



**MINUTES
PLANNING COMMISSION MEETING
CITY HALL – 625 SWIFT BOULEVARD – COUNCIL CHAMBER
WEDNESDAY, JUNE 26, 2019
6:00 PM**

Call to Order and Welcome:

Chair Palmer called the meeting to order at 6:00 p.m. and welcomed the public.

Attendance:

Present: Chair Palmer, Commissioners Eadie, Keuhlen, Townsend and Mealer. Also present were Council Liaison Alvarez, Planning Manager Stevens and Senior Planner O'Neill. Commissioners Maier and Boring were excused.

Approval of Agenda:

Chair Palmer noted the following requested changes to the agenda: continue the storage containers, old business, item to the July 24th meeting and switch the order of new business.

COMMISSIONER KEUHLEN MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO AMMEND THE JUNE 26, 2019 MEETING AGENDA AS DESCRIBED. MOTION CARRIED 5-0.

Approval of Minutes:

Chair Palmer presented the minutes of the May 22, 2019 meeting for approval.

COMMISSIONER KEUHLEN MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE MAY 22, 2019 MEETING. MOTION CARRIED 5-0.

Chair Palmer presented the minutes of the June 12, 2019 workshop for approval.

COMMISSIONER TOWNSEND MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JUNE 12, 2019 WORKSHOP AS WRITTEN. MOTION CARRIED 5-0.

Public Comment

Chair Palmer asked the recorder to read the Public Comment Procedures. After the reading of the procedure, **Chair Palmer** opened the public comment period at 6:04 p.m. Chair Palmer closed the public comment period at 6:05 p.m.

Chair Palmer asked the recorder to read the Public Hearing Procedures.

New Business – Public Hearings:

1. SUL2019-100 – Sidewalk Use License – Dovetail Joint Restaurant Sidewalk Cafe

Chairman Palmer introduced the item and asked Senior Planner O'Neill if proper notice had been given. Mr. O'Neill affirmed that proper notice had been given. Mr. O'Neill presented the staff report for the sidewalk use permit application. Mr. O'Neill detailed the zoning and land use for the subject property. He also noted reasons that support the siting of sidewalk cafes in the subject shopping district. As part of his presentation, Mr. O'Neill notes a number of conditions and directed Commissioners to review those conditions in the staff report included in the meeting packet. **Commissioner Keuhlen** asked if any comments were received during the advertised comment period. Mr. O'Neill indicated that no comments had been received.

Chairman Palmer opened the public testimony period at 6:11 p.m. Having no one come forward to speak on this application, **Chairman Palmer** closed the public testimony period at 6:11 p.m. and opened the item for Commission discussion.

COMMISSONER KEUHLEN MOVED AND COMMSIONER MEALER SECONDED THE MOTION TO APPROVE THE APPLICATION CONSISTENT WITH THE RECOMMENDATION. MOTION PASSED UNANIMOUSLY.

2. 2018-2019 Comprehensive Plan Policy and Map, and Code Amendments

Chairman Palmer introduced the item and asked Mr. Stevens if proper notice had been given. Mr. Stevens confirmed that proper notice had been given. Planning Manager Stevens thanked the audience for their interest and explained the amendment process. He also noted due to staffing shortages last year; the 2018 and 2019 amendment applications are combined. He then proceeded to detail each application and the changes requested.

Chair Palmer opened the public hearing on this item at 6:41 p.m.

Brad Rew, owner of the Horn Rapids Golf Course, offered testimony about his application to change the Land Use and Zoning classification for the golf course. Mr. Rew detailed his reasons for purchasing the golf course and the need for multi-family housing to support continued improvements needed at the golf course. Mr. Rew also explained his efforts to work with the residents in the Horn Rapids community to find compromise.

Mr. Jeff Riddell, 2930 Red Rock Ridge Loop, stated his support for Mr. Rew's efforts to improve the community.

Mr. Roger Bower, 2978 Red Rock Ridge Loop, spoke in support of Mr. Rew's application.

Mr. Mike Simons, 2843 Hawkstone Court, also voiced support.

