



**MINUTES
PLANNING COMMISSION MEETING
CITY HALL – 625 SWIFT BOULEVARD – COUNCIL CHAMBER
WEDNESDAY, JULY 24, 2019
6:00 PM**

Call to Order and Welcome:

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

Attendance:

Present: Chair Palmer, Vice-Chair Boring, Commissioners Eadie, Keuhlen, Maier, Townsend and Mealer. Also present were Council Liaison Lemley, Planning Manager Stevens and Block Grant Coordinator Burden.

Approval of Agenda:

Chair Palmer presented the agenda for review and approval.

COMMISSIONER BORING MOVED AND COMMISSIONER MAIER SECONDED THE MOTION TO APPROVE THE JULY 24, 2019 MEETING AGENDA AS PRESENTED. MOTION CARRIED 7-0.

Approval of Minutes:

Chair Palmer presented the minutes of the June 26, 2019 meeting for approval.

COMMISSIONER BORING MOVED AND COMMISSIONER TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JUNE 26, 2019 MEETING. MOTION CARRIED 7-0.

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 6:02 p.m. Chair Palmer closed the public comment period at 6:02 p.m.

New Business – Public Hearings:

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

1. Public Hearing to Accept Public Input on the Use of 2020 CDBG/HOME Federal Funds

CDBG/HOME Administrator Michelle Burden provided the Commission with an overview of the annual process and the purpose of the public hearing to accept comment.

Chairman Palmer opened the public testimony period at 6:06 p.m. Having no one come forward to speak, **Chairman Palmer** closed the public testimony period at 6:06 p.m.

Old Business – Public Hearings:

1. 2018-2019 Comprehensive Plan Policy and Map, and Code Amendments (Continued from June 26, 2019 meeting)

Chairman Palmer asked Mr. Stevens to provide the Commission with a brief overview.

Mr. Stevens gave a brief overview, after which, **Chairman Palmer** opened the item for Commission discussion, noting the Commission would review each application individually and then take collective action.

Commissioners further discussed each zoning application and asked questions of staff regarding allowed uses and limitations on development in certain areas. Additional questions inquired about traffic impacts related to zone changes and requested additional information on several applications including Mr. Rew's negotiations with neighbors in the Horn Rapids development and Bethel's application along Shockley Rd.

Brad Rew, speaking on behalf of Horn Rapids Golf Associates, indicated he had been in contact recently with Crosswater Loop residents and had provided them with updated plans that removed several buildings to accommodate resident feedback.

Rick Simon, on behalf of Bethel Church spoke to commission questions relative to the parcel west of the requested zone change by Bethel Church.

COMMISSIONER BORING MOVED AND COMMISSIONER MAIER SECONDED THE MOTION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS IN THE STAFF REPORT AND MOVE TO APPROVE THE BRAD REW, HJBT PROPERTIES HORN RAPIDS GOLF APPLICATION TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION ON APPROXIMATELY 1.99 ACRES TO MEDIUM DENSITY RESIDENTIAL FROM DEVELOPED OPEN SPACE, MOVE TO APPROVE BETHEL CHURCH APPLICATION FOR CHANGE OF COMPREHENSIVE PLAN DESIGNATION ON TWO APPROXIMATELY 5 ACRE LOTS FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL SUBJECT TO THE PROPERTY USE AND DEVELOPEMNT AGREEMENT, MOVE TO APPROVE NORTHSTONE RICHLAND LLC'S CHANGE TO THE COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO MEDIUM DENSITY RESIDENTIAL, MOVE TO APPROVE TIM BUSH'S REQEUST TO CHANGE THE COMPREHENSIVE PLAN DESIGNATION ON LOT 2 OF SHORT PLAT 3592 OF APPROXIMATELY 1.8 ACRES FROM PUBLIC FACILITIES TO HIGH DENSITY RESIDENTIAL AND LOT 4 OF SHORT PLAT 3592

OF APPROXIMATELY 2 ACRES FROM PUBLIC FACILITY TO COMMERCIAL, ADDITIONALLY APPROVE THE RICHLAND FIRE DEPARTMENT APPLICATION TO APPLY A COMPREHENSIVE PLAN DESIGNATION OF PARKS AND PUBLIC FACILITIES ON 2 ACRES LOCATED AT THE INTERSECTION OF SR240 AND STEVENS DRIVE (THAT CURRENTLY HAS NO DESIGNATION), AND CITY OF RICHLAND DEVELOPMENT SERVICES CHANGE TO PORTIONS OF CITY OWNED PROPERTY LOCATED IN LESLIE GROVE PARK, HOWARD AMON PARK, AMON PRESERVE AND WE JOHNSON PARK AS WELL AS TEXT AMENDMENTS AND ASSOCIATED AREA WIDE REZONES. MOTION PASSED 6-1, COMMISSIONER KEUHLEN IN DESENT.

2. Draft Title 23 Update (Continued from June 26, 2019 meeting)

Mr. Stevens noted staff time had not allowed for work on the update to Title 23 regarding container storage and requested additional time.

COMMISSIONER BORING MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO CONTINUE THE UNFINISHED BUSINESS FOR DRAFT TITLE 23 UPDATE AND CONTINUE TO THE NEXT MEETING IN AUGUST. MOTION PASSED 7-0.

Communications:

Chairman Palmer thanked everyone for their input and dedication to move the Comprehensive Plan item through.

Adjournment:

Chairman Palmer adjourned the meeting at 7:13 p.m.

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