

**KENNEWICK PLANNING COMMISSION  
JANUARY 4, 2016  
MEETING MINUTES**

**CALL TO ORDER**

Chairman Ruff called the meeting to order at 6:30 p.m.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners, Fraser Hawley, Victor Morris, Anthony Moore, Vice Chair Ed Pacheco, Chairman Beau Ruff.

Excused: Commissioner Raymond Hui

Unexcused: Commissioner Robert Rettig

Commissioner Hawley led the Pledge of Allegiance.

Staff Present: Wes Romine, Development Services Manager, and Melinda Didier, Recorder

**CONSENT AGENDA**

- a. Approval of Minutes dated December 21, 2015, 2015
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Moore moved to accept the consent agenda. Commissioner Morris seconded the motion. The motion carried unanimously.

**PUBLIC HEARINGS**

**Chairman Ruff opened the public hearing at 6:32 p.m. for Change of Zone (COZ) #15-11, which proposes to change approximately 10.04 acres from Public Facility (PF) to Residential, Low (RL). The proposal is generally located at 5147 W. 27<sup>th</sup> Avenue.**

Mr. Romine gave a brief overview of the staff report and presented a Power Point of the staff report. Mr. Romine stated that staff has reviewed the application and finds that it does meet the criteria for approving a rezone as contained in KMC 18.51.070. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 15-11 and recommend to City Council approval of the request.

Questions for staff:

Vice Chair Pacheco asked if they plan to build a pond. Mr. Romine said not that he is aware of; seen the preliminary layout. Chair Ruff said the letter from KID says please note for the preliminary plat KID standard specifications state a storage pond needs to be constructed. Mr. Romine said that is a KID requirement; they will need to work that out with KID.

Vice Chair Pacheco asked if a safety fence is required. Mr. Romine said yes, if there is a steep slope; that will be reviewed at preliminary plat application.

Chair Ruff opened public testimony for COZ 15-11 at 6:36 pm.

**Testimony of Applicant or Applicant's Representative:**

Jason Mattox  
HDJ Design Group  
6115 Burden Blvd  
Pasco, WA 99301

Here on behalf of applicant Dennis Murphy; in agreement with staff's conclusions and findings, continuing what was started with the com plan amendment; will follow-up with preliminary plat; there will be 30+ lots there.

**Testimony in favor:**

None

**Testimony neutral or against:**

None

**Staff final comments:**

None

Public testimony for COZ 15-11 closed at 6:37 pm.

Chairman Ruff asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 15-11 and forward a recommendation of APPROVAL to City Council. Commissioner Morris seconded the motion.

**Discussion:**

None

The motion passed on a unanimous vote.

**VISITORS NOT ON AGENDA:**

Ben Franklin Transit  
Tony Combach  
1126 W. 15<sup>th</sup> Pl.  
Kennewick

Thank the Planning Commission; appreciate opportunity to invite Commission to Open House.

**OLD BUSINESS:**

Vice-Chair Pacheco said will try to schedule the Hanford Advisory Board to speak to the Planning Commission at a workshop in March or April.

**NEW BUSINESS:**

2016 Election of Officers:

Chairman Ruff opened nominations for Chairman of the Planning Commission.

Vice Chairman Pacheco moved to nominate Beau Ruff as Chairman of the Planning Commission, Commissioner Moore seconded; all were in favor. Beau Ruff is 2016 Planning Commission Chairman.

Chairman Ruff opened nominations for Vice Chairman of the Planning Commission.

Commissioner Morris moved to nominate Ed Pacheco as Vice Chairman of the Planning Commission, Commissioner Moore seconded; all were in favor. Ed Pacheco is 2016 Planning Commission Vice Chairman.

**REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:**

None

**ADJOURNMENT:**

The meeting was adjourned at 6:44 pm.