

1. **CALL TO ORDER:**

- a. Roll Call/Pledge of Allegiance

2. **CONSENT AGENDA:** All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated May 4, 2015
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

- a. 2015 Comprehensive Plan Amendment (CPA) Annual Docket Review

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
MAY 4, 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, and Chairman Ruff.

Excused: Commissioner Ray Hui, and Vice Chairman Ed Pacheco.

Unexcused: None

Commissioner Moore led the Pledge of Allegiance.

Staff: Gregory McCormick, AICP Planning Director, Anthony Muai, AICP Planner and Melinda Didier, Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated March 2, 2015 and April 20, 2015
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Morris moved to accept the consent agenda. Vice Chairman Pacheco seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Ruff read the procedures for public hearing testimony.

Chairman Ruff then opened the public hearing at 7:01 p.m. for Zoning Ordinance Amendment (ZOA) #15-01, which proposes to reduce the minimum lot width in the Residential, Medium (RM) zone from 50 to 30 feet.

Mr. Muai gave an overview of the staff report including background; pretty basic, buildable area increases as lot narrows as shown on overhead; listed current setback standards; and staff recommends the Planning Commission concur with the findings contained in the addendum to the staff report ZOA #15-01, and forward a recommendation of APPROVAL to the City Council.

Questions of staff:

Commissioner Moore asked if there are any subdivisions that can't be built on due to current minimum. Mr. Muai said no, but if there is an irregular shaped lot this will give more flexibility due to required densities of 5 units per acre at 50' lot width.

Chairman Ruff asked if there are negative repercussions if we adopt. Mr. Muai stated anything negative is subjective, i.e. aesthetics; limited availability of on-street parking might be only drawback; code doesn't require us to look at that. Chairman Ruff approves of the flexibility; surrounding areas we will be step beyond his comfort zone, asked why 30 foot lot-width over 40 or 20. Mr. Muai said because applicant requested; don't know if that warrants experiment, comes down to visual appearance and on street parking. Chairman Ruff asked the minimum would staff object to. Mr. Muai stated that was fair question, don't know. Chairman Ruff asked how the townhouse parking is addressed. Mr. Muai said we don't, just make developer aware of the code requirement and potential issue of limited on-street parking.

Testimony of Applicant:

Nathan Machiela
Hayden Homes
74706 Country Heights Drive

Change to allow 30' lot widths; not requesting change in density or min square footage; Hayden Homes needs 100' lot depth minimum; so limits advantage of density due to the product we sell; 20' wide product in outlying areas; land, concrete costs have increased significantly; focus on first time homebuyers, affordable. Example is Sunset Lodge in Walla Walla, with 20' and 30' lot widths. Mr. Machiela provided a Power Point slideshow of types of existing development in the RM zone and the types of development Hayden Homes would like to build if the lot width is reduced to 30'.

Testimony in favor of request:

Larry Peterson
Port of Kennewick
350 Clover Island Dr. #200

Regarding Vista Field project; different standard than those of last 30 years; unmet demand for this; think about different and more creative housing and lot standards for ownership as opposed to rentals; RM zone transition single-family and commercial zones.

Testimony either neutral or against request: None

Chair Ruff asked if staff had any final comments. Mr. Muai stated he left out one option in staff report, cottages in Hansen park PDP, that were shown in Mr. Machiela's slideshow, is a PDP, with modified lot widths and dimensional requirements. A PDP is a different process that adds an additional step in process; ARD provision for narrow lots was repealed to allow townhomes and zero-lot line development outright; three townhome subdivisions in city since ARD repealed, easier for staff without additional layer.

Public Testimony for ZOA 15-01 closed at 7:26 pm.

Commissioner Morris moved to approve ZOA 15-01 and forward a recommendation of APPROVAL to City Council. Chairman Ruff seconded the motion.

Planning Commission Discussion:

Chairman Ruff likes the flexibility and creativity of the amendment. Commissioner Rettig asked if there are efficiencies with utilities and emergency services. Mr. Muai said the request will affect single family lots; each unit on individual lot, won't effect response times and effectiveness. Commissioner Rettig likes flexibility, wasn't sure about advantages. Mr. Muai said more efficient with utilities, 30' width need less land with more lots same amount of water sewer pipes, ect. Not much change for emergency services.