Mr. Don Bogart, 2266 Copperleaf, supported Mr. Rew's plan.

Derick Herberholz, 2664 Grayhawk Loop, shared his reasons for moving in the Horn Rapids community and voiced his support for the plan for the golf course.

Mr. Bob Taylor, 2691 Eagle Watch Ct., also shared his reasons for moving to Horn Rapids and support for changes at the Horn Rapids golf course.

Mrs. Malena Grail, 3013 Sonoran Drive, expressed support for the rezone at Horn Rapids and the townhomes plan.

Mr. Tom Harper, 2598 Tilden Court, voiced support and stated his belief that improving the golf course and bringing in townhomes supports the city's economic goals.

Giuseppe Rubinaccio, 2942 Red Rock Ridge Loop, spoke about Mr. Rew's efforts to compromise with homeowners affected by the plan to build townhomes.

Rick Simon, member of Bethel Church, spoke on behalf of Bethel Church related to their application. He provided background on the subject property and detailed future plans. He confirmed that part of the application included a Development Agreement that would identify allowable and prohibited uses. He stated Bethel Church was also willing to work with neighbors and the city to identify density caps and other measures to mitigate neighborhood concerns about higher density housing.

Mike Wasen, 1295 Chardonnay Court and Vice-president of the Vineyards Homeowner Association spoke on behalf of the HOA about neighbor concerns about safety and increased density.

Kathy Piper, 781 Shockley Road, expressed concerns about increased traffic. She noted ongoing issues with speeding along Shockley. Mrs. Piper also asked the Commission and City to consider the current parking issues along the road, especially during church activities and soccer games. She stated general support for the Church's development plans but urged better traffic control along Shockley.

Jan Taylor, 721 Shockley Road, expressed concern about traffic issues and provided multiple examples to support her comments. Mrs. Taylor spoke in opposition of Bethel's application.

Mike Walter, 323 Sanford Avenue, voiced concurrence with other speakers on traffic issues and asked the commission to consider the need for street plowing during the winter.

Mr. Simon offered additional testimony relative to concerns for Commission consideration. He also noted the Church would post no parking signs along the road to support the neighborhood's request for help with traffic issues. He also stated the Church would exclude duplexes from the list of allowable uses for the property if rezoned.

Mr. John Peterson, 2980 Sedona, offered support for the Northstone application.

Mr. Harvey Pricket, 3502 Ledbetter, Kennewick, representing Wave Design Group, spoke on behalf of the Tim Bush application for lot 2. Mr. Pricket provided additional details about plans for the property and trail.

Lucy Barker, 71 Cottonwood Drive, opposed the Tim Bush application and development of the property adjacent to her home. (Lot 4)

Mike Walter, 323 Sanford Avenue, also offered testimony regarding the bike path in the area of the Tim Bush owned property.

Mr. Derik Howard, representing Tim Bush, spoke about plans for relocation and improvements to the trail to improve connectivity.

Joel Barker, 71 Cottonwood Drive, commented about traffic along Lawless and the issues with speeding. He voiced opposition to the commercial designation for lot 4.

Mr. Pricket, continuing to speak on behalf of Tim Bush, offered rebuttal testimony and provided additional details about the development of lot 4. He noted the plan to improve the trail to increase connectivity between the subject properties and Lawless Park.

Mrs. Barker approached the podium and requested development details. Mr. Stevens clarified the current proceedings were only dealing with zoning and land use.

Mr. Barker offered additional comments about the current zoning and again opposed the application.

Commissioner Keuhlen asked the applicant representative if the applicant was willing to enter into development agreements or deed restrictions related to development of subject properties. Mr. Pricket affirmed that the applicant would be willing to work with city staff on trail development but was unable to speak to traffic impacts and design.

Mr. Stevens offered additional details about trail easements that were created when the properties were sold to Mr. Bush. He also outlined future steps.

Fire Captain Mike Vanbeek stepped forward representing Richland Fire and Emergency Services.

