



MINUTES
PLANNING COMMISSION MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, August 30, 2017
7:00 PM

Call to Order:

Chair Wallner called the meeting to order at 7:02 p.m.

Attendance:

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

Approval of Agenda:

Chair Wallner presented the meeting agenda for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER WISE SECONDED THE MOTION TO APPROVE THE AUGUST 30, 2017 MEETING AGENDA AS PRESENTED. MOTION CARRIED UNANIMOUSLY.

Approval of Minutes:

Chair Wallner presented the meeting minutes of the July 26, 2017 Meeting for approval.

COMMISSIONER BORING MOVED AND VICE CHAIRMAN MADSEN SECONDED THE MOTION TO APPROVE THE MINUTES OF THE WEDNESDAY, JULY 26, 2017 MEETING AS WRITTEN. MOTION CARRIED UNANIMOUSLY.

Public Comment

Chairman Wallner asked the recorder to read the public comment procedures. After the procedure was read, **Chair Waller** opened the public comment period at 7:02 p.m.

Having no public come forward for comment, **Chairman Wallner** closed the public comment period at 7:02 p.m.

New Business – Public Hearing:

1. Ten Year Comprehensive Plan Update

Community Development Director Kerwin Jensen presented background and information related to the Comprehensive Plan update. During his presentation he reviewed the public outreach and comment opportunities as well as highlights of changes and alternatives. **Mr. Jensen** noted that part of this update included a proposed urban growth boundary adjustment and reviewed two areas of the city that would be moved from an Urban Reserve designation to several other land use categories that would allow for future development. A portion of **Mr. Jensen's** presentation included the current and proposed changes to Columbia Point South land use classifications. Ben Floyd of AnchorQEA also provided clarification on Columbia Point South alternatives.

Commissioner Berkowitz asked **Mr. Jensen** for clarification on whether or not the City Council Meeting on this item would include public comment. **Mr. Jensen** clarified that the City Council Meeting would not be a public hearing, however the public always has the opportunity to comment during the public comment period.

Chairman Wallner opened the Public Hearing at 7:30 p.m.

Maria Gutierrez, 109 Falley Street, provided comments as a representative from the Parks & Recreation Commission. She stated the Parks & Recreation Commission does not endorse a change in land use designation for the Columbia Point South area.

Ginger Wireman, 2435 Michael Avenue, asked about the comments received and considered. Mr. Jensen clarified that the Commission had a copy and the Council would also have the comments response document in their packet.

Laurie Ness, 2253 Davison Avenue, comments that she supports the Parks & Recreation Commission recommendation to leave the current designation in place. She also provided other comments related to Columbia Point South for Commission consideration.

Chairman Wallner closed the Public Hearing at 7:39 p.m. and opened Commission discussion.

Mr. Jensen suggested the Commission hold discussion and action on this item until the presentation and public hearing on item number 2 was done since the discussion would likely included both topics simultaneously. Commissioners agreed and discussion was tabled.

2. Urban Recreation Zone Text Amendment and Rezoning of Columbia Point South to Urban Recreation and Natural Open Space

Mr. Jensen presented the Urban Recreation Zoning District text amendment. He outlined the reason for this new designation. He stressed that this new designation would be the most restrictive designation in the zoning code.

Commissioner Wise pointed out that many of the same uses are permitted in both the Developed Open Space and Urban Recreation zones. **Mr. Jensen** clarified that

many of the same uses are allowed but not all. **Mr. Simon** provided a page from the zoning code that showed the differences.

Chairman Wallner opened the public hearing at 7:49 p.m.

Maria Gutierrez, 109 Falley, representing the Parks & Recreation Commission provided comments about the Commission's thoughts and discussions regarding uses in the Columbia Point South area. She also commented that the lodge concept was not favored by the Parks & Recreation Commission.

Ginger Wireman, 2435 Michael Avenue, expressed her doubt and frustration with proposed uses in Columbia Point South. She pointed out that access is restrictive and would cause an issue in an emergency. Her comments also included concern about how development would have negative impacts on habitat and the natural environment.