Roll call vote:

The motion passed 4-1, with Commissioners Rettig, Hawley, Morris and Chairman Ruff in favor, and Commissioner Moore opposed.

Chairman Ruff then opened the public hearing at 7:34 p.m. for Change of Zone (COZ) #15-01, which proposes to change 6.37 acres from Industrial, Light (IL) to Business Park (BP)

Mr. Muai gave an overview of the staff report; the request is to change 6.37 acres from IL to BP, applicant Port of Kennewick and the location of the request is 480 S Quay Street. Showed aerial with buildings and also comp plan zoning designation. Staff made five findings for re-zone. Mr. Muai stated it does conform with comp plan for land use designation, etc., the Port wants to do land swap for Vista Field land in redevelopment area and entire controlled by public entity to implement master plan.

Questions for staff:

Commissioner Morris asked for the definition of the BP zone. Mr. Muai read the definition from Title 18 in the code book, and said it was created to not allow industrial. Commissioner Morris said it's unusual this one block of land spot-zoned in IL "island". Mr. Muai said BP to west of it that at one point was industrial as well; has been spreading from west to east. Commissioner Morris said the land swap doesn't say who they are swapping with. Mr. Muai stated it's not pertinent, private landowner, Port saw as opportunity so full control of convention center campus controlled by public entities. Commissioner Morris said the zone change makes land swap easier, one less hurdle for Vista Field plan and standards. Commissioner Morris asked if letter sent to residents within 300'. Mr. Muai said yes and sent to property owners.

Commissioner Moore asked what is area zoned for land swap. Mr. Muai said CR (Commercial, Regional). Commissioner Moore asked about the distance from the proposed swapped land from the Vista Field plan. Mr. Muai said Deschutes Avenue is the boundary. Commissioner Moore asked upon completion of the Vista Field plan what is suggested rezoning for entire area. Mr. Muai said compact mixed use with residential upper floors, commercial lower, public gathering places, etc. Commissioner Moore asked if there is any concerns the zone change will make people go against Vista Plan. Mr. Muai said unlikely based on past trends. Commissioner Moore asked what Windsor Plywood is zoned. Mr. Muai said IL. Commissioner Moore asked what the roofing company zone is. Mr. Muai said CG. Commissioner Moore asked if there are plans for it all to be rezoned with vista plan. Mr. Muai said the discussion was internal, only way to do something now is issue moratorium; don't know if there is any interest in Council doing that.

Testimony in favor:

Applicant:

Larry Peterson
Port of Kennewick
350 Clover Island Dr # 200

Port needs to be in front of Planning Commission soon to touch on Vista Plan, etc.; showed overheads with Comp Plan and aerial, think of BP as transition zone. Reason COZ in now there is 4-acre parcel next to transit center owned by private sector; wanted put in major development it affects access on connecting road. From design standpoint think differently with Vista Field industrial ribbon not a bad thing – jobs, housing, churches, mix of uses. Doesn't fall in category of spot-zoning, is similar to surrounding zoning. Port strongly encourages Planning Commission to give favorable recommendation to this request.

Testimony against: None

Staff final comments: None

Commissioner Morris asked if this meets City vision for Vista Field as well. Mr. Peterson said during the meeting on March 7th, there was a discussion on streets; the consultant report was consistent with the Port's report. The land swap dependent on COZ.

Public testimony for COZ 15-01 closed 8:09 pm.

Chair Ruff asked for a motion.

Commissioner Moore moved to approve COZ 15-01 and forward a recommendation of APPROVAL to City Council. Commissioner Rettig seconded the motion.

Roll call vote:

The motion passed unanimously (5-0).

Discussion: None

VISITORS NOT ON AGENDA:

OLD BUSINESS:

NEW BUSINESS:

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Chairman Ruff welcomed Dr. Rob Rettig, new Planning Commissioner.

ADJOURNMENT:

The meeting was adjourned at 8:12 p.m.



STAFF REPORT

2015 Comprehensive Plan Amendment Docket Review

Staff Contact: Anthony Muai, AICP
To: Planning Commission
Date: May 18, 2015

BACKGROUND

Annually the City opens up the Comprehensive Plan for modification amendments (Land Use) as provided for by the Washington State Planning Laws. Amendment requests can be made by the public at large as well as the City. The major purpose is to keep the Comprehensive Plan current and up to date, by reviewing and adopting “proper amendments” designed to implement the City of Kennewick’s Comprehensive Plan.

