KENNEWICK PLANNING COMMISSION
MAY 18, 2015
MEETING MINUTES

CALL TO ORDER

Chairman Ruff called the meeting to order at 7:00 p.m.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Robert Rettig, Fraser Hawley, Victor Morris, Anthony Moore, Raymond Hui and Chairman Ruff.

Excused: Vice-Chairman Ed Pacheco.

Unexcused: None

Commissioner Rettig led the Pledge of Allegiance.

Staff: Gregory McCormick, AICP Planning Director, Anthony Muai, AICP Planner and Melinda Didier, Administrative Assistant/Recorder. City Manager Marie Mosley was present in the audience.

CONSENT AGENDA

a. Approval of Minutes dated May 4, 2015
b. Approval of Amended Agenda
c. Motion to enter Staff Reports into the Record

Chair Ruff asked to amend the May 4, 2015 minutes for his comments at the top of Page 2 to read ""The fact that proposal would mark a significant deviation from surrounding areas (cities) is a bit beyond my comfort zone, but the flexibility was worthwhile".

Commissioner Rettig moved to accept the consent agenda as amended. Commissioner Morris seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Ruff stated there is no public hearing on the agenda tonight; the only business item is the 2015 Comprehensive Plan Amendment Docket review.

Chairman Ruff asked for the staff report for CPA 15-01, which proposes to change the land use designation of 5.65 acres located at 5405, 5501 and 5515 W. Metaline Ave from LDR and Commercial to Public Facility.

Mr. Muai gave a brief overview of the staff report including the criteria for CPA as a recommendation to accept, reject, or defer for processing to City Council.

Questions of staff

Commissioner Morris said he is not clear on the CPA process, and also asked if the Planning Commission is not recommending anything to Council.

Mr. Muai said the Planning Commission tonight is making recommendations to the City Council, who will then make a legislative judgment as to whether they will review, defer (set aside for future review) or reject the applications prior to starting a formal review process.

Commissioner Morris asked if many of these will come back to Planning Commission for public hearing. Mr. Muai said yes, once Council decides whether to continue for processing, they will come back to Planning Commission for a public hearing.

Chair Ruff asked for a motion.

Commissioner Hui moved to accept CPA 15-01 for processing. Commissioner Moore seconded.

Planning Commission Discussion: None

Roll call vote was unanimous.

Chairman Ruff asked for the staff report for CPA 15-02, which proposes to change the land use designation of 10.04 acres located at 4891 W. 27th Ave from Public Facility to LDR.

Mr. Muai gave an overview of the staff report including the criteria for CPA as a recommendation to accept, reject, or defer for processing to City Council.

Questions of staff:

Commissioner Moore asked if there is any thought into school district for growth, or room for growth to take place. Mr. Muai said he doesn't know if KSD laid out area in site plan for expansion. Mr. McCormick stated the school district has taken into account for growth and will look at new school for different area. Commissioner Moore asked if the middle school will be servicing other side of the highway. Mr. Muai said yes. Commissioner Hui asked if approved when comes to rezone, will the school district sell to Hayden then Hayden rezones. Commissioner Muai stated he is not sure why KSD can't apply for rezone, they have in the past. Hayden applies for the rezone, KSD signs for them and sells property afterwards; it's not procedure issue for rezone. Commissioner Hui stated it might be standing issue for owner to apply for re-zone.

Chair Ruff asked for a motion.

Commissioner Hui moved to accept CPA 15-02 for processing. Commissioner Rettig seconded.

Planning Commission Discussion: None

Roll call vote was unanimous.

Chairman Ruff asked for the staff report for CPA 15-03, which proposes to change the land use designation of 1.63 acres from LDR to HDR at 318 N. Arthur Street.

Mr. Muai gave an overview of the staff report and mentioned it should be re-zoned in future.

Questions of staff: None

Chair Ruff asked for a motion.

Commissioner Morris moved to accept CPA 15-03 for processing. Commissioner Hawley seconded.

Planning Commission Discussion: None

Roll call vote was unanimous.

Chairman Ruff asked for the staff report for CPA 15-04, which proposes to change the land use designation of 0.92 acres from Industrial to Commercial for property located at 400 S. Clodfelter Rd.

Mr. Muai gave an overview of the staff report.

