



**MINUTES
PLANNING COMMISSION SPECIAL MEETING
WEDNESDAY, OCTOBER 14, 2020
VIA ZOOM MEETING**

Call to Order:

Chairman Palmer called the meeting to order at 6:00 p.m. and welcomed attendees.

Attendance:

Present: Chairman Palmer, Vice-Chair Maier, Commissioners Townsend, Smith, Mealer, and Eadie. Council Liaison Alvarez, Development Services Director Jensen, Planning Manager Stevens, and Permit Technician Ghbein were also present.

Approval of Agenda:

Chairman Palmer presented the meeting agenda for approval.

COMMISSIONER TOWNSEND MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO APPROVE THE OCTOBER 14, 2020 MEETING AGENDA AS WRITTEN. MOTION CARRIED 6-0.

Approval of Minutes:

Chairman Palmer presented the minutes of the September 23rd meeting for approval.

COMMISSIONER TOWNSEND MOTIONED AND COMMISSIONER MEALER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE SEPTEMBER 23, 2020 MEETING AS WRITTEN. THE MOTION PASSED 6-0.

Items of Business:

ANX2020-101 Allenwhite Drive Annexation Request Zoning District Determination

Chairman Palmer asked Planning Manager Stevens to give the staff report.

Mr. Stevens presented the staff report. He outlined the annexation request, site data, and surrounding land uses. No comments were received from surrounding property owners. He advised that staff is recommending the R-1-12 zoning designation for this proposed annexation area as it would be consistent with the surrounding zoning.

At the conclusion of his presentation, the item was opened for Commission questions.

Commissioner Maier asked about the zoning recommendation and how the property is currently developed. Mr. Stevens confirmed that the zoning recommendation is in accordance with how the property is currently developed. He provided some history on the proposed annexation area.

COMMISSIONER MAIER MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO RECOMMEND THAT COUNCIL APPROVE THE R-1-10 ZONING DESIGNATION FOR THIS PROPOSED ANNEXATION AREA AS RECOMMENDED IN THE STAFF REPORT DOCUMENT. MOTION PASSED 6-0.

Mr. Stevens noticed an error was made when preparing the staff report. He said that the surrounding areas are zoned R-1-12, not R-1-10, so staff's zoning designation recommendation would actually be R-1-12.

Commissioner Smith asked for clarification on the staff report and meeting comments.

COMMISSIONER MAIER MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO CHANGE THEIR RECOMMENDATION TO COUNCIL TO APPROVE THE R-1-12 ZONING DESIGNATION FOR THIS PROPOSED ANNEXATION AREA. MOTION PASSED 6-0.

ANX2020-102 Badger Mountain Vineyards Annexation Request Zoning District Determination

Chairman Palmer asked Mr. Stevens to present the staff report.

Mr. Stevens presented the staff report. He outlined the annexation request, site data, and surrounding land uses. He spoke of the reasoning and need for an Urban Growth Area. He noted that many comments were received for this item, and that the Planning Commission is responsible for providing a zoning designation recommendation to City Council. He advised that staff is recommending the R-1-12 zoning designation for this proposed annexation area as it would help create a buffer between the nearby R-1-10 lots currently within Richland city limits and the larger approximately 1-acre sized lots located within Benton County, while also meeting the sprawl reduction intent of the Growth Management Act. Mr. Stevens read comments that were received after the staff report deadline.

Chairman Palmer opened the public hearing up to those registered to speak on this item.

Paula Butterworth, property owner at 97004 E Clover Rd in Kennewick, questioned staff's recommendation of the R-1-12 zoning designation. She also spoke of traffic on the surrounding roads in the area. She asked why the SAG zoning designation was not recommended and why the AG zoning designation was not considered.

Michael Butterworth, property owner at 97004 E Clover Rd in Kennewick, spoke of the areas surrounding the proposed annexation area and how the existing vineyards are a jewel in the community.

Joseph Rastovich, property owner at 404 S Agua Mansa Ct in Kennewick, provided comments on quality of life, sprawl, and upward growth rather than outward growth.

After public comments were heard, the item was opened for Commission questions.

Commissioners Smith and Townsend asked when the Urban Growth Area was designated. Mr. Stevens stated that the Comprehensive Plan from 2007 or 2010 included the proposed annexation area in the Urban Growth Area, though it could have been designated earlier than that.

Commissioner Smith asked for clarification on the SAG zoning district. Mr. Stevens provided an answer with reference to minimum lot size requirements.

