



**MINUTES  
PLANNING COMMISSION MEETING  
WEDNESDAY, JANUARY 26, 2022  
VIA ZOOM MEETINGS  
6:00 p.m.**

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**Call to Order:**

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

**Attendance:**

Present: Chairperson Maier, Vice-Chair Townsend, Commissioners Eadie, Mealer and Smith. Also present: Councilman Alvarez, Development Services Director Jensen, Planning Manager Stevens, and Administrative Assistant II Follett.

**Approval of Agenda:**

**Chairperson Maier** asked for a motion to approve the agenda. After a short discussion regarding annual election of officers, Commissioners agreed to keep the agenda as presented and postpone election of officers to the next meeting.

**VICE CHAIR TOWNSEND MOVED AND COMMISSIONER MEALER SECONDED THE MOTION TO APPROVE THE JANUARY 26, 2022 MEETING AGENDA AS WRITTEN. MOTION CARRIED 5-0.**

**Approval of Minutes:**

**Chairperson Maier** presented the minutes from the December 28, 2021 meeting for approval.

**COMMISSIONER MEALER MOTIONED AND VICE CHAIR TOWNSEND SECONDED THE MOTION TO APPROVE THE MINUTES OF THE DECEMBER 28, 2021 MEETING AS WRITTEN. THE MOTION PASSED 5-0.**

## **Public Comments:**

**Chairperson Maier** opened the public comment period at 6:05 p.m.

Dan Sanner, 4549 Ruth Ct. asked if his comment regarding traffic impacts in the Badger Mountain South area was better suited for the public hearing. Chairperson Maier affirmed that his comments would be taken during the public hearing.

Having no other comments, Chairperson Maier closed the public hearing at 6:04 p.m.

## **New Business – Public Hearing:**

### **1. CA2021-108, Badger Mountain South Land Use Development Regulations (LUDR) Amendments**

Chairperson Maier introduced the item and asked Planning Manager Stevens to give the staff report. Mr. Stevens noted that due to the large number of public present to comment, he did not anticipate the Commission would conclude this item at tonight's meeting. He further explained the process and anticipated timelines.

Chairperson Maier opened the public hearing at 6:20 p.m. and invited the applicant team to make their presentation.

Nicole Stickney, from AHBL 584 Rd. 90 Suite H, Pasco, WA, representing NorAm presented a PowerPoint presentation.

Darin Sweeney, 2836 Troon Ct. Richland, representing NorAm, provided historical background regarding the LUDR and the reason for past updates.

Heather Nicolson, 4717 Barbera St., Richland, commented on the applicant's statement regarding storm ponds counting as open space. She also commented on the applicant's assertion regarding the reduction of green space.

Dan Sanner, 4549 Ruth Ct. Richland, referred to pages in the staff report regarding fence heights and his request to increase fence height allowance to 7-8 feet. He also commented on the increased traffic and difficulties entering and exiting onto Dallas Road. At the conclusion of his comments, Mr. Sanner noted the changes the applicant made ...

Nate Biehl spoke against the proposed amendments to the LUDR.

Wes Brown, 4704 Vineyard Estate Ln., also spoke against the amendments.

Rusty Pfeiffer, 4518 Vineyard Estate Ln., expressed his disappointment at the changes related to the vineyard concept.

Kevin Nicholson, 4717 Barbera St., testified about how difficult the document is to interpret and the need for improvements and the overall importance of the document to the community.

Chelsea Klicker 4435 Highview St., voiced concerns about the overall proposed amendments.

Steven Sevall 5001 Smitty Dr., spoke against the Badger Station overlay.

Nicole and Darin provided rebuttal comments and information.

Russ Pfeiffer, 4518 Vineyard Estate Ln., restated his opposition to proposed changes.

Bennett Sanders, 4573 Ruth Ct., voiced concerns about rapid changes and rapid growth in BMS, and urged commissioners to consider how proposed changes will affect the people living in BMS.

Nate Biel, 8525 W. Deschutes, noted the location of the wine village information on the NorAm website that was mentioned earlier in the testimony.

Lawrence White, 12513 Avenue DuBois, Lakewood, WA, offered comments about the development's history.

At the conclusion of Mr. Lawrence's testimony, Chairperson Maier paused the testimony to allow commissioners to ask questions and informed attendees that the public hearing would be continued at the next Planning Commission meeting on February 23<sup>rd</sup>.

Vice-Chair Townsend commented on the role of the Planning Commission in relation to the application before it. Commissioners asked questions of the applicant and Planning Manager Stevens, and provided feedback related to parks and trails in response to resident testimony.

**COMMISSIONER MEALER MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO CONTINUE THE PUBLIC HEARING TO THE FEBRUARY 23, 2022 REGULAR MEETING. MOTION PASSED 5-0.**

### **Communications:**

Mr. Stevens provided an outline of upcoming meetings. He stated that subsequent meetings would review specific sections of the LUDR.

Mayor Alvarez thanked the public for their input and commission members for their time in considering comments.

Chairperson Maier thanked the public for their participation and comments.

**Adjournment:**

**Chairperson Maier** adjourned the meeting at 8:23 p.m.

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

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

APPROVED BY: *frmaier*  
Francesca Maier, Chairperson