

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 February 5, 2024
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Development Code Amendment (DCA) #2024-0001 proposing to amend Kennewick Municipal Code Sections 18.12.130(4) and 18.12.130(10) by removing screening and setback requirements for specific types of mini-storages. Applicant is AMERCO Real Estate Company, c/o Lora Lakov, 2727 N. Central Avenue, Phoenix, AZ 85004.

4. VISITORS NOT ON AGENDA:**5. OLD BUSINESS:**

- a. City Council Action Updates

6. NEW BUSINESS:**7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:****8. ADJOURNMENT:**

**CITY OF KENNEWICK
PLANNING COMMISSION REGULAR MEETING
February 5, 2024**

1. CALL TO ORDER

Chair Victor Morris called the meeting to order at 6:30 p.m.

City Council and Staff Present:

Veronica Griffith (Virtual)	Krystal Townsend
Tina Gregory	Steve Donovan
Ken Short	Joseph Laris
Thomas Helgeson	
Lola Franklin	
Victor Morris	

Commissioner Hempstead was absent.

Chair Morris led the Pledge of Allegiance.

2. APPROVAL OF CONSENT AGENDA

- **Approval of the Minutes Dated December 18, 2023**
- **Approval of Agenda**
- **Motion to enter Staff Report into Record**

MOTION: Vice Chair Helgeson moved, seconded by Commissioner Gregory to approve the consent agenda as presented.

DISCUSSION: None.

VOTE: The motion passed unanimously (6-0; Commissioner Hempstead Absent).

3. PUBLIC HEARING

a. Change of Zone (COZ) #2023-0009 proposing to change the zoning designation for approximately 5.9 acres located at 10601 & 10657 Ridgeline Drive from Business Park (BP) to Commercial, Community (CC). Applicant is Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338 and owners are Marjorie Van Zuyen, 1664 Sorrento Lane, Richland, WA 99352 & Tom Lachmann, Kooskooskia, Inc., 91905 E. Sagebrush Rd, Kennewick, WA 99338

Chair Morris described the protocol for the public hearing. Chair Morris opened the public hearing at 6:35 p.m.

Joseph Laris, Associate Planner, provided a staff report and presented the staff recommendation.

The Commission inquired if the mailing notice had been sent given that it was not included in the packet. The Commission remarked that there is a nearby apartment complex, which would have generated a large number of mailings. Steve Donovan answered the mailing was sent to the property owner; tenants do not receive notice.

Paul Knutsen, the applicant's representative, spoke in favor of the application and answered questions.

No members of the public provided testimony for or against the application.

DRAFT

No additional remarks were made by the applicant.

No additional remarks were made by staff.

Chair Morris closed the public hearing at 6:41 p.m.

MOTION: Vice Chair Helgeson moved, seconded by Commissioner Franklin that the Planning Commission concur with the findings and conclusions in the staff report COZ-2023-0009 and recommend to City Council approval of the request.

DISCUSSION: None

VOTE: The motion passed unanimously (6-0; Commissioner Hempstead Absent).

4. VISITORS NOT ON THE AGENDA

There were no visitors.

5. OLD BUSINESS

Mr. Donovan announced the Cedar Street annexation petition is on the City Council agenda for February 6, 2024.

In response to an inquiry from the Commission, Mr. Donovan provided an update on final City Council action for COZ-2023-0008 at 208 N Kellogg St.

6. NEW BUSINESS

No new business.

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

In response to an inquiry from the Commission, Mr. Donovan confirmed there is no meeting February 19, 2024, due to the holiday. The next meeting will be in March.

There were no further remarks.

8. ADJOURNMENT

Chair Morris concluded the meeting at 6:45 p.m.

DRAFT

Krystal Townsend, CMC, CPRO
City Clerk



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: DCA-2024-0001

Public Hearing Date: May 6, 2024

Proposal: To amend Kennewick Municipal Code (KMC) Sections 18.12.130(4) and 18.12.130(10)(e) by removing screening and setback requirements for specific types of mini-storages.

