



MINUTES
PLANNING COMMISSION SPECIAL MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, MAY 10, 2017
7:00 PM

Call to Order:

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

Attendance:

Present: Chair Wallner, Vice-Chair Madsen, Commissioners, Mealer, Boring, Berkowitz, Palmer and Wise. Also present were Council Liaison Dori Luzzo-Gilmour, Community Development Director Kerwin Jensen and Development Services Manager Rick Simon.

Approval of Agenda:

Chairperson Wallner presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND VICE CHAIR MADSEN SECONDED THE MOTION TO APPROVE THE MAY 10, 2017 MEETING AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chairperson Wallner presented the meeting minutes of the April 26, 2017 meeting for approval.

COMMISSIONER BORING MOVED AND VICE CHAIR MADSEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, APRIL 26, 2017 MEETING. MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairperson Wallner asked that the Public Comment Period procedure be read. After the procedure was read **Chairperson Wallner** opened the public comment period at 7:03 p.m. George Hagen, 2638 Eagle Watch Loop came forward to speak.

Ms. Hagen voiced her opposition to development of Columbia Point South. Additionally, she expressed her desire to keep Columbia Point South in the current condition and make no changes.

Chairperson Wallner thanked Ms. Hagen and asked that any other comments related to Columbia Point South be held until the Public Hearing on the Comprehensive Plan update was opened.

Having no other members of the public come forward for comment, **Chairperson Wallner** closed the public comment period at 7:05 p.m.

Unfinished Business – Public Hearing:

None

New Business – Public Hearing:

1. Public Hearing to Consider an Update of the City's Comprehensive

Chairperson Wallner explained the purpose of the public hearing and asked the public hearing explanation be read for the record. At the conclusion of the reading, **Chairperson Wallner** asked staff to give the staff report.

Director Jensen reviewed the purpose of the public hearing as well as public participation opportunities that had occurred during the draft process. **Director Jensen** also informed the Commission that staff was not looking for a recommendation at tonight's meeting, but asked that the record be left open until May 17th so the Commission could continue to accept public input prior to deliberations on a recommendation to take place at the next meeting.

Chairperson Wallner opened the public hearing on the Comprehensive Plan update at 7:13 p.m.

Randy Slovic, 74 Newcomer Street, Richland, voiced comments regarding the overall language contained in the comprehensive plan. She felt the plan contained the same language she has reviewed in other plans and the actions of the city did not follow the plan with regard to pedestrian access and walkability. She opposed the draft plan based on this lack of follow through.

Richard Badalamonte, 3302 W. 42nd Place, Kennewick, offered comments about the traffic and environmental impacts on George Washington Way and the development of Columbia Point South. He opposed development of Columbia Point South, citing the 2012 TRIDEC Rivershore Master Plan. Additionally, he stressed the importance of maintaining biodiversity in the Columbia Point South area.

Paul Frasier, 570 Holly Street, Richland, Expressed concern about development of Columbia Point South, what the designation 'Commercial Recreation' meant and what types of uses would be allowed under that designation. He stated that he opposes that part of the Comprehensive Plan.

Ginger Wireman, 2435 Michael Avenue, Richland, opposed the Columbia Point South land use designation change and supported mixed use redevelopment and urban infill of the downtown area. She also criticized the lack of designation of wetlands along Keene Road on the critical areas map. Additionally, she criticized the lack of care and maintenance of the Port of Benton trail in north Richland.

Having no other comments brought forward, **Chairperson Wallner** reminded the public that comments would be accepted until May 17 and closed the public hearing at 7:28 p.m.

Chairperson Wallner asked if there were any questions from the commission and opened the discussion period.

Commissioner Wise asked staff to provide examples of what types of uses would be allowed under the proposed land use designation, commercial recreation. **Director Jensen** cited a few examples for the Commission.

Chairperson Wallner asked staff to clarify ownership of the land in the Columbia Point South area. **Director Jensen** discussed ownership and clarified that the proposed land use designation was only applicable to the city owned parcels in Columbia Point South.

Commissioner Wise asked if a complete list of permitted uses was available online. **Director Jensen** confirmed that it was available on the city's website.

Commissioner Berkowitz asked **Mr. Simon** about the critical areas on Keene Rd. being added to the critical areas map and whether that map would be available prior to May 17th. **Mr. Simon** described the areas that would be included and stated that the map was not complete and would be provided at a later date.

Commissioner Berkowitz also pointed out an incomplete sentence in the supporting analysis document and asked about the status of corrections.

Having no other discussion, **Chairperson Wallner** moved on to communications.

Communications:

Commissioner Wise thanked the public for coming out to the meeting and sharing their feedback.

Commissioner Boring also thanked the public for their input.

Commissioner Palmer voiced his appreciation for the public participation at the meeting.

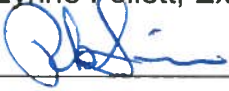
Commissioner Berkowitz asked if it was possible to get a copy of the Roger Brooks report. **Director Jensen** replied the report was not yet finalized.

Vice Chair Madsen and **Chair Wallner** both expressed thanks for the public's participation.

Adjournment:

Chairperson Wallner adjourned the meeting at 7:39 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: 
Rick Simon, Secretary
Richland Planning Commission