Commissioner Townsend asked Mr. Stevens if he was aware when the proposed annexation area was purchased by the current property owners. Mr. Stevens said he did not have an answer to that question.

Mr. Stevens asked Chairman Palmer if he could answer Mrs. Butterworth's question regarding why the AG zoning designation was not considered. He referenced the County's current zoning designation for the proposed annexation area. He stated that the recommended R-1-12 zoning designation will be less dense than what the County currently has it zoned. He said that the City is prohibited from assigning a zoning district that is not compliant with the comprehensive plan designations. He explained why only three zoning designations were considered, and also explained that density varies depending on municipality.

Commissioner Maier acknowledged all of the public attendees and those who provided written or verbal comments. She explained the Planning Commission's current responsibility regarding this item. She said that she would be in favor of the R-1-10 zoning designation for the proposed annexation area.

Commissioners Maier, Smith, and Townsend expressed their empathy for concerned landowners near the proposed annexation area.

Chairman Palmer asked Mr. Stevens about access to the site and connectivity. Mr. Stevens answer included plat requirements for the proposed preliminary plat of Sienna Hills, which is near the proposed annexation area.

Commissioner Maier stated that the Benton-Franklin Council of Governments maintains a travel demand model that forecasts future traffic based on the land use designations in our comprehensive plan, so any long-term traffic impacts are already being taken into consideration.

Commissioner Eadie said that some County roads may also be affected by a possible

increase in traffic. Mr. Stevens stated that if development occurs, a traffic study would be required.

Commissioner Smith questioned the possibility of split zoning. Mr. Stevens stated that though it is a possibility, it is difficult to draw that line for a potential development.

Councilman Alvarez asked if the owners of Badger Mountain Vineyards requested a specific zoning designation. Mr. Stevens said that he had spoken with a representative of the owners and they preferred the R-1-10 zoning designation.

Commissioner Townsend asked if the Planning Commission has the possibility to designate a certain amount of green or open space when providing a zoning designation recommendation to City Council. Mr. Stevens stated they do not have that ability.

Commissioner Maier asked if the City has considered cluster zoning. Mr. Stevens stated that cluster zoning is a process allowed through subdivision codes. He stated that a subdivision code change has been discussed, and it will be a later topic for another Planning Commission meeting.

COMMISSIONER MAIER MADE A MOTION TO RECOMMEND THAT CITY COUNCIL ASSIGN THE R-1-10 ZONING DESIGNATION FOR THIS PROPOSED ANNEXATION AREA. THE MOTION DIED FOR LACK OF A SECOND FROM ANOTHER COMMISSIONER.

Commissioner Maier asked if the Planning Commission could postpone their recommendation and have a workshop to discuss this item further. Development Services Director discouraged a workshop session for this item. He encouraged the Planning Commission to make a recommendation to Council and keep this proposed annexation request moving forward.

COMMISSIONER EADIE MOVED AND COMMISSIONER SMITH SECONDED THE MOTION TO RECOMMEND THAT CITY COUNCIL APPROVE THE R-1-12 ZONING DESIGNATION FOR THIS PROPOSED ANNEXATION AREA AS RECOMMENDED IN THE STAFF REPORT DOCUMENT. MOTION PASSED 6-0.

Communications:

Mr. Stevens noted that a Public Works memo was prepared in response to Commissioners' questions regarding a previous agenda item.

Commissioner Maier thanked the Public Works Department for preparing the memo in response to her question. She also thanked the attendees and those who provided comments. She again expressed her empathy regarding the possible loss of the existing vineyards.

Commissioner Townsend thanked Mr. Stevens for his staff reports.

Councilman Alvarez thanked Commissioner Maier for her motion to amend their initial recommendation for ANX2020-101. He also addressed Commissioners Maier and Townsend's comments regarding Leslie Groves Park from an earlier meeting. He said the no-wake zone is currently being reviewed by the Corp of Engineers. Regarding ANX2020-102, he said it was a difficult recommendation to make.

Mr. Stevens agreed that it was a difficult recommendation to make for ANX2020-102. He spoke of agenda items for the Planning Commission meeting scheduled for October 28, 2020. He also advised that the Planning Commission will need to have a workshop to discuss the Shoreline Master Program update. He provided November 4th or 18th as workshop date options. He said that subdivision code changes would likely be brought before the Planning Commission in November or December.

Chairman Palmer thanked those who attended this meeting.

Adjournment:

Chairman Palmer adjourned the meeting at 7:47 p.m.

PREPARED BY: Briana Ghbein, Permit Technician

REVIEWED BY: Mike Stevens, Planning Manager