



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, MARCH 23, 2022
VIA ZOOM MEETINGS AND IN PERSON
City Hall – 625 Swift Boulevard – Council Chamber
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 Mealer, Commissioners Eadie, Townsend, Palmer and Smith. Also present: Councilperson Richardson, Development Services Director Jensen, Planning Manager Stevens, Public Works Director Rogalsky, Planner Arrasmith, Economic Development Specialist Follett, and Staff Liaison Assistant Damrell.

Approval of Agenda:

Chairperson Maier presented the meeting agenda for approval and asked for a motion to approve.

COMMISSIONER PALMER MOVED AND VICE-CHAIR MEALER SECONDED THE MOTION TO APPROVE THE MARCH 23, 2022 MEETING AGENDA AS WRITTEN. MOTION CARRIED 6-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the February 23, 2022 meeting for approval.

VICE CHAIR MEALER MOTIONED AND COMMISSIONER PALMER SECONDED THE MOTION TO APPROVE THE MINUTES OF THE FEBRUARY 23, 2022 MEETING AS WRITTEN. THE MOTION PASSED 6-0.

Public Comments:

Chairperson Maier opened the public comment period at 6:03 p.m.

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

New Business – Public Hearing:

1. Proposed Surplus of City-Owned Property Located West of George Washington Way

Chairperson Maier opened the public hearing at 6:05 p.m. and recognized Public Works Director Rogalsky. Mr. Rogalsky presented a proposal to transfer the property to Washington State University. Mr. Rogalsky concluded his presentation at 6:13 p.m. **AT 6:16 P.M. VICE CHAIR MEALER MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO RECOMMEND THE TRANSFER. MOTION PASSED 6-0 at 6:17 P.M.**

2. Proposed Surplus of City-Owned Property Located along Thayer Drive south of the Duportail Street Roundabout

Chairperson Maier recognized Planner Arrasmith. Mr. Arrasmith presented a proposal to surplus the property as the City of Richland will have trouble developing it. Mr. Arrasmith concluded his presentation at 6:19 p.m. **AT 6:22 P.M. VICE CHAIR MEALER MOVED AND COMMISSIONER PALMER SECONDED THE MOTION TO RECOMMEND THE SURPLUS. MOTION PASSED 6-0 AT 6:23 P.M.**

Unfinished Business – Public Hearing

1. CA2021-108, Badger Mountain South Land Use Development Regulations (LUDR) Amendments – Continued from March 23, 2022

Chairperson Maier opened the public hearing at 6:23 p.m. and recognized Planning Manager Stevens. Mr. Stevens gave an overview of the purpose for the public hearing and that sections 3 through 5 of the LUDR would be covered. Nicole Stickney, representing AHBL, 5908 Rd 90, Ste H, Pasco 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, 4717 Barbera St., Richland, shared additional amendments requested by the homeowners in Badger Mountain South, including following the “3 block rule” for park placement, as well as trash cans and dog waste stations.

Bennette Sanner, 4573 Ruth Ct., Richland, relayed her concerns about contamination of the water table, and about the area growing too fast. She also wanted to make sure residents would be able to attend meetings, to which Planning Manager Stevens advised the different ways to attend meetings.

Darin Sweeney, 2836 Troon Ct., Richland, suggested meeting with Planning Manager Stevens at another time to discuss shed size.

Heather Nicholson, 4717 Barbera St., Richland, discussed the lack of parks and open space that residents were promised. She then went through the rest of the document that she had provided before the meeting.

Planning Manager Stevens suggested to make revisions on sections 1 through 5 of the LUDR.

Melissa Kasper, 2596 Rinas Rd., Richland, recognized Heather Nicholson as a good representative for the residents of Badger Mountain South.

Katie Storey, 4572 Ruth Ct., Richland, also recognized Heather Nicholson and appreciates her.

Chelsea Klicker, 4435 Highview St., Richland, advised that she created a petition on Change.org. She also mentioned that she appreciates the Commission and developers.

Teresa Reents, 2853 Sunshine Ridge Rd., Richland, indicates that she owns Tract C in Badger Mountain South and wanted clarification of how much open space acreage Heather Nicholson thought they were losing. Ms. Nicholson responded that she was mistaken, but now understands after the comments at this meeting.

AT 8:12 VICE-CHAIR MEALER MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR SCHEDULED PLANNING COMMISSION MEETING ON APRIL 27, 2022. MOTION PASSED 6-0

Communications:

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

Chairperson Maier recognized that this would be Commissioner Palmer's last meeting and thanked him for his service on the Commission. Commissioner Palmer encouraged the public to get involved.

Commissioner Smith appreciated being able to meet in person again and appreciated the open dialogue between everyone involved.

Adjournment:

Chairperson Maier adjourned the meeting at 8:14 p.m.

PREPARED BY: Kevin Damrell
Kevin Damrell, Permit Technician

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: maier
Francesca Maier, Chairperson