Chairman Wallner closed the public hearing at 7:57 p.m. and opened the item for Commission discussion. At the conclusion of the discussion,

COMMISSIONER WISE MOTIONED TO TABLE THE URBAN RECREATION TEXT AMENDMENT AND GIVE IT TO THE PARKS COMMISSION TO STUDY FOR THE COMING YEAR. HAVING NO SECOND THE MOTION FAILED TO MOVE FORWARD.

COMMISSIONER BERKOWITZ MOVED AND COMMISSIONER WISE SECONDED A MOTION TO RECOMMEND TO THE CITY COUNCIL TO ADOPT THE COMPREHENSIVE PLAN UPDATE WITH REVISED ALTERNATIVE 3 FOR CITY VIEW, ALTERNATIVE 3 FOR HORN RAPIDS AND THE DESIGNATION OF DEVELOPED OPEN SPACE TO COLUMBIA POINT SOUTH WITH THE PROVISIO THAT IT GOES TO PARKS & RECREATION FOR FURTHER DISUCSSION TO MASTER PLAN THAT AREA WITH A LOT OF PUBLIC INPUT OVER THE NEXT YEAR.

Chairman Wallner opened Commission discussion on the Commissioner Berkowitz's motion.

COMMISSIONER BORING MOTIONED AND COMMISSIONER MADSEN SECONDED THE MOTION TO AMEND COMMISSIONER BERKOWITZ'S MOTION TO CHANGE COLUMBIA POINT SOUTH TO URBAN RECREATION INSTEAD OF DEVELOPED OPEN SPACE. ROLL CALL VOTE ON AMENDMENT PASSED 4-3 IN FAVOR OF THE AMENDMENT.

Commissioner Mealer asked for clarification if the portion of the original motion about the land use going back to the Parks & Recreation Commission was still included. **Chairman Wallner** confirmed that with the amendment to recommend Columbia Point South as Urban Recreation the proviso for Parks & Recreation review was no longer included. **Commissioner Berkowitz** agreed.

CHAIRMAN WALLNER CALLED FOR A ROLL CALL VOTE ON THE ORIGINAL MOTION TO RECOMMEND THE COMPREHENSIVE PLAN WITH AMENDMENTS. ROLL CALL VOTE ON ORIGINAL MOTION TO RECOMMEND THE COMPREHENSIVE PLAN PASSED 5-2

Chairman Wallner opened discussion on the Urban Recreation zoning and text amendment.

The Commission discussion included allowing the permitted use of parking lot. After further discussion about possible changes to be incorporated into any recommendation motion,

COMMISSIONER MADSEN MOTIONED AND COMMISSIONER PALMER SECONDED TO RECOMMEND TO THE CITY COUNCIL APPROVAL OF A NEW RECREATIONAL ZONING DISTRICT AND APPLICATION OF URBAN RECREATION ZONING TO PORTIONS OF COLUMBIA POINT SOUTH ALONG WITH NATURAL OPEN SPACE ZONING FOR THOSE PORTIONS OF COLUMBIA POINT SOUTH ADJOINING THE COLUMBIA RIVER

COMMISSIONER BERKOWITZ MOTIONED TO AMEND THE MOTION AND COMMISSIONER PALMER SECONDED THE AMENDMENT AS FOLLOWS:

SECTION 23.30.050 (a) CHANGE TO THE LANGUAGE “THAT COPIES OF ANY SUCH SURVEY SHALL BE DESTRIIBUTED TO THE CONFERDATED TRIBES OF THE UMATILLA” TO ADD “AND THE YAKAMAS, NEZ PERZ, AND WANAPUM.”

SECTION 23.30.050 (c) ADD THAT BUILDINGS SHALL BE DESIGNED USING BIRD FRIENDLY DESIGN FOR EXAMPLE IN THE AMERICAN BIRD CONSERVANCE PUBLICATION FOR BIRD FRIENDLY BUILDING DESIGN.

