



**MINUTES
PLANNING COMMISSION SPECIAL MEETING
VIA ZOOM
WEDNESDAY, OCTOBER 13, 2021
6:00 P.M.**

Call to Order:

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

Attendance:

Present: Chairwoman Maier, Vice Chair Townsend, Commissioners Eadie, Mealer, and Smith. Councilmember Ridley was excused. Planning Manager Stevens and Administrative Assistant Follett were also present.

Approval of Agenda:

Vice Chair Townsend moved and Commissioner Mealer seconded the motion to approve the agenda as presented. Motion carried.

Approval of Minutes:

Commissioner Mealer moved and Commissioner Smith seconded the motion to approve the amended minutes of the July 28th meeting. Motion passed unanimously.

Public Comments:

Chair Maier asked Ms. Follett to read the Public Comment procedure. After, Chair Maier opened the public comment period at 6:04 p.m. Having no one request to address the Commission, Chair Maier closed the public comment period at 6:04 p.m.

New Business – Public Hearing

Chair Maier asked Ms. Follett to read the Public Hearing procedure and then recognized Mr. Stevens to give the staff report on the first item.

1. ANX2021-101 Badger Mountain Estates – Zoning Determination

Mr. Stevens gave a brief presentation on the annexation request from seven (7) property owners. He noted they were requesting annexation as a condition of receiving city water service. Chair Maier opened the public hearing at 6:16 p.m., at the conclusion of Mr. Stevens presentation.

Eric Van Mason, 1620 Brantingham Road, spoke in favor of the annexation in general and the staff recommended zoning of Suburban Agriculture (SAG).

Chair Maier closed the public hearing at 6:17 p.m. and opened the floor to commission discussion. Commissioners discussed the zoning options and current uses as well as allowed used in the SAG zone.

VICE-CHAIR TOWNSEND MOVED AND COMMISSIONER EADIE SECONDED THE MOTION FOR THE PLANNING COMMISSION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS SET FORTH IN STAFF REPORT ANX2021-101 AND RECOMMEND THE CITY COUNCIL ASSIGN SAG (SUBURBAN AGRICULTURE) ZONING. MOTION PASSED UNANIMOUSLY ON A ROLL CALL VOTE.

2. ANX2021-102 PNNL North Campus – Zoning Determination

Mr. Stevens gave a brief presentation on the annexation request from the Department of Energy - PNNL. He noted they are requesting annexation of 300 acres that is already included in the Urban Growth Boundary. Chair Maier opened the public hearing at 6:35 p.m., at the conclusion of Mr. Stevens presentation.

Ryan Kilbury, representing PNNL, spoke in support of the annexation. He noted a portion of the PNNL campus is already inside the city limits.

Aaron Lambert, also representing PNNL, introduced himself for the record and offered to answer any questions.

Commissioner Smith and Chair Maier disclosed connections to PNNL and stated they had not personal gain from this action and felt they did not need to recuse themselves. The other commissioners agreed. During discussion, commission members asked questions about the burden on city services and taxes as well as future development plans for the general area.

COMMISSIONER MEALER MOVED AND VICE-CHAIR TOWNSEND SECONDED THE MOTION FOR THE PLANNING COMMISSION TO CONCUR WITH THE FINDINGS AND CONCLUSIONS CONTAINED IN THE STAFF REPORT AND RECOMMEND COUNCIL THE ASSIGNMENT OF BUSINESS RESEARCH DISTRICT AND NATURAL OPEN SPACE. MOTION PASSED 5-0 ON A ROLL CALL VOTE.

Items of Business:

1. Rules of Procedure Update

Mr. Stevens gave the staff report and pointed out these updates were drafted to bring the current Planning Commission Rules of Procedure inline with current practices and updated RMC codes.

During discussion, commissioners asked question about specific sections to clarify meaning and intent of draft changes.

Chairwoman Maier moved and Commission Smith seconded the motion to adopt the draft Planning Commission Rules of Procedure as written. Motion passed 5-0.

Adjournment:

Chairwoman Maier adjourned the meeting at 7:01 p.m.

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

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

APPROVED BY: *Maier*
Francesca Maier, Chairwoman