



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, NOVEMBER 9, 2016
7:00 PM

Call to Order:

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

Attendance:

Present: Chair Madsen, Commissioners, Clark, Palmer, Boring, Berkowitz, and Wise. Commissioner Wallner arrived after the approval of the minutes. Also present were Council Liaison Phil Lemley and Development Services Manager Rick Simon.

Approval of Agenda:

Chair Madsen presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER WISE SECONDED THE MOTION TO APPROVE THE NOVEMBER 9, 2016 MEETING AGENDA AS WRITTEN. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chair Madsen presented the meeting minutes of the October 26, 2016 meeting for approval. Commissioner Berkowitz noted a correction to the statement regarding the traffic study and increased rail and truck traffic. Commissioner Boring noted a correction to the attendance. She was present and commissioner Wallner was excused.

COMMISSIONER BORING MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, OCTOBER 26, 2016 MEETING WITH NOTED CORRECTIONS. THE MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairman Madsen, noting no public present for comment, moved on to the next agenda item.

Unfinished Business:

None

New Business:

1. Consideration of Zoning Code Text Amendments Changing the Regulations Pertaining to Nonconforming Lots, Uses & Structures

Mr. Simon presented the staff report and reviewed information contained within. **Chair Madsen** opened the public hearing at 7:06 p.m. Having no one come forward, Chair Madsen closed the public hearing at 7:06 p.m. and opened discussion by the commission on this item.

Commissioner Clark asked for clarification related to lot sizes.

Commissioner Boring asked about the possibility of adding 'and/or height than was occupied' to section 23.66.030a. There were no objections by the Commission.

Commissioner Boring also suggested on page 2, second paragraph, Bullet A, having language added to allow for review and variance for destroyed structures to be rebuilt. **Mr. Simon** clarified the variance process and confirmed an application for variance would be allowed.

Commissioner Boring made a recommendation to change language in the next section, 23.66.050, so that it pertained to the entire section, not just the specific section number. All Commissioners concurred with this recommendation.

Commissioner Boring asked for clarification regarding non conformed landscape areas, specifically part a. After a short discussion it was decided not to make any changes to proposed language. In part b it was decided to eliminate the word substantially. Under Special Uses, 23.66.080, Commissioner Boring proposed adding clarifying language to the end of the last sentence. After consideration all Commissioners accepted this recommended change.

COMMISSIONER BORING MOTIONED AND COMMISSIONER PALMER SECONDED A MOTION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN THE STAFF REPORT Z2016-105 AND RECOMMEND TO THE CITY COUNCIL THE ODPTION OF THE PROPOSED CODE AMMENDMENTS TO RMC 23.66 AS AMMENDE TONIGHT. MOTION CARRIED UNANIMOUSLY.

Communications:

Mr. Simon reminded everyone that there would only be one meeting in December and it would be the same workshop and meeting format as this month's meeting.

Adjournment:

Chairman Madsen adjourned the meeting at 7:33 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: 
Rick Simon, Secretary
Richland Planning Commission