SECTION 23.30.050 (d) STANDARD SIMILAR TO DARK SKY STANDARDS THAT HAVE BEEN APPLIED IN THE NEIGHBORHOOD BUSINESS COMMERCIAL DISTRICT SHALL BE IN EFFECT FOR ALL USES IN THE URBAN RECREATION DISTRICT.

SECTION 23.30.050 (e) THE MAJORITY OF LANDSCAPING SHALL BE COMPRISED OF NATIVE SPECIES WITH THE PROVISION THAT LANDSCAPING SHALL NOT INCLUDE INVASIVE LANDSCAPING PLANTS/SPECIES.

SECTION 23.30.050 (f) THE VIEWSCAPE SHALL BE MAINTAINED THROUGH VEIWSCAPE OF THE RIVER AND AS MUCH OF THE NATURAL AREA AS POSSIBLE WILL BE MAINTAINED THROUGH THE DESIGN OF THE BUILDINGS. ROLL CALL VOTE PASSED UNANIMOUSLY.

COMMISSIONER BORING MOTIONED AND COMMISSIONER BERKOWITZ SECONDED A MOTION TO AMEND THE MATRIX FOR THE URBAN RECRATION PERMITRED USES TO SPECIAL USES FOR OUTDOOR THEATER, RECREATIONAL VEHICLE CAMPGROUNDS, HEALTH SPAS, LODGES, RESTAURANT/SIT DOWN, RESTAURANT/LOUNGE, SPECIALTY RETAIL, AND SPORTING GOOD RENTALS AND DELETE PARKING LOT AS A USE AND CHANGE PORTABLE FOOD VENDORS TO A PERMITTED USE. ROLL CALL VOTE PASSED UNANIMOUSLY.

CHAIRMAN WALLNER CALLED FOR A ROLL CALL VOTE ON THE ORIGINAL MOTION WITH AMENDMENTS WHICH PASSED 5-1, COMMISSIONER WISE ABSTAINING.

3. Critical Areas Ordinance

Mr. Simon presented the draft Critical Areas Ordinance for consideration by the Commission. **Mr. Simon** also called the Commissions attention to the additional comments that were received after the meeting packet was published. He also reviewed the errata document provided.

Chairman Wallner opened the public hearing at 9:25 p.m.

Ginger Wireman, 2435 Michael Avenue, commented about well head protection area signs on Leslie. She also commented that exemptions for KID should not be allowed and accidental wetlands should be protected.

Dirk Peterson, 2107 Rainier Avenue, indicated his trouble with the general exemption to KID and suggested a few changes for Commission consideration.

Patrick Paulson, 2253 Davison Avenue spoke to the Commission and provided a written copy of his comments, included in the online agenda packet as additional information.

Laurie Ness, 2253 Davison, provided comments about fish and wildlife habitat conservation areas. She also provided her comments in written form which are included in the online meeting packet as additional information.

Karen Sours, 227 Sitka, on behalf of Tapteal Greenway reviewed the written comments that were provided earlier in the day to Mr. Simon. She stressed that Tapteal Greenway strongly objects to the inclusion of KID exemptions in the Critical Areas Ordinance.

Seth Defoe, KID, spoke to Commissioners about KIDs efforts to work with the City to provide activity based exemptions so that they could continue to keep the water flowing and maintain their water rights.

Chairman Wallner closed the Public Hearing closed at 9:46 p.m. and opened the item for Commission discussion. Having no discussion,

VICE CHAIRMAN MADSEN MOTIONED AND COMMISSIONER BORING SECONDED A MOTION THAT THE PLANNING COMMISSION CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN STAFF REPORT M2017-101 AND RECOMMEND TO CITY COUNCIL AOPTION OF THE PROPOSED AMENDMENTS TO RMC 22.10.