Applicant: AMERCO Real Estate Company, c/o Lora Lakov

Staff Contact: Steve Donovan, Planning Manager

Background:

On March 8, 2024, the applicant applied to amend KMC Sections 18.12.130(4) and establish a new section 18.12.130(10)(e).

The City sent the proposed amendments to the Department of Commerce, City of Kennewick Departments and outside agencies on March 12, 2024. The Department of Commerce issued expedited review on March 26, 2024.

Discussion and Analysis:

The applicant has proposed the following amendments (underlined and in red) to KMC Section 18.12.130 – Mini-Storage Development Standards:

The following requirements are applicable to all new mini-storage complexes and to expansions of existing facilities:

- (1) Access driveways to all storage units shall be paved and shall include a storm water drainage system designed by a professional engineer or architect licensed in the State of Washington and be in conformance with the adopted City of Kennewick standards.
- (2) Each doorway shall be lighted with a minimum of one foot candle of luminance. Automatic photocell or motion-activated lights can fulfill this requirement.
- (3) Exterior lighting shall be shielded or hooded so that direct light does not spill to adjacent properties.
- (4) Mini-storage complexes shall be screened from view from adjacent Commercial and Residential zones. Screening shall be accomplished in one or a combination of the following manners:
 - (a) A six-foot masonry wall with one tree planted every 50 feet along the side and rear yards, with trees to reach a height of at least 30 feet at maturity; or
 - (b) A six-foot fence with a solid landscape screen as defined in KMC 18.21.030(2) and one tree planted every 50 feet along the side and rear yards with trees to reach a height of at least 30 feet at maturity.
 - (c) Open style wrought iron fencing with masonry columns or similar may be used along street abutting property lines when complimentary landscaping

and building design comparable to the commercial design standards is used along the street.

(d) The above provision shall not apply to multi-story indoor climate-controlled storage buildings when located in commercial zones.

- (5) All buildings shall have an eave of at least one foot.
- (6) In Commercial and Residential zones all buildings shall have a minimum of four feet of masonry wainscoting on the building exterior if visible from a public street.
- (7) Mini-storage complexes shall meet the requirements of KMC 18.21 for the office and parking lot areas as well as street frontage landscaping requirements.
- (8) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.
- (9) Barbed wire, razor wire and electric fences are not permitted.
- (10) Setbacks:
 - (a) Front: 15 feet;
 - (b) Side: Five feet;
 - (c) Rear: Five feet, except when abutting single family residential zoning, then 15 feet;
 - (d) Primary entry gate: 50 feet.
 - (e) When located in commercial zoning districts, mini-storage complexes shall be located a minimum of 150 feet from a street frontage property line. Multi-story climate-controlled storage buildings are exempt from the requirement to be located a minimum 150 feet from a street frontage property line.

Staff Analysis:

The existing screening requirements ensure that mini-storage complexes do not negatively affect surrounding properties. The removal of screening for multi-story indoor climate-controlled facilities may affect adjacent properties. Screening and setbacks requirements for mini-storage complexes should be no less than what is required in KMC Section 18.21.060 – Landscaping Requirements, which promote safety, privacy, public well-being and protect the appearance of the properties and surrounding neighbors.

Placing mini-storage facilities adjacent to street frontages eliminates the ability to have commercial businesses along the street that need the frontage to generate and sustain business. Staff is aware that the buildings shown in the attached exhibits are not a standard mini-storage and are visually appealing, but they have the same impact on the street frontage commercial activities as a standard mini-storage. The issue is not about how the buildings look as much as it is about creating vibrant commercial activity along street frontages. The proposed amendment is not site or owner specific, the amendment is applicable to the commercial zones that permit mini-storage facilities.

The two most recent mini-storage complexes, constructed in the Commercial, Community (CC) Zone, one being an indoor facility, originally proposed to have the storage adjacent to their street frontage. The current code regulations required that the mini-storage be setback 150 feet, which resulted in the construction of buildings for retail and service uses. The retail and service uses would not have been viable if they had been placed behind the mini-storage, out of view from the street.

