



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, APRIL 27, 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, Nicholson, Richardson and Smith. Also present: Development Services Director Jensen, Planning Manager Stevens, Parks and Public Facilities Director Schiessl, and Staff Liaison Assistant Damrell.

Approval of Agenda:

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

COMMISSIONER SMITH MOVED AND VICE-CHAIR MEALER SECONDED THE MOTION TO APPROVE THE APRIL 27, 2022 MEETING AGENDA AS WRITTEN. MOTION CARRIED 7-0.

Approval of Minutes:

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

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

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 Property Encroachment at Claybell Park

Chairperson Maier opened the public hearing at 6:06 p.m. and recognized Parks and Public Facilities Director Schiessl. Mr. Schiessl presented a proposal to surplus property that encroached into Claybell Park from 341 Gleneagles Ct. Mr. Schiessl concluded his presentation at 6:13 p.m. Chairperson Maier opened public comments at 6:13 p.m.

Paul Knutzen, 5401 Ridgeline Dr, Kennewick, WA 99338, spoke on behalf of the owner of 341 Gleneagles Ct. He explained that the existing fence was over the property line when he purchased it and didn't realize that it was over the property line.

Chairperson Maier closed the public hearing at 6:17 p.m. Commissioners asked questions and discussed the merits of the proposal before making a motion for approval.

AT 6:36 P.M. COMMISSIONER TOWNSEND MOVED AND VICE-CHAIR MEALER SECONDED THE MOTION TO RECOMMEND THE PROPOSED SURPLUS. MOTION PASSED 7-0 at 6:37 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 recognized Planning Manager Stevens. Mr. Stevens gave an overview of the purpose for the public hearing and that chapters 6 through 8 of the LUDR would originally be covered. Mr. Stevens advised that Public Works and the applicants were working on changes to roadway standards. Mr. Stevens recommended skipping chapter 6 until a subsequent hearing. Chairperson Maier agreed. Mr. Stevens then reviewed the proposed changes and revisions in section 7. Chairperson Maier reopened the Public Hearing at 6:44 p.m.

Nicole Stickney, representing AHBL, 5908 Rd 90, Ste H, Pasco advised that no new comments were received.

Mr. Stevens continued reviewing changes for chapters 8 through 11.

Charles Jackson, 4188 Corvina St., stated that there are trees that are existing in Badger Mountain South that are not listed in the LUDR. Ms. Stickney stated that the list of trees

in the LUDR are recommendations and not required.

Mr. Stevens continued with Chapter 12 where no changes were proposed.

AT 7:18 p.m. VICE-CHAIR MEALER MOVED AND COMMISSIONER RICHARDSON SECONDED THE MOTION TO CONTINUE THE PUBLIC HEARING TO THE NEXT REGULAR SCHEDULED PLANNING COMMISSION MEETING ON MAY 25, 2022. MOTION PASSED 7-0.

Communications:

Mr. Stevens provided an outline of upcoming meetings. He stated that HB1220 will be discussed at the Planning Commission Workshop on 5/11/2022. Later this summer, he will also be bringing forward updates to the subdivision code. He stated that subsequent meetings would review specific sections of the LUDR. The TIP will also be discussed at the next Planning Commission meeting.

Commissioner Eadie will be absent from the next meeting.

Chairperson Maier welcomed Commissioner Richardson and Commissioner Nicholson to the Commission.

Adjournment:

Chairperson Maier adjourned the meeting at 7:23 p.m.

PREPARED BY: Kevin Damrell
Kevin Damrell, Permit Technician

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: Maier
Francesca Maier, Chairperson