



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, April 27, 2016
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:00 PM.

Attendance:

Present: Chair Madsen, Vice-Chair Wallner, Commissioners, Boring, Clark, Wise, Palmer and Berkowitz. Also present were Community & Development Services Director Kerwin Jensen, Development Services Manager Rick Simon and Councilmember Phillip Lemley.

Approval of Agenda:

Chair Madsen presented the April 27, 2016 meeting agenda for approval.

Commissioner Boring motioned to approve the April 27, 2016 meeting agenda as written, Vice-Chair Wallner seconded. The motion carried 7-0.

Approval of Minutes

Chair Madsen presented the meeting minutes of the March 23, 2016 meeting for approval.

A motion was made by Commissioner Boring to approve the meeting minutes from the March 23, 2016. Vice-Chair Wallner seconded. The motion carried 7-0.

Public Comment

Chairman Madsen asked if any members of the public would like to comment on an item not on the agenda.

Vice-Chair Wallner read the public comments procedure.

Mr. Kevin Sliger, 701 Simon Street, Richland, WA. Mr. Sliger is the Transit Planner with Ben Franklin Transit. He informed the Commission on a series of Open Houses in May regarding the Transit's Comprehensive Service Plan Study which will result in some service changes. There will be an Open House at the Richland Public Library on Wednesday, May 18th from 4-7 pm with a focus on changes in the next six months. He speculated that there will be increased frequency and longer service hours. He welcomes everyone to come.

PUBLIC HEARING

Old Business

None

New Business

Vice-Chair Wallner read the statement on the Public Hearing and Appeals Procedure. **Commissioner Berkowitz** expressed that what was read was the Public Hearing facts for a Quasi-Judicial Hearing. Mr. Simon clarified that the item before the commission is a legislative item as opposed to Quasi-Judicial. **Commissioner Berkowitz** noted that this is not a closed hearing. **Chair Madsen** agreed.

Chair Madsen asked Mr. Simon if proper notification was given for the Public Hearing. Mr. Simon affirmed that proper notice was provided as required by Richland Municipal Code.

1. APPLICANT: NOR AM INVESTMENT, LLC

CONSIDERATION OF PROPOSED AMENDMENTS TO THE LAND USE AND DEVELOPMENT REGULATIONS FOR THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY (Z2016-102)

Mr. Simon reviewed the proposed amendments to the Land Use and Development Regulations (LUDR) for the Badger Mountain South Master Planned Community.

Staff recommends the Planning Commission concur with the findings and conclusions set forth in the Staff Report (Z2016-102) and recommend to the City Council adoption of the proposed amendments to the Badger Mountain South Land Use & Development Regulations, as set forth in the draft document.

Public Hearing

Chairman Madsen opened the Public Hearing at 7:13.

APPLICANT:

John Becker, 1421 Chardonay Drive, Richland – Mr. Becker represents Nor Am Development. He reiterated the changes they were asking to amend.

Chairman Madsen seeing no further testimony closed the Public Hearing at 7:15.

Discussion

Commissioner Wise had several observations to share and had questions with respect to the deletion of the Energy Star requirement. The Commissioners further engaged in discussions related to Energy Star compliance.

A motion was made by Commissioner Berkowitz to table the motion in order to discuss issues relating to Badger Mountain South more fully. Commissioner Wise seconded the motion. THE MOTION FAILED 5-2.

The Commissioners and **Mr. Simon** continued to discuss the Energy Star requirement and the third party verification versus the self-certification.

A motion was made by Commissioner Boring and seconded by Commissioner Clark that the Planning Commission concur with the findings and conclusions set forth in the Staff Report (Z2016-102) and recommend to the City Council adoption of the proposed amendments to the Badger Mountain South Land Use & Development Regulations, as set forth in the draft document.

Commissioner Wise asked if Commissioner Boring would welcome a motion to include a minimum built-green requirement, suggesting a level three. Chairman Madsen suggested Commissioner Wise offer an amendment as part of their discussion.

Mr. Simon clarified for the Commissioners that the homes in Badger Mountain South have been built to the green standard as opposed to the LEED Standard, Green Globe or the National Green Building standard.

Chairman Madsen motioned to recognize the applicant in the discussion, Commissioner Berkowitz seconded. With unanimous consent, the Commission asked the applicant to come forward with additional information on the Energy Star compliance discussion.

APPLICANT

John Becker, 1421 Chardonay Drive, Richland – Mr. Becker represents Nor Am Development. Mr. Becker explained the Energy Star Compliance and how it impacts the builders. Mr. Becker conveyed that the builders have made a promise to stick to the LUDR as best as they can and believes this request is more market driven.

The Commissioners continued discussion on the built-green level three standard as they compare to the other standards. Commissioner Wallner requested clarification that a buyer could request the Energy Star certification if they wanted to purchase this option. Mr. Simon affirmed that they could purchase this option.

Commissioner Wise motioned to include a minimum built-green requirement, level three amendment to the motion. Commissioner Berkowitz seconded. MOTION FAILED 5-2, with Commissioners Boring, Clark, Palmer, Wallner and Madsen voting in opposition.

Chairman Madsen asked for further discussion on the original motion. Seeing none, he asked for a roll call vote. MOTION PASSED 5-2, with Commissioners Wise and Berkowitz voting in opposition.

Communications:

Mr. Simon

- Reminded all of the next workshop on May 11, 2016.

Commissioner Berkowitz

- Suggested that the compliance issues discussed at this meeting be brought forward at a workshop session.

Commissioner Clark

- Asked who does the certification with the Built Green Level Three Certification. Mr. Simon indicated that there are independent contractors that are qualified to do the third party verification and that it may also be done through the HBA.
- Asked whether the LUDR could be amended through the City. Mr. Simon affirmed that yes it could be amended.

Commissioner Wise

- Indicated that he was impressed by the presentation given by the sustainability chair in the City of Kennewick and he is looking forward to the City of Richland putting something similar to this together.

Commissioner Madsen

- Attended a class on conducting meetings. He felt it was very good and thanked the City for providing this training.

ADJOURNMENT:

The April 27, 2016 Richland Planning Commission Regular Meeting was adjourned at 8:05 PM.

PREPARED BY: Jackie Ayers, Recorder, City Manager's Office

REVIEWED BY:



Rick Simon, Secretary
Richland Planning Commission