KMC Section 18.03.040: - Zone Purposes, ensures that the purpose of the zoning districts is consistent with the City Comprehensive Plan. Below are sub-sections that establish the purpose of the commercial zoning districts where Mini-Storage Complexes are permitted:

- (10) CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the

Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

- (11) CR - The purpose of the CR district is to provide areas for a wide range of commercial uses to serve the entire region.
- (13) CG - The purpose of the CG district is to provide areas for heavy commercial use, wholesaling and warehousing, services supporting the primary activities of the other commercial and industrial districts, and uses which are not compatible with retail commercial zoning districts.

Approval of the proposed amendments will eliminate the screening requirements and the 150-foot setback requirements from a street frontage property line for multi-story indoor climate-controlled storage buildings. The purpose of the commercial zones is to provide a wide range of uses to the community. Placing indoor storage facilities 150 feet back from a road will have minimum impact to that type of business. The loss of street frontage for businesses that need daily visits goes against the purpose of the commercial zones that is to provide a range of uses to serve the community.

Comprehensive Plan Land Use Goals

The following goals provide a basis to for the type of uses appropriate in the commercial zones:

Goal 2: Sustain and enhance viable commercial areas.

Staff Comment: Staff is of the opinion that having a mini-storage of any type within 150 feet of a street does not enhance the viability of surrounding businesses or commercial area. Mini-storages do not generate the foot and vehicular traffic that retail and professional services generate. The operation of a mini-storage does not require the visibility from a street frontage.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapter 18.12
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is AMERCO Real Estate Company, c/o Lora Lakov, 2727 N Central Avenue, Phoenix, AZ 85004.
2. The application was submitted on March 8, 2024.
3. Notice of the proposed code revision was sent to the Washington State Department of Commerce on March 12, 2024, consistent with the requirements of RCW 36.70A.106.
4. The City received confirmation of starting the 60-day/Expedited review period and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on March 12, 2024.
5. The Department of Commerce granted expedited review on March 26, 2024.
6. The Notice of Public Hearing was published in the Tri City Herald on April 21, 2024.
7. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on April 2, 2024.

Conclusions of Law:

1. The proposed amendments will negatively affect the City of Kennewick's general welfare by not utilizing commercial properties their fullest economic potential.

2. The proposed amendments conflict with goals of the Comprehensive Plan by having a negative influence on the viability of the CC, CR and CG Zoning Districts.

Staff Recommendation:

Based on the above analysis of the applicant's request, staff recommends the Planning Commission forward a recommendation of DENIAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report DCA-2024-0001 and recommend denial of the amendments to KMC Sections 18.12.130(4) and 18.12.130(10)(e) to City Council.

Exhibits:

1. Staff Report
2. Application, Proposed Amendments and Supporting Information
3. Environmental Determination of Non-significance ED-2024-0007
4. Zoning Map



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

REQUEST FOR AMENDMENT TO ZONING OR SUBDIVISION CODE

Applicable Filing Fee and SEPA Review Fee are due at the time of application (Fee Schedule)

Applicant AMERCO Real Estate / Lora Lakov AICP
 Address 2727 N Central Ave. Phoenix, AZ 85004
 Telephone 602- 263-6555 Cell _____ Fax 602-263-6526 E-mail lora_lakov@uhaul.com

The amendment, if adopted, will not be restricted to the applicant's particular situation, but will apply to any future situation that may fall under the amendment, regardless of location or other circumstances. Therefore, please state how, in your opinion, the requested amendment will be to the best interests of the City. Use additional paper if needed.

Requested Amendment: 1. Amend code section 18.12.130(4) : Mini – Storage Development standards to exempt multi- story ,indoor climate-controlled storage facilities when located in commercial zones from the 6 foot fence screening requirement.

2. Amend code 18.12.130 (10)e – to exempt multi-story , indoor climate- controlled storage facilities from the requirement of to be located a minimum 150 feet from a street frontage property line.

Lora Lakov
 Signature

3/6/24
 Date

Checklist:

☒ Application & fee

☐ State Environmental Policy Act checklist (SEPA) & fee

We would request that section 18.12.130 be amended to the following:

18.12.130 : - Mini-Storage Development Standards.

