



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, FEBRUARY 23, 2022
VIA ZOOM MEETINGS
6:00 p.m.**

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, Palmer and Smith. Also present: Mayor Alvarez, Councilperson Richardson, 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.

COMMISSIONER PALMER MOVED AND VICE-CHAIR TOWNSEND SECONDED THE MOTION TO APPROVE THE JANUARY 26, 2022 MEETING AGENDA AS WRITTEN. MOTION CARRIED 6-0.

Election of Officers:

Chairperson Maier asked for nominations for the position of Chairperson. Vice-Chair Townsend nominated Chairperson Maier to continue as Chair for 2022. Commissioner Palmer seconded the nomination and Chair Maier accepted the nomination. Having no other nominations, Chair Maier called for a vote. Chairperson Maier was elected by a 5-0 vote. Chairperson Maier abstained.

Chairperson Maier asked for nominations for the position of Vice-Chairperson. Commissioner Palmer nominated Commissioner Mealer to serve as Vice-Chair for 2022. Vice-Chair Townsend seconded the nomination and Commissioner Mealer accepted the nomination. Having no other nominations, Chair Maier called for a vote. Commissioner Mealer was elected unanimously.

Public Comments:

Chairperson Maier opened the public comment period at 6:05 p.m. Having no comments, Chairperson Maier closed the public hearing at 6:05 p.m.

Approval of Minutes:

Chairperson Maier presented the minutes from the January 26, 2022 meeting for approval.

COMMISSIONER TOWNSEND MOTIONED AND COMMISSIONER EADIE SECONDED THE MOTION TO APPROVE THE MINUTES OF THE JANUARY 26, 2022 MEETING AS WRITTEN. THE MOTION PASSED 6-0.

Public Hearing:

1. CA2021-108, Badger Mountain South Land Use Development Regulations (LUDR) Amendments – Continued from January 26, 2022

Chairperson Maier opened the public hearing at 6:13 p.m. and recognized Planning Manager Stevens. Mr. Stevens gave an overview of the purpose for the public hearing and the sections that would be covered. Nicole Stickney, representing AHBL, 584 Rd. 90, Suite H, Pasco, and Darin Sweeney, 2836 Troon Ct., Richland reviewed the proposed changes in each section. At the conclusion of the review for each section, the Commission discussed specific proposed amendments and accepted public comments regarding proposed changes. The following comments and testimony were received:

Heather Nicholson, 4171 Barbera St., Richland, shared additional amendments requested by the homeowners in Badger Mountain South.

Dan Sanner, 4529 Ruth Ct., commented on the proposed amendment for enhanced notification. Mr. Sanner also commented on other requests by the homeowner's group.

Taylor Tietsoort, 4254 Lolo Way, Richland, commented on discrepancies between the LUDR allowance for accessory units/accessory structures and the CCR allowance in her HOA. She requested the LUDR be updated to allow for a maximum 1200 sq. ft. accessory structure to match the allowance by the CCRs.

Charles Jackson, 4188 Corvina, Richland, asked about lot size requirements.

Commissioners also discussed the importance of dedicated commercial within the Badger Mountain South sub area.

Chair Maier noted the time and asked how commissioners wanted to proceed.

AT 8:05 VICE-CHAIR MEALER MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR SCHEDULED PLANNING COMMISSION MEETING ON MARCH 23, 2022. MOTION PASSED 6-0

Mr. Stevens noted the next meeting would cover chapters 3, 4, and 5.

Communications:

Mayor Alvarez commented on the process and encouraged commissioners to not only hear public input but also discuss amongst themselves the merits of the proposed amendments. He also thanked the public for their input and attendance

Commissioner Palmer commented that his term on the Planning Commission would be expiring and he would not be returning for another term.

Adjournment:

Chairperson Maier adjourned the meeting at 8:13 p.m.

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

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

APPROVED BY: *Maier*
Francesca Maier, Chairperson