



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, MAY 26, 2021
VIA ZOOM MEETINGS
6:00 p.m.**

Call to Order:

Chairwoman Maier called the meeting to order at 6:00 p.m. and welcomed attendees.

Attendance:

Present: Chairwoman Maier, Vice-Chair Townsend, Commissioners Eadie, Mealer, Smith, Ridley, and Palmer. Planning Manager Stevens, Economic Development Marketing Specialist Wallner and Administrative Assistant II Follett were also present.

Approval of Agenda:

Chair Maier asked for a motion to approve the agenda.

VICE-CHAIR TOWNSEND MOVED AND COMMISSIONER SMITH SECONDED THE MOTION TO APPROVE THE MAY 26, 2021 MEETING AGENDA AS WRITTEN. MOTION CARRIED 7-0.

Approval of Minutes:

Chair Maier presented the minutes for the April 28th meeting for approval.

VICE CHAIR TOWNSEND MOTIONED AND COMMISSIONER MEALER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE APRIL 28, 2021 MEETING AS WRITTEN. THE MOTION PASSED 7-0.

Public Comments:

Chairwoman Maier asked for the public comment procedures to be read and then opened the public comment period at 6:03 p.m. Having no one request to make public comments, Chair Maier closed the public comment period at 6:04 p.m.

New Business – Pubic Hearing:

Chairwoman Maier noted that Public Works Director Rogalsky had not yet joined the meeting and asked if there were any objections to moving the proposed land surplus of property at Lawless and Thayer to later in the meeting. There were no objections.

1. PROPOSED LAND SURPLUS – PORTION OF 606 JADWIN AVENUE

Chairwoman Maier introduced the item and recognized Economic Development Marketing Specialist Wallner to give the staff report. Ms. Wallner referred to the map of the property contained in the agenda packet. She stated that the 625 sq. ft. proposed surplus will allow Richland Players to keep a shed that is currently encroaching on 606 Jadwin. After the staff report, Chairwoman Maier opened the public hearing at 6:08 p.m. Having no one come forward for offer testimony, Chair Maier closed the public hearing at 6:08 p.m. and opened the item for questions and discussion. Commissioners asked questions and discussed the merits of the proposal before making a motion for approval.

COMMISSIONER PALMER MOVED AND COMMISSIONER SMITH SECONDED THE MOTION TO RECOMMEND TO COUNCIL THE APPROVAL OF SURPLUS OF A PORTION OF REAL PROPERTY LOCATED AT 606 JADWIN AVENUE. MOTION PASSED 7-0.

2. CA2021-102 WATERFRONT ZONING CODE AMENDMENT

Chairwoman Maier introduced the item and asked Planning Manager Stevens to give the staff report. Mr. Stevens noted this item was part of the last workshop and will amend RMC Section 23.22.030 and 23.22.040. Mr. Stevens further explained the proposed amendment to density standards in the waterfront zone. He also answered questions from commissioners.

The public hearing was opened at 6:17 p.m. Having no one ask to speak, Chair Maier closed the public hearing at 6:17 p.m.

Commissioners asked several clarifying questions and discussed the proposal prior to making a recommendation.

VICE-CHAIR TOWNSEND MOVED AND COMMISSIONER MEALER SECONDED THE MOTION THAT THE PLANNING COMMISSION CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN STAFF REPORT CA2021-102 AND RECOMMEND TO THE CITY COUNCIL ADOPTION OF THE PROPOSED CODE AMENDMENTS TO RMC 23.22.030 AND RMC 23.22.040. MOTION PASSED 7-0.

3. CA2021-105 AQUIFER RECHARGE AREA CODE UPDATE

Chairwoman Maier introduced the item and asked Planning Manager Stevens to give the staff report. Mr. Stevens noted the Commission's review of this proposed text amendment change at the workshop earlier this month. He noted this amendment will bring the city into compliance with the latest direction from the State Department of Health.

Chair Maier opened the public hearing at 6:32 p.m. Having no one ask to testify, she closed the public hearing at 6:32 p.m.

COMMISSIONER RIDLEY MOVED AND VICE-CHAIR TOWNSEND SECONDED THE MOTION TO RECOMMEND CITY COUNCIL APPROVE CA2021-105, PROPOSED AMENDMENTS TO RMC CHAPTER 22.10 REGARDING THE AQUIFER RECHARGE AREAS. MOTION PASSED 7-0.

4. CA2021-106 ADMINISTRATIVE VARIANCE CODE AMENDMENT

Chairwoman Maier asked Mr. Stevens to give the staff report. Mr. Stevens provided an explanation and examples of when the administrative variance process applies. He noted Washington State law regarding variance review and applicability requirements. Mr. Stevens also explained that appeals will go before the Hearing Examiner under the proposed changes.

Chairwoman Maier opened the public hearing at 6:42 p.m. Having no one offer testimony she closed the public hearing at 6:42 p.m.

Commissioners asked questions and discussed the merits of the proposed amendments.

COMMISSIONER RIDLEY MOVED AND COMMISSIONER MEALER SECONDED THE MOTION THAT THE PLANNING COMMISSION RECOMMEND CITY COUNCIL APPROVE THE PROPOSED AMENDMENTS TO RMC SECTION 23.70.070 AND 23.70.080 AND 23.70.110 BASED UPON THE LISTED FINDINGS OF FACTS AND CONCLUSIONS OF LAW. MOTION PASSED 7-0.

5. PROPOSED SURPLUS – LAWLESS AND THAYER

Chair Maier asked for the staff report. Marketing Specialist Wallner outlined the surplus proposal. She noted the subject parcel has never been included in the comprehensive plan and would also need a zoning determination at a later date. She pointed out deed restrictions and easements as well as access considerations.

Chair Maier opened the public hearing at 6:49 p.m. Having no one ask to speak, the public hearing was closed at 6:49 p.m.

Commissioners asked questions about access, future development, trail access and discussed the proposal.

COMMISSIONER MEALER MOVED AND COMMISSIONER PALMER SECONDED

THE MOTION TO RECOMMEND COUNCIL APPROVE THE SURPLUS OF PROPERTY LOCATED AT LAWLESS AND THAYER AS SHOWN ON THE MAP IN THE STAFF REPORT. MOTION PASSED 7-0.

6. 2022-2027 TRANSPORTATION IMPROVEMENT PROGRAM

Chair Maier introduced the item and asked Public Works Director Rogalsky to give the staff report. Mr. Rogalsky thanked others for working through the surplus item in his absence. He then presented a Power Point presentation (attached) on the Transportation Improvement Program (TIP).

At the conclusion of his presentation Chair Maier opened the public hearing at 7:09 p.m. and having no testimony, closed the public hearing at 7:09 p.m.

Commissioners asked several questions about proposed projects and discussed the TIP.

COMMISSIONER PALMER MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO RECOMMEND COUCIL APPROVE THE 2022-2027 TRANSPORTATION IMPROVEMENT PROGRAM. MOTION PASSED 7-0.

Communications:

None

Adjournment:

Chairwoman Maier adjourned the meeting at 7:14 p.m.

PREPARED BY: *Lynne Follett*
Lynne Follett, Administrative Assistant II

REVIEWED BY: *Mike Stevens*
Mike Stevens, Planning Manager

APPROVED BY: *Francesca Maier*
Francesca Maier, Chairwoman