The following requirements are applicable to all new mini-storage complexes and to expansions of existing facilities:

- (1) Access driveways to all storage units shall be paved and shall include a storm water drainage system designed by a professional engineer or architect licensed in the State of Washington and be in conformance with the adopted City of Kennewick standards.
- (2) Each doorway shall be lighted with a minimum of one foot candle of luminance. Automatic photocell or motion-activated lights can fulfill this requirement.
- (3) Exterior lighting shall be shielded or hooded so that direct light does not spill to adjacent properties.
- (4) Mini-storage complexes ,shall be screened from view from adjacent Commercial and Residential zones. Screening shall be accomplished in one or a combination of the following manners:
 - (a) A six-foot masonry wall with one tree planted every 50 feet along the side and rear yards, with trees to reach a height of at least 30 feet at maturity; or
 - (b) A six-foot fence with a solid landscape screen as defined in KMC 18.21.030(2) and one tree planted every 50 feet along the side and rear yards with trees to reach a height of at least 30 feet at maturity.
 - (c) Open style wrought iron fencing with masonry columns or similar may be used along street abutting property lines when complimentary landscaping and building design comparable to the commercial design standards is used along the street.
 - (d) The above provisions shall not apply to multi-story indoor climate-controlled storage buildings , when located in commercial zones.
- (5) All buildings shall have an eave of at least one foot.
- (6) In Commercial and Residential zones all buildings shall have a minimum of four feet of masonry wainscoting on the building exterior if visible from a public street.
- (7) Mini-storage complexes shall meet the requirements of KMC 18.21 for the office and parking lot areas as well as street frontage landscaping requirements.
- (8) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.
- (9) Barbed wire, razor wire and electric fences are not permitted.
- (10) Setbacks:
 - (a) Front: 15 feet;
 - (b) Side: Five feet;
 - (c) Rear: Five feet, except when abutting single family residential zoning, then 15 feet;
 - (d) Primary entry gate: 50 feet.
 - (e) When located in commercial zoning districts, mini-storage complexes shall be located a minimum of 150 feet from a street frontage propertyline. Multi- story indoor climate-controlled storage buildings are exempt from the requirement to be located a minimum 150 feet from a street frontage property line.

(Ord. 5746 Sec. 1, 2018; Ord. 5647 Sec. 2, 2016; Ord. 5407 Sec. 7, 2012; Ord. 5180 Sec. 1, 2007)

Examples of multi- story indoor climate-controlled storage facilities



Examples of multi- story indoor climate-controlled storage facilities



Examples of multi- story indoor climate-controlled storage facilities



Examples of multi- story indoor climate-controlled storage facilities

Exhibit 2



Examples of multi- story indoor climate-controlled storage facilities



Examples of multi- story indoor climate-controlled storage facilities



Examples of multi- story indoor climate-controlled storage facilities





Thank you for your time and attention



Benefits to your city

- Promotes growth in your community.
- Promotes sustainability by reducing customer trip-length to obtain a shared truck – HUGE CO₂ savings. Shows leadership via us, public/private cooperation.
- The proposed U-Haul would add to the property value and increase the tax base, which strengthens the economic base of the community.
- Promotes reuse programs and reduces tree harvesting, pulp manufacturing and shows leadership via public/private.
- Promotes sustainability and generates less traffic than other retail or commercial uses, thus reducing congestion and pollution.
- The planned U-Haul expansion would adhere to City Code and standards, creating a new use for an existing site.



Organization that U-Haul Supports

Exhibit 2

Alzheimer's Association
American Diabetes Association
American Heart Association
American Red Cross
American Veteran Center-Memorial Day Parade-Washington, D.C.
A Place to Turn-Stamp out Hunger
Achilles International
American Cancer Society
American Diabetes
American Red Cross
Avon Breast Cancer Walk
Care for AIDS
Child Help
Children's Resource Foundation
Compassion First
Crisis Nursery
Crohn's and Colitis Foundation of America

Cystic Fibrosis Foundation
Department of Veterans Affairs
Habitat for Humanity
Iron Lung
Kid2KidCloset
Komen Chicago
Kurt Warner's First Things First
Make a Wish
March of Dimes
Marine Corps Marathon
Meals on Wheels
Minnie's Food Pantry
MM Hope House
National Multiple Sclerosis Society
National Night Out
NorCal AIDS Life Cycle
Operation Homefront
Packages from Home