The City accepts amendment applications from March 1st through May 1st each year. Once the applications have been received the Planning Commission will make a recommendation 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 them prior to starting a formal review process.

The Washington State Growth Management Act specifies that the City’s annual review is permissive and the Council has the right to choose whether or not to initiate a review process for specific proposals as submitted. The basic reason why the Council has the right to select or reject requests is by law the legislative bodies of each City or County in the State of Washington are responsible for keeping their plans up to date while maintaining the integrity of the Comprehensive Plan.

This means that annually the City Council must use its legislative judgment as stewards of the City of Kennewick’s Comprehensive Plan as to whether or not to act on specific amendment requests put before them.

GUIDELINES FOR EVALUATING AMENDMENTS

In order to make a recommendation on amendment application requests the Planning Commission should consider using the following criteria as outlined in the Kennewick Municipal Code 4.12.110.

1. Timing of the requested amendment is appropriate and Council will have sufficient information to make an informed decision;
2. The City will be able to conduct sufficient analysis, develop policy and related development regulations;
3. The requested amendment has not been recently rejected by Council;
4. The amendment will further implement the intent of the City’s adopted Comprehensive Plan; and

5. The amendment is not better addressed through another planning process such as a sub-area plan update.

2015 AMENDMENT REQUESTS - To assist during your deliberations on the legislative amendment requests please find below basic information pertinent to each application. Also see attached a Comprehensive Plan Map which identifies the location of each requested amendment.

AMENDMENT REQUEST – CPA 15-01: Comprehensive Plan amendment to change the land use designation of 5.65 acres from LOW DENSITY RESIDENTIAL and COMMERCIAL to PUBLIC FACILITY. Address: 5405, 5501 and 5515 W. Metaline Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

There is adequate time to conduct a sufficient analysis for this request. There is not likely a need to develop policy or development regulations related to this request.

Has the requested amendment has not been recently rejected by Council?

No. The proposed amendment has not ever been requested on this property.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

The proposed amendment implements the goals and policies of the Comprehensive Plan related to infill development (Urban Area Goal 2 and Policy 7). This site is partially developed and has access to all primary utilities with the exception of sewer, however the City is currently in the design phase of a sewer mainline for W. Metaline Ave. and has Federal funding for the design and right of way acquisition.

The requested change will allow for easier development of the property to support the growth and maintenance of the Kennewick School District's facilities.

Is the amendment better addressed through another planning process such as a sub-area plan update?

The proposed amendment is not better addressed through another planning process.

Staff Conclusions

There is ample time and information to review and analyze this proposed amendment. The proposed amendment covers 3 parcels. Kennewick School District already has a maintenance facility on one of the parcels and is anticipating consolidating the lots for the construction of a future 20,000 square foot facility. In addition, this change is being requested simultaneously with the design work for the W. Metaline Ave. sewer main line that is expected to be complete in 2017.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-01 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-01 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-01 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-02: Comprehensive Plan amendment to change the land use designation of 10.04 acres from PUBLIC FACILITY to LOW DENSITY RESIDENTIAL. Address: 4891 W. 27th Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

This is a timely request as updates are permitted once a year. In addition, the Kennewick School District is in the process of constructing a new middle school adjacent to this site. The land proposed to be re-designated was part of the larger site and is not needed for the middle school.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

There is sufficient information and time to conduct analysis of this request. It is anticipated that there will be no need to develop policy or development regulations to address this request as they are already in place within the Comprehensive Plan and Municipal Code.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

The amendment will implement Urban Area Goal 2 which encourages development to occur within the urban area and Urban Area Policy 7 which encourages infill development where utilities and services already exist.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