Chairman Palmer asked for clarification from staff about continuing the public comment period. Mr. Stevens recommended the Commission close the public hearing on the Comprehensive Plan Amendments and move to table the deliberation until the July 24th regular meeting.

Commissioner Townsend asked staff if the Commission could motion to accept certain portions of the Docket. Mr. Stevens noted the docket for amendments needed to be presented to Council as a packet and therefore holding all until the Commission concludes deliberation.

Mr. Stevens presented additional information about the city-initiated amendments.

Mr. Chris McKinney, 1806 Hunt, asked about the Natural Open Space designation along the Leslie Groves shoreline and if that designation allowed for trimming of vegetation. Mr. Stevens offered to speak with Mr. McKinney separately.

Debby Berkowitz, 544 Franklin Street, thanked Mr. Stevens for bringing the City's application for housekeeping changes and spoke in support of the changes. Mrs. Berkowitz also offered specific comments about the area south of Howard Amon Park near the Hampton Inn.

Commissioner Keuhlen asked Mr. Stevens about allowed activities, such as removing invasive species, in Natural Open Space areas. Mr. Stevens pointed out the nature of competing regulations in some areas affected by the City's Critical Areas Ordinance.

Mr. Patrick Paulson, 2253 Davison Avenue, applauded the work to date to protect open spaces and habitat. Mr. Paulson also showed pictures and maps to support his comments regarding habitat preservation and inform the Commission about the area near the Hampton Inn.

Chair Palmer closed the public hearing at 7:54 p.m. and asked for a motion to continue the item to the July 24th meeting.

COMMISSIONER MEALER MOVED AND COMMISSIONER KEUHLEN SECONDED THE MOTION TO CLOSE THE PUBLIC HEARING AND CONTINUE THE MEETING ON JULY 24TH. MOTION PASSE 5-0.

Communications:

Mr. Stevens thanked community members for their comments and provided next steps related to the Comprehensive Plan Amendments.

Councilman Alvarez thanked the public for their input and participation. He indicated he would relay public comments to the City Council

Commissioner Mealer also thanked members of the public and staff

Commissioner Eadie offered his thanks to those in attendance.

Chairman Palmer echoed thanks for all the public participation and comments.

Adjournment:

Chairman Palmer adjourned the meeting at 7:59 p.m.

PREPARED BY: Lynne Follett, Executive Assistant
REVIEWED BY: Mike Stevens, Planning Manager



PLANNING COMMISSION PUBLIC HEARING REGISTRATION

If you would like to speak during a public hearing,
please fill out this form and return it to the Recorder.

Public Hearing Item: Brad Run Golf Course ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name JD Hays Address 2598 Tilden Ct

Resident of Richland ☒ Other Jurisdiction ☐ Phone No. (Optional) 554-7116

When the Chairman calls upon you to speak, please come forward to the podium and state your name and address for the record. After you are sworn in, you may begin your testimony. Your verbal comments will be limited to three minutes. The public hearing process is to allow submission of testimony and does not allow for dialogue with the Commission or Staff. Following closing of the public hearing, inquiries will be addressed.



PLANNING COMMISSION PUBLIC HEARING REGISTRATION

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Public Hearing Item: Horn Rapids Zoning ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Herberholtz, Derrick Address 2664 Grayhawk LP

Resident of Richland ☒ Other Jurisdiction _____ Phone No. (Optional) _____

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Public Hearing Item: Brad R. W. G. H. Course ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to the matter.

Name ROBT W TAYLOR Address 2691 GRAVE WATCH CT

Resident of Richland ☒ Other Jurisdiction _____ Phone No. (Optional) 5055392585

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Public Hearing Item: Brook Row Rezone ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Jeff Riddell Address 2930 Redrock Ridge Loop
Resident of Richland ☒ Other Jurisdiction _____ Phone No. (Optional) 528-2773

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Public Hearing Item: BRAV REW ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to the matter.