Pat Tillman Foundation
Ride2Recovery
Ronald McDonald House Charities
Seeing the Need
Spirit of '45
Stephen Stiller Foundation
St. Vincent de Paul
Team Takedown
The Salvation Army
Toys For Tots
United War Veterans Council
USO National
World Memorial
Wounded Warrior Project
Wounded Warrior Project-Soldier Ride
YMCA Healthy Kids Tour



U-Haul in the community- LOCAL SUPPORT

U-Haul recognizes that some of the best community outreach is done through supporting our local emergency-response teams and government agencies. For this reason, U-Haul regularly partners with local government, police and fire departments during natural disasters through the donated use of rental equipment and supplies. U-Haul supports government-run social service agencies that provide assistance to victims of domestic violence and abuse.

City Sponsorship Spotlights

Detroit

AIDS Walk Detroit
Reuse and revitalization of the former National Biscuit Company (Nabisco) building for U-Haul Moving and Storage of New Center
The Conservation Fund and Greening Detroit
Toys For Tots

Southern California

Magical Builders
Words of Comfort, Hope and Promise
World Memorial
Habitat for Humanity

New York

New York Veterans Day Parade
Hurricane Sandy Relief Efforts
United War Veterans Council
Achilles Hope and Possibility
Toys For Tots

Local Education Initiatives

Partnership with Alabama Attorney General-No Texting and Driving-6/13
 Touch-a-Truck events throughout the United States and Canada



Disaster Assistance

U-Haul has a long-standing policy of assisting those in need during natural disasters, such as hurricanes, tornadoes, floods, fires, etc., by offering 30 days of free self-storage and U-Box portable moving and self-storage at participating U-Haul self-storage facilities. In times of crisis, U-Haul also partners with the American Red Cross, the military, government agencies, local police and fire departments, and organizations we have existing partnerships with, to help and support the victims of disasters.



U-Haul in the community- VETERANS

Founded by a veteran in the summer of 1945, U-Haul has a long, rich history of supporting American veterans. Additionally, U-Haul specifically focuses on hiring veterans to work in the Company because it recognizes the value of having hardworking, loyal men and women on its team. In 2011, U-Haul was ranked #53 of the Top 100 Military-Friendly Employers listed on Gljobs.com. Today, 12 percent of the U-Haul workforce is comprised of veterans.



Spotlight: Wounded Warrior Project

The Wounded Warrior Project (WWP) is committed to fostering the most successful, well-adjusted generation of wounded service members in our nation's history. WWP and U-Haul have developed a major partnership in an effort to serve our nation's veterans. U-Haul has established a Moving-Assistance Program in which it provides vouchers to veterans who are moving, based on approved applications from WWP. U-Haul has been recognized as the Founding Partner of the WWP Soldier Ride, which is a unique four-day cycling opportunity for wounded warriors who use bike riding and the bonds of service to overcome physical, mental or emotional wounds. The bike rides are exhilarating and a great way to help warriors gain confidence and realize they can do this! U-Haul has been supporting Solider Ride since 2003. This year, Soldier Ride held 17 rides across United States.



Caption: U-Haul Team Members volunteering with Habitat for Humanity (Top)

Caption: WWP, Soldier Ride (Bottom two)



U-Haul in the community- SHELTER

Shelter is a human need that is necessary to provide individuals and families with security and protection from the environment. U-Haul supports many organizations in the community that assist hardworking, goal-oriented families, obtain a home or receive assistance in renovating a home.

Spotlight: Habitat for Humanity

Habitat for Humanity is a nonprofit that is founded on the belief that every man, woman and child should have a decent, safe and affordable place to live. The organization has more than 1,500 local affiliates and U-Haul supports many of these local chapters by providing rental certificates for supplies they may need (boxes, tie-downs, moving supplies, packing supplies), donated use of trucks and trailers, and even providing volunteers to assist a family with a new-home build or renovation project.