The proposed amendment will allow development on the site. Under the current designation and zoning (Public Facility) there are a limited number of uses that are permitted in the zone. The change to Low Density Residential will allow the site to be developed with single-family residential homes which

will be able to take advantage of the existing infrastructure and nearness to services such as transit, schools, recreation opportunities and shopping.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-02 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-02 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-02 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-03: Comprehensive Plan amendment to change the land use designation of 1.63 acres from LOW DENSITY RESIDENTIAL to HIGH DENSITY RESIDENTIAL. Address: 318 N. Arthur St.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing is appropriate for this application and there is sufficient time and information to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, the will implement Residential Goal 4 which encourages residential development in the urban area, Residential Policy 4 which encourages higher density residential development closer to shopping facilities, transit, schools, etc. The change will also implement Housing Policy 1 which encourages residential infill development.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and will provide a transition from the heavy commercial corridor along Clearwater Ave. to the residential development located north of the site. Abutting this site to the north are two

parcels designated Low Density Residential. While designated for single-family residential development, the site immediately to the north is owned by AT&T and is developed with a telecommunications facility consisting of two buildings and a telecommunications tower. The parcel to north of the AT&T parcel has a single-family home of the property but appears to be used as a construction

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-03 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-03 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-03 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-04: Comprehensive Plan amendment to change the land use designation of 0.92 acres from INDUSTRIAL to COMMERCIAL. Address: 400 S. Clodfelter Rd.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the request is appropriate as there is another comprehensive plan amendment being requested by a different property owner requesting that the abutting property to the north also be changed from Industrial to Commercial. In addition, the construction of Clodfelter Rd. into a principal arterial in preparation for its connection to Hildebrand Rd is currently in process.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes. The request will implement Urban Area Goal 6 which discourages incompatible uses from locating adjacent to one another. In this instance, residential uses are located to the east. The change to Commercial will lessen the intensity of uses allowed on the property. Generally, industrial uses are not compatible with residential uses.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and will provide ample opportunity for analysis. It will also remove the likelihood of an industrial use locating adjacent to residential development. In addition, the parcel directly to the west is designated Commercial and the requested change will be compatible.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-04 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-04 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-04 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-05: Comprehensive Plan amendment to change the land use designation of 0.7 acres from LOW DENSITY RESIDENTIAL to COMMERCIAL. Address: 2622 & 2624 W. 10th Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing is appropriate and there is sufficient information to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

The request will implement several Goals and Policies of the Comprehensive Plan including Commercial Goals 1 and 2 which emphasize revitalizing declining commercial areas and enhancing viable commercial areas.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and will provide for the expansion of a local business (Traveland RV & Marine).

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-05 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-05 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-05 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-06: Comprehensive Plan amendment to change the land use designation of 32.75 acres from PUBLIC FACILITY to LOW DENSITY RESIDENTIAL. Address: 8523 W. 10th Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing is appropriate for this application and there is sufficient time and information to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes. This request encourages growth within the urban area where services can be provided (Urban Area Goal 2, Residential Goal 4).

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and replaces land in the Urban Growth Area that was set aside for residential development where the new middle school is being constructed. The site was originally designated for the construction of a school, but a more appropriate location has been identified and that school is now under construction. The current owner and the Kennewick School District executed a land swap for the two pieces of property which was finalized in January 2015. The current property owner is also the owner of the land to the west and is the developer of Hansen Park located north of this site. The

property is currently zoned Residential, Low (RL) so the request will bring the land use designation into conformity with the zoning.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-06 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-06 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-06 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-07: Comprehensive Plan amendment to change the land use designation of 10.75 acres from INDUSTRIAL to COMMERCIAL. Address: 500 S. Clodfelter Rd.; 8919, 8920 & 8840 W. Clearwater Ave. and unaddressed parcel located north of 8920 W. Clearwater Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing is appropriate for this application and there is sufficient time and information to make an informed decision. In addition there is another amendment request for a parcel that abuts two of the subject parcels to change from Industrial to Commercial as well.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes. The proposal will implement several goals and policies of the comprehensive plan including Commercial Goal 2 which states: *Sustain and enhance viable commercial areas.*

