



**MINUTES
PLANNING COMMISSION MEETING**
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, April 26, 2017
7:00 PM

Call to Order:

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

Attendance:

Present: Chair Wallner, Vice-Chair Madsen, Commissioners, Mealer, Boring, Berkowitz, and Wise. Also present were Council Liaison Dori Luzzo-Gilmour, and Development Services Manager Rick Simon. Commissioner Palmer was originally excused but was able to join the meeting during the approval of the previous month's meeting minutes.

Approval of Agenda:

Chair Wallner presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE APRIL 26, 2017 MEETING AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chair Wallner presented the meeting minutes of the March 8, 2017 Special meeting for approval.

VICE CHAIR MADSEN MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, MARCH 8, 2017. MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairman Wallner opened the public comment period and asked that the public comment period procedures be read. After the procedure was read no members of the public came forward for comment. **Chairman Wallner** closed this part of the meeting.

Unfinished Business – Public Hearing:

None

New Business – Public Hearing:

1. Consideration of Zoning to be applied to a Proposed Annexation Area Located South of Keene Road and East of Brantingham Road.

Chairman Wallner asked for the Public Hearing Explanation to be read into the record. Once read, **Chairman Wallner** introduced the item and **Mr. Simon** presented the details of the request and showed a map of the area, noting that neighboring properties were asked if they would like to be part of this annexation but declined.

Chairman Wallner opened the public hearing at 7:09 p.m.

Ed Shaw, PO Box 309, Benton City, came forward to state that he represents the estate in this matter and supported this annexation. No one else came forward to offer testimony in this matter.

Chairman Wallner closed the public hearing at 7:10 and opened the item for commission discussion.

Commissioner Wise asked **Mr. Simon** which city services were available to this property. Mr. Simon provided details to the commission. **Commissioner Berkowitz** stated for the record she clarified with **Mr. Simon** earlier that this property did not contain wetlands she was in favor of the recommended zone. With no other discussion, **Chairman Wallner** called for a motion.

COMMISSIONER BORING MOTIONED AND COMMISSIONER PALMER SECONDED A MOTION TO RECOMMEND THAT THE PLANNING COMMISSION CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN STAFF REPORT Z2017-102 AND RECOMMEND TO THE CITY COUNCIL ADOPTION OF R1-10 SINGLE FAMILY RESIDENTIAL ZONING TO THE PROPOSED KEENE ROAD ANNEXATION. MOTION CARRIED UNANIMOUSLY.

2. Consideration of Amendments to the City's Critical Areas Ordinance

Chairman Wallner introduced the item and asked Mr. Simon to present details.

Mr. Simon presented the staff report and reviewed information contained within. **Mr. Simon** handed out some minor change notes for the Commissioners to review. He also noted that language is still being developed regarding an exception for the irrigation districts to maintain the irrigation through the Amon Basin and is missing from this report and therefore there is no need to vote on this item at this time.

Chairman Wallner opened the public hearing at 7:19 p.m. Having no one come forward, **Chairman Wallner** closed the public hearing at 7:19 p.m. and opened the item for discussion by the Commission.

Commissioner Berkowitz thanked **Mr. Simon** for the updated notes and corrections.

Commissioner Wise pointed out that the language on page 2 was actually the scientific definition of the term "Ecosystem Services" and so that term should be added in order to provide clarity. **Vice-Chair Madsen** asked **Mr. Simon** if he was familiar with the term and if he anticipated any issues with using the term. **Commissioner Wise** noted that **Mr. Floyd**, an expert on this topic, was present and available for questions. **Chairman Wallner** invited **Mr. Floyd** to come forward and speak on this topic. **Mr. Floyd** provided the Commission with background and answered questions related to the term ecosystem services. He also confirmed that use of this term did not demand action on the part of the City.

Commissioner Boring asked **Mr. Simon** for clarification on language contained on page 25 regarding signage of critical areas and the burden it places on property owners. **Mr. Simon** stated the language was recommended by the Department of Ecology.

With no other discussion, Chairman Wallner moved on to communications.

Communications:

Mr. Simon reminded that there would be no workshop in May. Instead a public hearing on May 10th for the Comprehensive Plan. Chairman Wallner clarified that there would be a public hearing on the 10th and the 24th with a recommendation coming from the Commission on the 24th.

Councilwoman Luzzo-Gilmour provided an update from the Council. She also thanked **Chairman Wallner** for the annual report she provided at the last council meeting.

Adjournment:

Chairman Wallner adjourned the meeting at 7:32p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY:



Rick Simon, Secretary
Richland Planning Commission