COMMISSIONER BERKOWITZ MOVED AND COMMISSIONER BORING SECONDED A MOTION TO ADD TO SECTION 22.10.190 "IT IS ALSO POSSIBLE

THAT UNMAPPED AREAS MAY INCLUDE PRIORITY SPECIES. IF SUCH A SPECIES IS KNOWN TO EXIST WITHIN AN UNMAPPED AREA, THE TYPE EXTEND AND BOUNDARIES OF THIS AREA SHALL ALSO BE DETERMINED BY A QUALIFIED PROFESSIONAL.” MOTION PASSED 6-1

COMMISSIONER BERKOWITZ MOVED AND COMMISSIONER WISE SECONDED AN AMENDMENT TO CHANGE THE WORDING ON PAGE 55, SECTION 22.10.360 (I) THE OPERATION, MAINTENANCE OR RECONSTRUCTION OF EXISTING CANALS, WASTEWAYS, DRAINS, RESERVOIRS OR OTHER FACILITIES THAT LIE WITHIN THE BOUNDARIES OF AND ARE MAINTAINED BY AN IRRIGATION DISTRICT OR COMPANY PROVIDED THAT ANY NEW CONSTRUCTION OR ACTIVITY DOES NOT ENCROACH INTO A CRITICAL AREA OR ITS BUFFER. ROLL CALL VOTE FAILED 4-2, MEALER ADSTAINING.

CHAIRMAN WALLNER MOVED AND VICE CHAIRMAN MADSEN SECONDED AN AMENDMENT TO LEAVE THE WORDING IN SECTION 22.10.360 THE SAME WITH THE ADDITION OF “WASTEWAY” AMENDMENT PASSED 5-2

COMMISSIONER BERKOWITZ MOVED AND COMMISSIONER WISE SECONDED THE AMENDMENT TO ADD BACK IN THE EXEMPTIONS PROCEDURES WITH THE FOLLOWING CHANGES: “THESE PROCEDURES SHALL BE TRIGGERED BY THE USE OF MACHINERY OR MOTORIZED VEHICLES OFFROAD WITHIN A CRITICAL AREA AND THEY SHALL NOT APPLY IN THE CASE OF AN EMERGENCY ACTIVITY AS DESCRIBED IN RMC 22.10.360 AND SHALL BE AVAILABLE TO THE PUBLIC ON CITY WEBSITE UNDER PERMITS.” AMENDMENT FAILED 4-3

HAVING CONCLUDED DISCUSSION AND HAVING NO OTHER MOTIONS FOR AMENDMENT, CHAIRMAN WALLNER CALLED FOR A ROLL CALL VOTE ON THE ORIGINAL MOTION AS AMENDED. MOTION PASSED UNANIMOUSLY.

4. Zoning Text Amendment – Permitting Nursing & Rest Homes in the Business Commerce District

Mr. Simon presented the information on a zoning text amendment permitting nursing & rest homes in the business commerce district.

Chairman Wallner opened the public hearing opened at 10:41 p.m. Having no public come forward, **Chairman Wallner** closed the public hearing at 10:41 p.m.

COMMISSIONER MADSEN MOVED AND COMMISSIONER BERKOWITZ SECONDED THE MOTION FOR THE PLANNING COMMISSION TO RECOMMEND APPROVAL TO THE CITY COUNCIL THE TEXT AMENDMENT TO THE BUSINESS/COMMERCIAL (BC) DISTRICT ALLOWING NURSING AND REST HOMES. MOTION PASSED UNANIMOUSLY.

Communications:

Mr. Simon noted that next month would include the Community Block Grant applications and a Public Works item on Complete Streets.

Commissioner Wise expressed his appreciation to his colleagues for their diligent work at tonight's meeting. Several other commissioners offered thanks and appreciation for the work on the Comprehensive Plan and Critical Areas Ordinance.

Adjournment:

Chairman Wallner adjourned the meeting at 10:47 p.m.

PREPARED BY: Lynne Follett, Executive Assistant

REVIEWED BY: Rick Simon, Secretary Richland Planning Commission