



**MINUTES  
PLANNING COMMISSION MEETING  
Wednesday, August 28, 2024  
Richland City Hall - Council Chambers  
625 Swift Boulevard**

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**Call to Order:**

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

**Attendance:**

**Present:** Chair Richardson, Vice-Chair Townsend, Members Eadie, Hernandez, Miller, Nicholson, and Samuel

Also present were Development Services Director Jensen, Planning Manager Stevens, and Administrative Assistant II Kirkpatrick.

**Approval of Agenda:**

Chair Richardson presented the meeting agenda for review and approval.

**VICE-CHAIR TOWNSEND MOVED AND COMMISSIONER HERNANDEZ SECONDED THE MOTION TO APPROVE THE AGENDA AS PUBLISHED. THE MOTION PASSED 7-0.**

**Approval of Minutes:**

Chair Richardson presented the meeting minutes for the May 8, 2024, and August 14, 2024, Planning Commission Workshop meetings, and the May 22, 2024, Planning Commission Meeting for review.

**COMMISSIONER NICHOLSON MOVED AND COMMISSIONER LAMBERT SECONDED THE MOTION TO APPROVE THE MEETING MINUTES FOR THE MAY 8, 2024, AND AUGUST 14, 2024, PLANNING COMMISSION WORKSHOP MEETINGS, AND THE MAY 22, 2024, MEETING. THE MOTION PASSED 7-0.**

**Public Comments:**

Chair Richardson opened public comment at 6:03 pm. Having no one come forward Chair Richardson closed the public comment at 6:03.

**Unfinished Business – Public Hearing:**

**1. CA2021-108 Badger Mountain South Land Use Development Regulations (LUDR) Amendments**

Chair Richardson recognized Planning Manager Stevens who gave a detailed history of the

Badger Mountain South Land Use Development Regulations (LUDR), and the roughly three- and half-year process for the amendments. The intention from all sides was to make it easier to administer and be more customer forward. The packet being presented tonight is a culmination of the process to date. Mr. Stevens also wanted to emphasize that updates that are being proposed tonight have no additional reductions to open space, parks, or linear trails. The changes to those specific areas occurred almost 10 years ago and were approved by Planning Commission and Council at a time when there weren't very many public comments, primarily because there weren't many residents. Another concern that has been raised is regarding the Wine Village which also ceased to be part of the plan several years ago. This occurred in 2016-2017 when the partnership with the Port of Kennewick dissolved because they had their own projects that they were working on. Mr. Stevens also went over the handout of definitions that he passed out at the beginning of the meeting that they would also go over after the applicant presents to Commission.

Associate Master Plan Administrator Mr. Sweeney, and applicant representative, spoke to Commission about the process and amount of time that has gone in to get to where we are with the LUDR at present. He believes that everything that has occurred has only strengthened and made it a better document for both him and the community. His goal was to create a document that is as clear as possible so moving forward we have a strong baseline. He thanked the Commission for all their time and sharing frustrations to get where they are today with the document.

Public Hearing Opened at 6:18 p.m.

Daniel Sander, resident of Badger Mountain South, has been a resident for 4 years. He got up to speak, and thanked Mr. Sweeney and the City for collaboration, communication and compromise that has occurred. He is very happy with the amended LUDR and sees nothing that gives him pause.

Closed Public hearing at 6:21

Chair Richardson opened deliberation amongst Commissioners, opting to not go through the LUDR document page by page. Commissioner Lambert was the first, stating that he sees the improvement since when he previously had to work with the LUDR. He also stated that we should expect to see changes to the document as regulations and codes change, such as Accessory Dwelling Units (ADU'S).

Commissioner Samuel inquired if staff feels that the city has heard from the citizens and has done what would be considered fair and reasonable? Mr. Stevens stated that he does feel that staff has heard from the citizens by receiving several written comments, holding several public hearings with community members commenting, workshops, and other meetings to compromise and get the document to where it is today. Commissioner Samuel thanked the staff for all their hard work.

Vice-Chair Townsend thanked the staff for all their hard work. He reminisced about past meetings and how we got to where we are today. He had no further comments but brought up updating Council and staff. He also had a question regarding accessory dwelling units

(ADU'S) vs. accessory structures. Mike confirmed that they would each be separate as outlined in his handout.

Commissioner Miller had no comments, but stated that having used the LUDR in the past, he appreciates the hard work that has been put in. Mr. Stevens asked if the presented amended LUDR easier to interpret from the builder's standpoint? Commissioner Miller confirmed that it is easier, and that as much as it is great for the community it is equally as good of a compromise for the building community.

Commissioner Hernandez had no questions but stated that it was a great opportunity to review and thanked staff for all their work.

Commissioner Nicholson thanked everyone for all their time and appreciated seeing the city work for the people and listen. She also thanked NorAm for coming in and having conversations. It has made her proud to be a part of the City of Richland. Commissioner Nicholson did have a question regarding other documents that work for Badger Mountain South, specifically the Green Area infrastructure Plan that contains block parks that have since been eliminated. She thought it would be good to add a sentence in the park section of the LUDR that includes when the amendment was approved eliminating block parks so that residents that are reviewing documents don't have to do a vast search through documents to find the changes. Staff and Commissioners discussed where to best put the mentioned statement within the LUDR.

Chair Richardson thanked NorAm for continuing to work with the Commission, and their care and approach to multi-income housing. He hopes that the LUDR will inspire future developers to think holistically about housing and how we provide that to our community.

Mr. Stevens then went over definitions that were passed out at beginning of the meeting to get Commissioners input. Commissioners and Mr. Stevens went through each definition and discussed meanings and what should be included in the LUDR Glossary page.

**COMMISSIONER NICHOLSON MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO RECOMMEND APPROVAL OF THE PROPOSED LAND USE AND DEVELOPMENT REGULATIONS AMENDMENTS TO CITY COUNCIL. THIS RECOMMENDATION IS BASED UPON THE FINDINGS OF FACT AND CONCLUSIONS OF LAW IDENTIFIED IN THE STAFF REPORT AND SUBJECT TO THE CHANGES AND/OR MODIFICATIONS AS DISCUSSED AND DECIDED UPON BY THE PLANNING COMMISSION AND RELAYED TO CITY STAFF DURING THIS PUBLIC HEARING. MOTION PASSED 7-0.**

#### **Communications:**

Planning Manager Stevens stated that staff will get it packaged up and ready for council as soon as possible. He recognized that there are items that are being held up from the 2022 comprehensive plan amendments. He also updated the Commission on the recent Senior Planner interviews that have taken place. An offer has gone out, and staff is hopeful that they will be joining the team before the end of September. He also thanked Commission for their time both today and in past meetings.

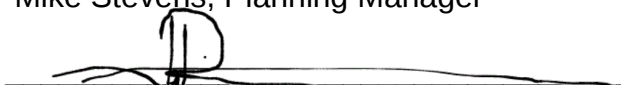
Commissioner Richardson thanked commissioner both past and present, NorAm, Nichole Stickney, and Darin Sweeney.

**Adjournment:**

Chair Richardson adjourned the meeting at 6:58 p.m.

PREPARED BY: Carly Kirkpatrick  
Carly Kirkpatrick, Administrative Assistant II

REVIEWED BY: Mike Stevens  
Mike Stevens, Planning Manager

APPROVED BY:   
Jet Richardson, Chair

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Mike Stevens



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Planning Manager

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Executive Director

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Jet Richardson, Tri-County Partners Habitat for  
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