING ON WEDNESDAY FEBRUARY 28, 2024 AND COMMISSIONER NICHOLSON SECONDED THE MOTION. MOTION PASSED 4-0.

Unfinished Business:

2. Waterfront Height Amendment (Continued from January 10, 2024)

Chair Richardson recognized Mr. Stevens who gave a brief introduction. The Planning Commission agenda packet included an outline of changes staff recommends, along with a draft motion and revised finding of facts and conclusion of law. Mr. Stevens then went over the proposed changes to the code that staff recommend.

Commissioner Nicholson questioned why the affordability aspect of the amendment was left out by staff, and not included in the agenda packet. Mr. Stevens was not aware the commissioners wanted that included, and staff did not want to include. Chair Richardson confirmed that it would be an interest of his but does not want to hold up development with including it on this amendment.

Commissioner Maier wants clarity included regarding parking requirements when it moves forward to Council. She is also hopeful that the parking code revision will be forthcoming.

Chair Richardson was hopeful to see more requirements for mixed use, especially when going above the 55 feet to 85 feet. The mixed-use component allows people who don't live there, or are walking by, can still enjoy the space that was created. Mr. Stevens confirmed that if it is City owned property there would be a chance to require mixed use, but privately owned property the City would not have control.

Economic Development Manager Wallner spoke regarding mix use, and development.

Chair Richardson appreciated the clarifications staff provided with the caveat that planning will revisit mixed use and parking requirements in the near future.

COMMISSIONER MAIER MOVED THAT THE PLANNING COMMISSION RECOMMEND APPROVAL OF THE PROPOSED AMENDMENTS TO RMC TITLE 23 AS IDENTIFIED IN THE DRAFT ORDINANCE AND AS MODIFIED FURTHER BY THE PLANNING COMMISSION (ATTACHMENT A) AND AS DISCUSSED WITH STAFF CLARIFYING THE LANGUAGE OF THE PARKING PERCENTAGES. THIS RECOMMENDATION IS BASED UPON THE FOLLOWING FINDINGS OF FACT AND CONCLUSIONS OF LAW. COMMISSIONER MILLER SECONDED. THE MOTION PASSED 3-1.

New Business – Public Hearing:

3. CA2023-106 Proposed Amendment to RMC 27.08.040 (A)(2) – 930 Long Avenue

Chair Richardson recognized Mr. Stevens to present the proposal to amend RMC 27.08.040 (A)(2). The Richland School District is requesting an amendment to allow all public-school campuses within the Parks and Public Facilities (PPF) land use district could construct freestanding signs for directional and informational purposes. If adopted, the proposed amendment will allow middle schools and elementary schools to also have freestanding signs in the PPF zone.

Chair Richardson opened the public hearing at 6:37 p.m.

Richard Krasner, who is with the Richland School District, thanked the commission for looking at the amendment. He spoke in favor of the amendment and opening it up to all schools.

Commissioner Maier requested clarification on present sign requirements, and what this amendment would do. Mr. Stevens provided clarification.

COMMISSIONER MAIER MOVED THAT THE PLANNING COMMISSION CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN STAFF REPORT (CA2023-106) AND RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE PROPOSED AMENDMENTS TO TITLE 27, SIGNS, AS PROVIDED IN THE DRAFT ORDINANCE ATTACHED TO THIS REPORT COMMISSIONER NICHOLSON SECONDED THE MOTION. THE MOTION PASSED 4-0.

Communications:

Mr. Stevens stated that there are several different code amendments that will be coming forward in the coming months. The city is also implementing a new permitting software with several different applications and processes that are outdated in current code that planning will be looking at removing or modify to better fit with the new permitting processes.

Council member VanDyke thanked Mr. Stevens and the planning staff for the language adjustments made for the Height Amendment. He also wanted to mention that Council had a workshop regarding Affordable/Attainable housing on January 23, 2024, that if Commissioners have not already watched, is worth watching the recording.

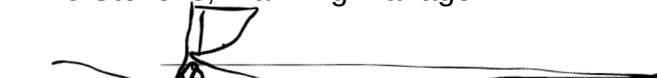
Commissioner Maier congratulated Chair Richardson on holding his first Commission meeting. Commissioner Maier wanted to also check in with where recruitment was at with open positions. Mr. Jensen confirmed that more applicants are needed.

Adjournment:

Chair Richardson adjourned the meeting at 6:43 p.m.

PREPARED BY: Jodi Hogan
Jodi Hogan, Permit Technician

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: 
Jet Richardson, Chair