Questions of staff:

Chairman Ruff stated the City is slowly taking industrial designation from IL to commercial, and asked if this is where we would talk about an industrial sub area plan. Mr. Muai said that was part of Clearwater Park Master Plan, repealed a few years ago, much has changed which is why we repealed it. Chairman Ruff said it is making less sense to continue industrial zoning. Mr. Muai said he agrees; we would have to reinstate a subarea plan, the Commission will likely see and bring it up during the 10-year update; there is no better way to handle right now; 10-year update better way to handle. Commissioner Morris said CPA 15-07 is addressing adjacent properties; asked if it is same applicant. Mr. Muai said no. Commissioner Hui asked if there was no demonstrated need for additional industrial land in GMA area. Mr. Muai said no need based on 20-year population projections. Commissioner Hui stated there is some question about the connection. Mr. Muai said changes being proposed won't make additional need.

Chair Ruff asked for a motion.

Commissioner Hui moved to accept CPA 15-04 for processing. Commissioner Rettig seconded.

Planning Commission Discussion: None

Roll call vote: Unanimous

Chairman Ruff asked for the staff report for CPA 15-05, which proposes to change the land use designation of 0.7 acres from LDR to Commercial at 2622 & 2624 W. 10th Ave.

Mr. Muai gave an overview of the staff report.

Questions of staff: Commissioner Rettig asked about the location on the map of the properties involved. Mr. Muai said the “hashed” areas on the overhead slide showed the property involved and ownership is the same for both. Commissioner Morris asked if the surrounding residents will be informed for public hearing. Mr. Muai said yes, owners within 300’ will be notified in the mail, and also signs posted on the property.

Chair Ruff asked for a motion.

Commissioner Morris moved to accept CPA 15-05 for processing. Commissioner Moore seconded.

Planning Commission Discussion: None

Roll call vote: Passed 5-1(abstained, Chairman Ruff).

Chairman Ruff asked for the staff report for CPA 15-06, which proposes to change the land use designation of 32.75 acres from Public Facility to LDR at 8523 W. 10th Avenue..

Mr. Muai gave an overview of the staff report.

Questions of staff: None

Chair Ruff asked for a motion.

Commissioner Hui moved to accept CPA 15-06 for processing. Commissioner Morris seconded.

Planning Commission Discussion: None

Roll call vote: Unanimous

Chairman Ruff asked for the staff report for CPA 15-07, which proposes to change the land use designation of 10.75 acres from Industrial to Commercial at 500 S. Clodfelter Road; 8919, 8920 & 8840 W. Clearwater Avenue and unaddressed parcel located north of 8920 W. Clearwater Avenue.

Mr. Muai gave an overview of the staff report.

Questions of staff: Commissioner Morris asked about the location of the completed section of Clodfelter Road and the portion for future Clodfelter Road. Mr. Muai completed to 4th, construction continuing south; north of Clearwater, it is Steptoe.

Chair Ruff asked for a motion.

Commissioner Rettig moved to accept CPA 15-07 for processing. Commissioner Hawley seconded.

Planning Commission Discussion: None

Roll call vote: Unanimous

Chairman Ruff asked for the staff report for CPA 15-08, a proposal to change the land use designation of 0.23 acres from MDR to Commercial at 1127 N. Cleveland St.

Mr. Muai gave an overview of the staff report.

Questions of staff: None

Chair Ruff asked for a motion.

Commissioner Moore moved to accept CPA 15-08 for processing. Commissioner Morris seconded.

Planning Commission Discussion: None

Roll call vote: Unanimous

Chairman Ruff asked for the staff report for CPA 15-09, which proposes to change the land use designation of 0.56 acres from Industrial to Commercial; no address, the sites abut 912 S. Yolo St. on the east and parcel #101884000005018 on the north.

Mr. Muai gave an overview of the staff report.

Questions of staff: None

Chair Ruff asked for a motion.

Commissioner Moore moved to accept CPA 15-09 for processing. Commissioner Rettig seconded.

Planning Commission Discussion: None

Roll call vote: Unanimous

Chairman Ruff asked for the staff report for CPA 15-10, which proposes to change the land use designation of 18.17 acres from Commercial to HDR at 5603 Ridgeline Dr.

Mr. Muai gave an overview of the staff report including; professional opinion, Southridge area can be great commercial area, but we do have lack of high density residential land; not much available. Not that bad of proposal; there are topography issues with steep slopes.