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request will implement goals and policies of the Comprehensive Plan, reduce potential complaints due to industrial uses locating between two residential areas and create a commercial node at the intersection of two arterial streets.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-07 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-07 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-07 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-08: Comprehensive Plan amendment to change the land use designation of 0.23 acres from MEDIUM DENSITY RESIDENTIAL to COMMERCIAL. Address: 1127 N. Cleveland St.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing is appropriate and there is sufficient information for Council to make an informed decision on the request. In addition, the owner has held a pre-application meeting with City staff to develop the adjacent parcel to the west with mini-storage units in the rear and commercial suites in the front.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Commercial Goal 1: *Revitalize declining commercial areas* and Urban Area Policy 7 which promotes infill development where existing services can serve the property.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and will provide an opportunity to develop an infill site that has sat vacant for over 50 years. In addition, it is unlikely that the site will ever see residential development unless this area begins to revitalize.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-08 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-08 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-08 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-09: Comprehensive Plan amendment to change the land use designation of 0.56 acres from INDUSTRIAL to COMMERCIAL. Address: No address; the sites abut 912 S. Yolo St. on the east and parcel # 101884000005018 on the north

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the request is appropriate and there is sufficient information for council to make an informed decision. In fact, this request may have been more timely in 2012 when the adjacent parcels to the north were rezoned to Commercial, Community (CC). The property owner forgot about these two pieces of property at that time.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, the change will bring the two uneconomical parcels into the same designation as the parcels to the north. Eventually they will likely be incorporated into development proposals on the parcel to the north. Portions abutting W. 10th Ave. will likely be used for right of way with the widening of W. 10th Ave.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and will provide the opportunity for two parcels, that are not large enough for industrial development and are highly unlikely to be developed at all in their current size and shape, to be combined to the parcels to the north at the time of development of that northern parcel.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-09 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-09 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-09 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-10: Comprehensive Plan amendment to change the land use designation of 18.17 acres from COMMERCIAL to HIGH DENSITY RESIDENTIAL. Address: 5603 Ridgeline Dr.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the requested amendment is appropriate and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes. The applicant has indicated that there is an abundance of Commercial land within the urban area as stated in the Comprehensive Plan. The applicant also points out that Comprehensive Plan there indicates a shortage of High Density Residential land to meet the demands of population growth over the next 20 years. The request would lessen the 20 year deficit of lands designated High Density Residential.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There is ample time to review and analyze the request. The request could be considered "jumping the gun" as the construction of Hildebrand Blvd., which is scheduled for completion in 2015 early 2016, will open up the Southridge area for development, primarily residential development that will support the commercial area between Southridge Blvd. and US 395.

The request will also designate a significant amount of land for residential uses that abut property likely to be developed with industrial uses. The land located to the south of the subject property is designated Commercial and Industrial. The portion that is designated Commercial provides a buffer in some areas, but narrows to a point that would make it ineffective as a buffer in others. In addition the property to the south is a single parcel with two designations, the majority of it being designated Industrial. One beneficial aspect is that there is a 150 foot Bonneville Power Administration easement that divides the parcel to the south where the Commercial and Industrial designations meet. No structures can be built within this easement so the likelihood of it being developed with buildings is slim to none, however other industrial uses can utilize this area such as contractor laydown yards, stockpiling and construction vehicle/equipment storage.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-10 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-10 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-10 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-11: Comprehensive Plan amendment to change the land use designation of 7.89 acres from HIGH DENSITY RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL and INDUSTRIAL. Address: 7200 Brinkley Rd.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing is appropriate for this amendment and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes. The proposal will implement Urban Area Goal 6 improving compatibility with abutting parcels to the east that are also designated Industrial. In addition, there is a 60 foot irrigation right of way that separates the proposed industrial area with the Medium Density Residential area to the north.

Is the amendment better addressed through another planning process such as a sub-area plan update?
No.

Staff Conclusions

This request is timely and there is ample information for Council to make an informed decision. In addition, the proposed Industrial area is almost entirely encumbered by a 125 foot wide Bonneville Power Administration easement that renders the site unusable for residential development. In addition, access to the proposed Industrial area runs through several Industrial zoned and developed parcels to the east.

The property owner intends to apply for a boundary line adjustment if the request is approved. In order for the boundary line adjustment to occur, both properties involved would need to have the same zoning. In order for the zoning to be changed, the comprehensive plan designations of both parcels would need to be the same, which is why this request has been applied for.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 15-11 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 15-11 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-11 for processing until the 2016 amendment cycle.

AMENDMENT REQUEST – CPA 15-12: Comprehensive Plan amendment to update the Capital Facilities Plan

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the requested amendment is appropriate since the Capital Facilities Plan can only be updated with the Comprehensive Plan on an annual basis.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment has not been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, by keeping the list of projects consistent as required by state statute.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and will keep this vital part of the plan up to date.

