

**KENNEWICK PLANNING COMMISSION
DECEMBER 3, 2018
MEETING MINUTES**

CALL TO ORDER

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

Vice Chairman Morris led the Pledge of Allegiance.

Recorder Terri Wright called the roll and found the following:

Present: Commissioners Rob Rettig, Charles Torelli, Vice Chairman Morris and Chairman Pacheco.

Excused: Commissioners Anthony Moore, Clark Stolle, and Thomas Helgeson.

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Wes Romine, Development Services Manager; Steve Donovan, Planner; Lisa Beaton, City Attorney; Terri Wright, City Clerk/Recorder.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the September 17, 2018 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Morris moved to accept the consent agenda, amending page 2 of the minutes under COZ 18-04 public hearing to "...Vice-Chairman Morris asked for a motion". Commissioner Rettig seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:33 p.m. for Small Cells Facilities. Applicant is Lisa Beaton, City Attorney City of Kennewick, 210 W. 6th Avenue, Kennewick, WA 99336.

Ms. Beaton gave a brief overview of the staff report, referenced the November 19, 2018 Planning Commission workshop session covering the proposed changes, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report Small Cells Facilities, and recommend to City Council approval of the request.

Planning Commission questions included: Questions by Commissioners Torelli, Morris and Rettig; franchises, pole locations, right-of-way, aesthetics, impacts, Benton PUD, pedestrians.

Testimony of Applicant:

City is applicant.

Testimony in favor:

Jason Briscoe, Verizon
1313 N. Atlantic
Spokane, WA

Spoke in favor of the proposal.

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for Small Cells Facilities closed at 7:07 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report ZOA #17-10 Small Cells Facilities and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: Commissioner Rettig questioned whether the letter received from WPG (Wireless Policy Group) be considered as part of Commissioner Torelli's motion.

Ms. Beaton said the motion needs to be amended to reflect the inclusion of the letter in the Planning Commission recommendation to the City Council, if that is the Planning Commission decision.

Ms. Wright said the staff report the Commissioners received didn't include the WPG letter, so the motion should be amended if the Planning Commission wants the WPG letter included in the Council recommendation.

Commissioner Torelli moved to amend the original motion to include the WPG letter, specifically referencing changes to the Chapter 5.20.30 of the application, in the Planning Commission recommendation to the City Council.

Commissioner Rettig seconded the motion.

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:14 p.m. for Change of Zone (COZ) #18-05 proposing to change 23.15 acres from Residential, Medium Density (RM) and Commercial, Community (CC) to Public Facility (PF), for property located at 1000 W. 4th Avenue, Kennewick, WA 99336. Applicant is Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-05 and recommend to City Council approval of the request.

Planning Commission questions included: None

Testimony of Applicant:

Paul Knutzen
5401 Ridgeline Dr Ste. 160
Kennewick 99338

Helping school district with this project; this is follow up to comprehensive plan amendment previously submitted; will clean up the zoning to more appropriate public facility designation in keeping with comprehensive plan.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 18-05 closed at 7:19 p.m.

Chairman Ed Pacheco asked for a motion.

Vice Chairman Morris moved to concur with the findings and conclusions in staff report COZ 18-05 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:20 p.m. for Change of Zone (COZ) 18-06 proposing to change 2 parcels of land 7.42 and 4.14 acres in size from Industrial Light (IL) to Public Facility (PF), and one parcel of land 31.54 acres in size from Open Space

(OS) to Public Facility (PF), located at the railroad right of way at the west and east of N. Edison Street, and at 600 N. Arthur St. Applicant is Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA 99336.

Mr. Romine gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-06 and recommend to City Council approval of the request.

Planning Commission questions included:

How Kamiakin High School has been zoned Open Space for past 45 years.

Testimony of Applicant:

Paul Knutzen
5401 Ridgeline Dr Ste. 160
Kennewick 99338

Another Comprehensive Plan clean-up; have been looking at all school facilities for house-keeping zoning.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 18-06 closed at 7:26 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report COZ 18-06 and forward a recommendation to City Council APPROVAL of the request.

Vice Chairman Morris seconded the motion.

Planning Commission discussion included:

None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:27 p.m. for Change of Zone (COZ) 18-09 proposing to change 2 acres of land located at 1863, 1903, and 1917 W. 19th Avenue

from Residential, Suburban (RS) and Residential, Low (RL) to Residential, Medium (RM). Applicant is Brad Beauchamp, 4001 S. Vancouver St., Kennewick, WA 99337.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-09 and recommend to City Council approval of the request.

Planning Commission questions included: Any comments from surrounding property owners.

Testimony of Applicant:

Brad Beauchamp
4001 S. Vancouver St.
Kennewick 99337

Acquired property, talked to staff last year will move forward with medium density, duplexes.

Testimony in favor:

None

Testimony neutral or against:

Jeff Robbins
290 Moore Rd
Pasco, WA 99301

Own property at 1831 W. 19th Ave; questioning medium density zoning, thought it was going to be single family.

Staff final comments:

None

Public Testimony for COZ 18-09 closed at 7:35 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-09 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Torelli seconded the motion.

Planning Commission discussion included:

None

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – Area wide re-zone for agricultural was approved by City Council; there was a time-gap, it took a considerable amount of time refining the legal descriptions.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Torelli wanted on the record, discussed at last workshop; containing Urban Mixed Use, it requires a master plan for more than 20 acres prior to zoning mixed use; need to be able to restrict that somewhat until Vista Field and Bridge to Bridge is further along.

Commissioner Rettig to clarify small cells amended motion, would that be considered staff report as submitted at the hearing.

ADJOURNMENT:

The meeting was adjourned at 7:42 p.m.