



MINUTES
PLANNING COMMISSION SPECIAL MEETING
City Hall – 550 Swift Boulevard – Council Chamber
WEDNESDAY, January 14, 2015
7:00 PM

Call to Order:

Chair Madsen called the meeting to order at 7:01 PM

Attendance:

Present: Commissioners Berkowitz, Clark, Palmer, Wallner, Wise, Vice-Chair Boring and Chair Madsen. Also present were City Council Liaison Phil Lemley, Deputy City Manager Bill King, Transportation and Development Manager Jeff Peters, Development Services Manager Rick Simon, Senior Planner Aaron Lambert and Recorder Penny Howard.

Approval of Minutes

Chair Madsen presented the meeting minutes of the December 3, 2014 regular meeting for approval.

A motion was made by Vice-Chair Boring and seconded by Commissioner Clark to approve the meeting minutes of the December 3, 2014 regular meeting as written.

The minutes were unanimously approved by voice vote.

Public Comment

Chair Madsen opened and closed the public comment period at 7:03 PM with no one wishing to speak.

Approval of Agenda:

Chair Madsen presented the January 14, 2014 meeting agenda for approval.

The agenda was approved as presented.

New Business

- 1. APPLICANT: NOR AN INVESTMENT, LLC (Z2015-100)**
TEXT AMENDMENTS TO THE LAND USE AND DEVELOPMENT REGULATIONS
FOR THE BADGER MOUNTAIN SOUTH MASTER PLANNED COMMUNITY

LOCATED AT BADGER MOUNTAIN SOUTH, GENERALLY SOUTH OF BADGER MOUNTAIN, EAST OF DALLAS ROAD AND NORTH OF REATA ROAD

Mr. Simon presented the staff report and noted the most significant changes as the allowance for larger three-car garages, standards related to parks and amenities, residential lot access and energy conservation requirements.

PUBLIC HEARING

Public Hearing Explanation: **Ms. Howard** explained the public hearing notice and appeal process and asked Commissioners to identify any conflicts of interest, ex-parte contact or any other appearance of fairness issues.

Chair Madsen opened the public hearing at 7:13 PM.

Todd Sawin, AHB, 2215 North 30th Street, Tacoma, WA, thanked City staff and the Commissioners by stating that the joint effort resulted in a good product. He addressed the email from Mr. Jeff Clark ensuring that they would work with him regarding access needs. **Mr. Sawin** expressed appreciation of all working through the process.

Chair Madsen closed the public hearing at 7:16 PM.

Discussion:

Commissioner Wise posed questions about changes to designated play areas for children. **Mr. Sawin** stated that the plan followed Washington State's sustainable schools protocol and informed that financial viability was one of the reasons for the change. **Commissioner Wise** stressed the importance of playgrounds in multi-family properties.

Commissioner Wise discussed the distribution of multi-family housing and asked about target density and affordability. **Mr. Sawin** stated that multi-family dwellings were imperative to meet the density goals and discussed density next to the school. He shared a desire to attract nationally recognized apartment builders to the Tri-Cities.

Commissioner Berkowitz appreciated Nor-Am Investment's vision and agreed to relaxing some of the previously restrictive Land Use Development Regulations, but expressed concern over the decreased density, citing a decrease in the total number of homes and multi-family dwellings from 1700 to possibly as low as 415 homes. She desired the density requirements firmly stated in the regulations to meet the goals of live-work-play sustainability and socio-economic diversity. **Mr. Sawin** explained that in order to reach the needed density range, the full economic range would be required. He agreed that the changes left some flexibility and much of that was done on purpose to assist them in finding ways to ensure affordability of single family lots.

Vice-Chair Boring stated that she was glad Mr. Clark's property access concerns had been addressed and thanked Nor Am for seeking help from the Planning Commission. She hoped the changes would spark more interest in the development.

A motion was made by Vice-Chair Boring and seconded by Commissioner Wallner to concur with the findings and conclusions set forth in the Supplemental Staff Report (Z2015-100) and recommend to the City Council adoption of the proposed amendments to the Badger Mountain South Land Use and Development Regulations, as set forth in the draft document to include the changes proposed on the Development Services letter.

Discussion of the Motion:

Commissioner Wise shared his belief that the goals were substantially kept and that trust had been built with Nor Am.

Commissioner Clark remarked that in 2010, the development seemed like a very progressive plan for the Tri-Cities and that one reason he supported it was to spur on future progressive development. He expressed concern that the plan could decay and thanked Nor Am for working with the Planning Commission.

Chair Madsen noted the long process and hoped the development would see significant growth.

THE MOTION CARRIED 6-0.

Commissioner Berkowitz abstained.

Communications:

Mr. Simon

- Reminded all of the workshop on January 28th and requested a hearing on the same evening. The group agreed to hold a regular Public Hearing at 7:00 PM in Council Chambers followed by the workshop.

Mr. Lemley

- Wished all a happy new year.

Mr. King

- Noted that 2014 was an eventful year and reported that the annual report was expected for presentation to Council on February 17th.
- Remarked that the central part of the city was a concern as well as the waterfront district with a goal to revitalize some of the older neighborhoods and strengthen the central business district.
- Discussed the addition of Kadlec's parking garage on Swift Boulevard, an additional four stories to the hospital tower and some other ancillary projects. He reported that Kadlec is also working with Columbia Basin College on a building to house paramedic instruction and an expansion of the nursing program.

Commissioner Wise

- Go Hawks!

Commissioner Clark, Vice-Chair Boring, Chair Madsen

- Discussed the proposed changes the State of Washington would like to make to the roundabout on Columbia Park Trail and its impacts to local traffic. They expressed concern that constraining access to a single lane with traffic currently backing up onto Steptoe Street and Leslie Road would make matters worse.
- Encouraged the City to have an open dialogue and heavy involvement in the proposed project.

Chair Madsen

- Noted the roundabout at Leslie Road and Clearwater Avenue as a dangerous area. He also noted that the Department of Transportation has attempted to repaint the lanes which seemed to help.

ADJOURNMENT:

The January 14, 2015 Richland Planning Commission Special Meeting was adjourned at 7:48 PM. The next regular meeting of the Planning Commission will be held on January 28, 2015.

PREPARED BY: Penny Howard, Recorder, Planning and Development

REVIEWED BY:

Rick Simon, Secretary
Richland Planning Commission