MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, January 11, 2017
7:00 PM

Call to Order:

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

Attendance:

Present: Chair Madsen, Vice-Chair Wallner, Commissioners, Clark, Palmer, Boring, Berkowitz, and Wise. Also present were Council Liaison Dori Luzzo-Gilmour, Economic and Development Services Director Kerwin Jensen, Parks and Public Facilities Director Joe Schiessl and Development Services Manager Rick Simon.

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Approval of Agenda:

Chair Madsen presented the meeting agenda for approval and noted a request to swap item number one and two.

COMMISSIONER BORING MOVED AND VICE-CHAIR WALLNER SECONDED THE MOTION TO APPROVE THE JANUARY 11, 2017 MEETING AGENDA AS CHANGED. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chair Madsen presented the meeting minutes of the November 9, 2016 meeting for approval. Commissioner Wise noted a correction on page two, that only Commissioner Palmer seconded the motion regarding consideration of zoning code text amendments.

COMMISSIONER BORING MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, NOVEMBER 9, 2016 MEETING AS CORRECTED. THE MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairman Madsen recognized public present and asked if anyone present would like to speak to the commission on matters other than agenda items. Having no one come forward, **Chairman Madsen** moved on.

Unfinished Business:

None

New Business:

1. Consideration of a Request to Declare Property as Surplus

Chairman Madsen introduced the item and asked Mr. Jensen if proper advertisement had been made.

Mr. Jensen pointed out that this item of business will have an advertised public hearing at an upcoming City Council Meeting. He then presented background on the City's policy on surplus of property. **Mr. Jensen** also presented the staff recommendation regarding the request for surplus.

Mr. Schiessl offered additional staff input clarifying map location of proposed surplus property. He also added that the area under consideration is undeveloped and essentially barren. **Mr. Schiessl** stated that he recommends moving forward with this process.

Mr. John Ziobro, representing Crown Properties, 1321 Columbia Park Trail, offered comments in support of the request.

Commissioner Palmer asked for information from **Mr. Simon** related to parking requirements in the City code.

Commissioner Berkowitz also asked about parking credit availability related to the Central Business District.

Commissioner Clark also asked for clarification about parking other than on the surplus property. **Commissioner Clark** also commented that he felt it may be early to ask for surplus since the developer has not submitted any site plans showing the need. **Commissioner Clark** also expressed concern about the surplus of park land and whether or not there would be benefits for citizens.

Commissioner Boring asked if any other city departments would have use for this piece of property. Seeing no other uses she voiced support.

VICE CHAIR WALLNER MOTIONED AND COMMISSIONER BORING SECONDED A MOTION TO RECOMMEND THAT THE PLANNING COMMISSION CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN STAFF REPORT M2017-100 AND FORWARD A RECOMMENDATION TO THE CITY COUNCIL TO SURPLUS THE PROPERTY ALLOWING FOR THE TRANSFER OF OWNERSHIP TO THE CROWN GROUP INCORPORATED.

Commissioner Berkowitz commented that based on the ability of the developer to have enough parking on the existing site she did not believe this surplus of property was in the best interest of the public. Commissioner Berkowitz also pointed out that past experience with the surplus of park property did not favor the public.

Mr. Schiessl offered information about the developer's requirement to provide improvements to the Urban Greenbelt trail as part of the project.

CHAIRMAN MADSEN CALLED FOR THE VOTE. MOTION CARRIED 4-3, COMMISSIONERS PALMER, BORING, VICE-CHAIR WALLNER AND CHAIRMAN MADSEN IN FAVOR. COMMISSIONERS BERKOWITZ, CLARK AND WISE OPPOSED.

2. Consideration of Appropriate Zoning for a Proposed Annexation

Chairman Madsen introduced the item and asked if proper notification had been made.

Mr. Simon affirmed that proper notice was given in this matter. He then presented the staff report and reviewed information contained within.

Chairman Madsen opened the public hearing at 7:47 p.m. and invited any members of the public to come forward.

Lori Ness, 2253 Davison Ave, voiced concern about the wetland area and the need to designate the area as a critical area. There was discussion about the applicability of a critical area designation at this point in the process.

Patrick Paulsen, 1362 Davison Ave, came forward to make a point that the commission could have let Ms. Ness make her comments without interruption. **Mr. Paulsen** also asked the commission to apply a zoning designation that would not allow any development to the area he and **Ms. Ness** were concerned about.

Commissioner Clark asked about the possibility of a specific zoning designation being seen as a 'taking' if the property was later to be found to have critical areas. He also asked if a study should be done prior to a zoning designation.

Mr. Simon clarified that wetland analysis are only good for a specific amount of time and are therefore done when a development proposal is brought forward. In this case it appears the likely wetland area, and required buffer, still leave enough land to allow for development and therefore the recommended zoning would not preclude all reasonable use.

Mr. Lee Petty, owner of LCR Construction, came forward to offer comments on behalf of the property owner, Mr. Tucker, regarding his desire to be annexed into the city.

Chairman Madsen thanked **Mr. Petty** and closed the public hearing at 7:59 p.m.

The commission asked clarifying questions and held additional discussions regarding this item for consideration.

COMMISSIONER BORING MOTIONED AND VICE-CHAIR WALLNER SECONDED A MOTION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN STAFF REPORT Z2016-108 AND RECOMMEND TO THE CITY COUNCIL ASSIGNMENT OF R1-10 SINGLE FAMILY RESIDENTIAL ZONING. MOTION CARRIED UNANIMOUSLY.

Communications:

Mr. Simon reminded commissioners about the upcoming workshop with the Comprehensive Plan consultant.

Commissioner Wise thanked the public for their input at tonight's meeting.

Adjournment:

Chairman Madsen adjourned the meeting at 8:10 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: ___________________________

Rick Simon, Secretary
Richland Planning Commission