Questions of staff: Commissioner Hui asked where the property is in relationship to the roundabout. Mr. Muai showed on overhead map; its property between the two roundabouts. Commissioner Morris asked if the Trios Hospital is on commercial property. Commissioner Hui asked if big apartment complex next to hospital full now. Mr. Muai said he doesn’t know if Affinity is full, but Copper Ridge is nearly full. Commissioner Rettig asked how long ago this was designated commercial, was it recently. Mr. Muai said the portion we are looking at now, 10 years ago (2005). Commissioner Rettig asked if this is too soon, since it is growing, am I missing a plan that took place ten years ago does it need time to mature. Mr. Muai said yes, that was my initial reaction; a lot of retail is waiting on residential side; after looking at topo and talking to owner, there are topo problems, too steep for commercial, and lack of high density residential at the same time; mulling over, almost what do you need to happen first. Commissioner Rettig asked what percentage for high density residential do we need. Mr. Muai said over 100 acres is goal. Mr. McCormick reminded the Commission that these haven't been reviewed these in great detail, not there yet, just deciding which to keep on docket for council to consider.

Chair Ruff asked for a motion.

Motion #1: Commissioner Rettig moved to reject CPA 15-10 for processing. Commissioner Hawley seconded.

Planning Commission Discussion:

Chairman Ruff stated he has the same concerns, but will wait for further review to decide. Commissioner Hui would like to move to recommend, same with Chairman Ruff. Commissioner Morris wants to defer to 2016. Commissioner Rettig asked about sending for processing; are we making more work for someone or are we gaining for better information.

Roll call vote: Commissioners Rettig, Hawley and Morris in favor of rejecting CPA 15-10 for processing; Commissioners Moore, Hui and Chairman Ruff opposed. Motion failed 3-3.

Chair Ruff asked for a motion.

Motion # 2: Commissioner Hui moved to accept CPA 15-10 for processing. Commissioner Moore seconded.

Planning Commission Discussion:

Commissioner Rettig asked about sending for processing; are we making more work for someone or are we gaining for better information. Mr. McCormick said tonight is for docketing purposes; it's the five criteria to support accept, deny, or defer. With docketing staff does a more in depth analysis for request, much fuller picture of details of the site. Commissioner Moore stated it's important to put on docket so we can hear about abutting communities after public notice; it helps drive me in making my decision.

Roll call vote: Commissioners Moore, Hui, and Chairman Ruff in favor of accepting CPA 15-10 for processing. Commissioners Rettig, Hawley and Morris opposed. Motion failed 3-3.

Chairman Ruff asked staff what the next step would be. Mr. McCormick said if there are no additional motions staff will forward CPA 15-10 to Council without a recommendation; provide them with the same information.

Motion # 3:

Commissioner Morris asked Chair Ruff if he would entertain a third motion; upon receiving an affirmative answer Commission Morris moved that City Council defer CPA 15-10 until 2016 for processing.

The motion failed for lack of a second; CPA 15-10 goes to City Council without a recommendation from the Planning Commission.

Chairman Ruff asked for the staff report for CPA 15-11, which proposes to change the land use designation of 7.89 acres from HDR to MDR and Industrial..

Mr. Muai gave an overview of the staff report.

Questions of staff: Commissioner Morris asked if this land currently is HDR, both parcels. Mr. Muai said yes, there is a mistake on the map.

Chair Ruff asked for a motion.

Commissioner Morris moved to accept CPA 15-11 for processing. Commissioner Hui seconded.

Planning Commission Discussion:

Roll call vote: Unanimous

Chairman Ruff asked for the staff report for CPA 15-12, which proposes to update the Capital Facilities Plan.

Mr. Muai gave an overview of the staff report.

Questions of staff: Commissioner Hui asked if the all the studies will be done and staff will come with one big change or piecemeal over 1.5 years. Mr. Muai said can do updates each comp plan cycle, or do one big; can't adopt unless part of annual cycle, several workshops between now and 2017. Commissioner Hui said the ten-year change big undertaking. Mr. McCormick said we will do series of topics for workshops and study sessions; we will parcel it out systematically so we don't overwhelm the commission, and not conduct one marathon session.

Chair Ruff asked for a motion.

Commissioner Moore moved to accept CPA 15-12 for processing. Commissioner Rettig seconded.

Planning Commission Discussion: None

Roll call vote: Unanimous

VISITORS NOT ON AGENDA: Marie Mosley, Kennewick City Manager

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF: None

ADJOURNMENT:

The meeting was adjourned at 8:21 p.m.