



**MINUTES
PLANNING COMMISSION MEETING
WEDNESDAY, MAY 25, 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, Commissioners Eadie, Townsend, Nicholson, Richardson and Smith. Also present: Mayor Alvarez, Development Services Director Jensen, Public Works Director Rogalsky, Planning Manager Stevens, Transportation & Development Manager D'Alessandro, and Staff Assistant Damrell.

Absent: Vice-Chair Mealer was excused.

Approval of Agenda:

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

COMMISSIONER NICHOLSON MOVED AND COMMISSIONER RICHARDSON SECONDED THE MOTION TO APPROVE THE MAY 25, 2022 MEETING AGENDA WITH THE CHANGE TO START WITH NEW BUSINESS BEFORE THE UNFINISHED BUSINESS. MOTION CARRIED 6-0.

Approval of Minutes:

Chairperson Maier presented the minutes from the April 27, 2022 meeting for approval.

COMMISSIONER RICHARDSON MOTIONED AND COMMISSIONER EADIE SECONDED THE MOTION TO APPROVE THE MINUTES OF THE APRIL 27, 2022 MEETING WITH A CORRECTION ON THE SPELLING OF COMMISSIONER RICHARDSON'S NAME ON THE FIRST PAGE. THE MOTION PASSED 6-0.

Public Comments:

Chairperson Maier noted that nobody signed up for, or was in attendance, to provide any public comments.

New Business – Public Hearing:

1. 2023-2028 Transportation Improvement Plan

Chairperson Maier recognized Transportation and Development Manager D'Alessandro. Mr. D'Alessandro explained the purpose and reason for the TIP.

Chairperson Maier opened the public hearing at 6:15 p.m.

Staci West, 4087 Barbera St., Richland, commended the City and the developer for their work. She also stated her excitement for parks and schools in Badger Mountain South. However, she is concerned about the amount of construction that is scheduled to take place in 2024-2025 and wondered if the City would be able to move some of the projects up in time. She is also concerned about safety and emergency response times in Badger Mountain South.

Chairperson Maier closed the public comment at 6:21 p.m.

Mayor, commissioners, and staff discussed elements of the TIP.

AT 6:37 P.M. COMMISSIONER TOWNSEND MOVED AND COMMISSIONER EADIE SECONDED THE MOTION TO RECOMMEND TO FORWARD THE 2023-2028 TRANSPORTATION IMPROVEMENT PLAN TO CITY COUNCIL. MOTION PASSED 6-0 at 6:39 P.M.

2. CA2021-110 TITLE 23 AMENDMENT RELATED TO EMERGENCY SHELTERS AND HOUSING

Mr. Stevens explained the proposed amendment and recommended the Commission forward a recommendation to City Council to adopt the draft code as presented with the removal of "Homeless Shelter" from definitions and land use table. This would bring the City into compliance with HB1220 requirements.

Chairperson Maier opened the Public Hearing at 6:48 p.m. Having no comments, the Public Hearing was closed at 6:49 p.m.

Commissioners and staff discussed elements of the Code Amendment. Mr. Stevens clarified that this amendment did not require the City to provide Homeless Shelters, only to require the allowance of them in certain zones.

CHAIRPERSON MAIER MOVED TO RECOMMEND TO CITY COUNCIL THE DRAFT ORDINANCE AS RECOMMENDED BY MR. STEVENS, AS WELL AS REPHRASING “HOMELESS PERSONS” AND “HOMELESS INDIVIDUALS” TO “PERSONS EXPERIENCING HOMELESSNESS” AND “INDIVIDUALS EXPERIENCING HOMELESSNESS”. COMMISSIONER RICHARDSON SECONDED. MOTION PASSED 6-0.

Unfinished Business – Public Hearing

1. CA2021-108, Badger Mountain South Land Use Development Regulations (LUDR) Amendments – Continued from April 27, 2022

Chairperson Maier recognized Planning Manager Stevens. Mr. Stevens gave an overview of the purpose for the public hearing and that sections 1 through 5 and 7 through 12 of the LUDR have already been covered. Section 6 had been delayed until this meeting because of communications that had occurred between NorAm and Public Works regarding the street standards in Badger Mountain South, and Mr. Stevens wanted the Commission to have the updated documents before discussion.

Chairperson Maier reopened the Public Hearing at 7:02 p.m.

Nicole Stickney, representing AHBL, 5908 Rd 90, Ste H, Pasco explained the proposed changes made to section 6 of the LUDR. She advised that the changes that were made were changes requested by the City.

Commissioners presented questions to Ms. Stickney and Darrin Sweeney and provided feedback to proposed changes.

Bennette Sanner, 4573 Ruth Ct., Richland, is concerned about the current 2-lane streets and wondered if there is enough space. She is also concerned about roundabout radius.

Staci West, 4087 Barbera St., Richland, appreciates the conversation regarding the width of the roads. She raised concern about wider streets with higher speed limits and suggests that Badger Mountain South not follow normal Richland Street Standards. She also addressed fencing and electronic display regulations.

Dan Sanner, 4549 Ruth Ct., Richland, wanted to comment on the streets regarding the safety of children and residents. He also brought up some of the streets are very straight and that presents speed concerns. He also wanted to address the speed limits in Badger Mountain South and that many people do not follow them.

AT 8:15 p.m. COMMISSIONER NICHOLSON MOVED AND COMMISSIONER RICHARDSON SECONDED THE MOTION TO CONTINUE THE PUBLIC HEARING ON CA2021-108 TO THE NEXT REGULAR SCHEDULED PLANNING COMMISSION MEETING ON JUNE 22, 2022. MOTION PASSED 6-0.

Communications:

Commissioner Nicholson wondered if they would be going over all of the revisions. Chairperson Maier indicated that they would go over it page-by-page and then they would be presented with a final copy at the following meeting.

Commissioner Townsend thanked everyone for their patience.

Adjournment:

Chairperson Maier adjourned the meeting at 8:17 p.m.

PREPARED BY: Kevin Damrell
Kevin Damrell, Permit Technician

REVIEWED BY: Mike Stevens
Mike Stevens, Planning Manager

APPROVED BY: Francesca Maier
Francesca Maier, Chairperson