Name DON BOGART Address 2266 COPPERLEAF ST

Resident of Richland ye Other Jurisdiction _____ Phone No. (Optional) 52

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Public Hearing Item: Her Rapid rezone / Brad Rew ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Giuseppe Rubimacco Jr Address 2942 Redrock Ridge Loop

Resident of Richland ☒ Other Jurisdiction ☐ Phone No. (Optional) 610-364-5406

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Public Hearing Item: Brad Riew Horn Rapids ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Roger Bauer Address 2978 Redrock Ridge Loop

Resident of Richland ☒ Other Jurisdiction ☐ Phone No. (Optional) 375-4257

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Public Hearing Item: Horn Rapids ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Malena Grahl Address 3013 Sonoran Dr. Richland

Resident of Richland X Other Jurisdiction _____ Phone No. (Optional) 503-341-5639

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Public Hearing Item: LAND USE CHANGE ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name PATRICK PRUSZY Address 2253 DAVIS AVE

Resident of Richland ☒ Other Jurisdiction _____ Phone No. (Optional) _____

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Public Hearing Item: Complan change - city ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to the matter.

Name Debbie Berkowitz Address 544 Franklin St.

Resident of Richland ☒ Other Jurisdiction ☐ Phone No. (Optional) 509-375-4740

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Public Hearing Item: Mike Stevenson ^{UNKNOWN} ☐ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Mike Warner Address 323 Sanford Ave

Resident of Richland ☒ Other Jurisdiction _____ Phone No. (Optional) _____

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PLANNING COMMISSION PUBLIC HEARING REGISTRATION

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Public Hearing Item: Bethel Church ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Mike Walter Address 323 Sanford Ave Rich

Resident of Richland X Other Jurisdiction _____ Phone No. (Optional) 946-1617

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Public Hearing Item: Bethel Church application ☒ ^{Concern} Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to the matter.

Name Kathy Piper Address 781 Shockley

Resident of Richland ☐ Other Jurisdiction ☒ Phone No. (Optional) _____

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Public Hearing Item: Dev @ Bethel Church ☐ Support ☒ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name MIKE WAGEN Address 1295 CHARMANNY DR.

Resident of Richland ☒ Other Jurisdiction ☐ Phone No. (Optional) 253-678-1282

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Public Hearing Item: Bethel Church ☐ Support ☒ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Jan Taylor Address 720 Shockley Rd

Resident of Richland ☒ Other Jurisdiction ☐ Phone No. (Optional) 521-1873

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Public Hearing Item: CPA2019-102 & Z2019-102 ☒ Support ☐ Oppose

The Chairman may alternate between those speaking in support or opposition to the matter.

Name JOHN PETERSON Address 2980 SEDONA

Resident of Richland ☒ Other Jurisdiction _____ Phone No. (Optional) _____

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Public Hearing Item: Lawless & Trayer ☐ Support ☒ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Judy Barker Address 71-Cottonwood Dr

Resident of Richland ☒ Other Jurisdiction _____ Phone No. (Optional) _____

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Public Hearing Item: Tim Bush #2 Application ☐ Support ☒ Oppose

The Chairman may alternate between those speaking in support or opposition to
the matter.

Name Joel Barker Address 77 Cottonwood Dr

Resident of Richland ☒ Other Jurisdiction _____ Phone No. (Optional) _____

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Land Use Change Comments

Patrick Paulson

Prepared for

Richland Planning Commission Open Public Meeting

June 26, 2019

Protecting our Parks and Natural Open Spaces

- We applaud the land use changes designed to protect natural open space and habitat in and around Amon Creek Natural preserve and Leslie Grove Park
- We hope the City does not continue to fragment and surplus our park lands as it has done to Lawless Park (TIM BUSH AMENDMENTS, HORSE OUT-OF-BARN)
- We urge an additional land use change to protect habitat along the shore south of Howard Amon Park and north of the Marina.

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Proposed Land Use

2024-2029 Comprehensive Plan Amendment

2. Howard Adams. Change the land use classification along the waterfront from Natural Open Space (NOS) to Developed Open Space (DOS) to match the rest of the park and to be consistent with the Parks & Public Facilities (PPF) zoning.



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Areas of Natural Habitat



Protect this habitat...



Where we used to find Wood Duck



So it doesn't turn into this...