Available Motions

Motion to Accept

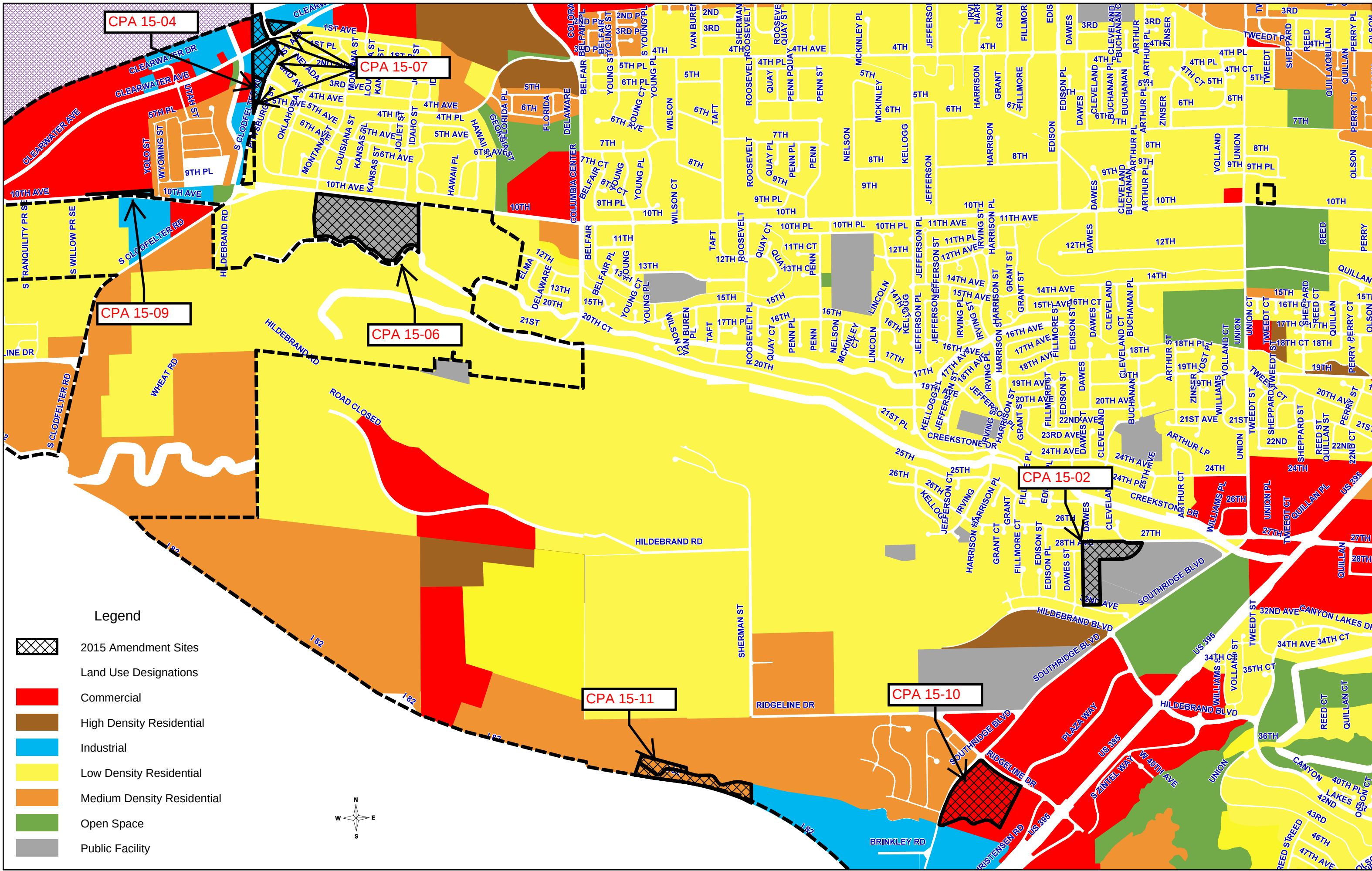
I move to recommend that City Council accept CPA 15-12 for processing.

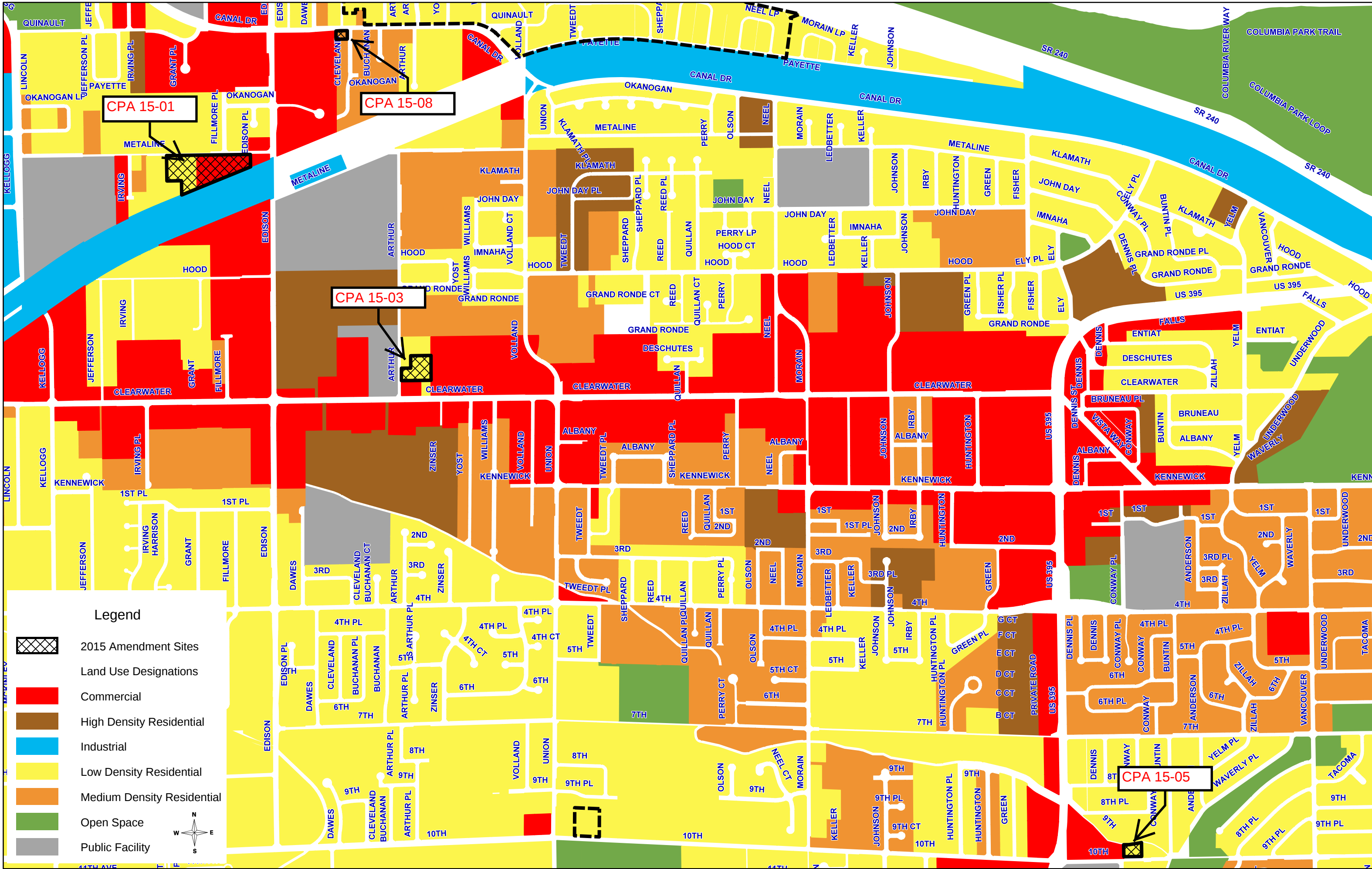
Motion to Reject

I move to recommend that City Council reject CPA 15-12 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 15-12 for processing until the 2016 amendment cycle.





Legend

-  2015 Amendment Sites
-  Commercial
-  High Density Residential
-  Industrial
-  Low Density Residential
-  Medium Density Residential
-  Open Space
-  Public Facility