Caption: U-Haul Team Members volunteering with Habitat for Humanity



U-Haul in the community- CLOTHING

Clothing is key to many families that might be victims of a natural disaster or economic hardship. U-Haul contributes in-kind donations of rental equipment, boxes and self-storage to nonprofit organizations working to provide clothing to individuals and families in hardship situations. Many of U-Haul Company's locations have reuse centers where collection boxes are placed for customers to donate their unwanted clothing to a specific nonprofit organization within the community.

Spotlight: Society of St. Vincent de Paul

U-Haul Company's partnership with St. Vincent de Paul exists in multiple communities throughout the United States. St. Vincent de Paul is a charity which offers person-to-person services to those who are struggling to make their way in life. St. Vincent de Paul collects clothing throughout those communities and also provides meals to hungry families every day.



Caption: Team U-Haul volunteers preparing and serving food with St. Vincent de Paul



U-Haul in the community- FOOD

U-Haul is does its best to make one of the most essential elements of life, food, a priority through its in-kind giving. By donating the use of a truck, trailer or even boxes to food banks, nonprofit food drives and homeless shelters providing food, we know we are helping to feed the many families in the community who need a helping hand.

Spotlight: St. Mary's Food Bank Alliance

St. Mary's Food Bank Alliance is the world's first food bank and is a part of the national program Feeding America, which is a network of more than 200 member food banks. In the past year, St. Mary's Food Bank Alliance distributed more than 63.7 million pounds of food to families and individuals throughout Arizona



U-Haul in the community

Exhibit 2

U-Haul International, Inc. has an obligation to the local communities in which we do business, and for many years we have focused on the endorsement of social programs by partnering with agencies and events that directly serve the most basic of human needs – food, clothing and shelter. U-Haul also has a commitment to supporting many military and veterans organizations, as well as organizations that benefit the community as a whole. U-Haul helps the organizations we support through in-kind donations of equipment, self-storage and merchandise

Core Areas: FOOD, CLOTHING, SHELTER, VETERANS.



Traffic Studies & Commercial Uses

Our truck and self-storage uses generate less traffic than most other commercial uses.

Use Comparison

Use	Square Feet	Traffic Volume		Typical Hours	Days
		Weekday	Weekend		
Fast Food Restaurant	3,000 sq ft	3,161 trips	3,430 trips	18 hours – 24 hours	7
Gas Station w/ Convenience Store	2,200 sq. ft.	1,200 trips	2,200 trips	18 hours – 24 hours	7
Hotel	50,000 sq. ft.	905 trips	901 trips	24 hours	7
Casual Dining	5,000 sq. ft.	1,075 trips	1,258 trips	11 am – 11 pm 12 hours	7
U-Haul Center	80,000 sq. ft.	31 trips	53 trips	7 am – 7 pm 12 hours	7





Awards



ALLIANCE TO
SAVE ENERGY
Creating an Energy-Efficient World



Exhibit 2

- 2009** U-Haul AAMVA's Environmental Leadership Award for Climate Change and Energy & Resource Conservation
- 2009** U-Haul earned Valley Forwards Environmental Stewardship Award for Merit
- 2010** U-Haul earned The Conservation Funds Heroes of Go Zero® Award for addressing climate change and restoring America's forest legacy
- 2010** U-Haul earned The Alliance to save Energy's Galaxy Star of Energy Efficiency Award
- 2011** U-Haul earned Valley Forwards Crescordia Award for Energy Efficiency Program of the Year
- 2011** U-Haul named finalist of International Platts *Global Energy Awards* for Energy Efficiency Program of the Year: Commercial End-User award
- 2012** U-Haul earned Valley Forwards Crescordia Award for Contributions to Environmental Education and Awareness
- 2012** U-Haul named one of seven finalists for the world-class Platts *Global Energy Awards*, nominated for prestigious Energy Efficiency Program of the Year: Commercial End-User award
- 2012** U-Haul named one of the twelve finalists for the world-class Platts 2014 *Global Energy Awards*, nominated for the prestigious Corporate Social Responsibility award
- 2014** U-Haul was named a finalist for the Platts 2014 Global Energy Awards "Efficiency Initiative - Commercial End-User".
- 2015** U-Haul earned Arizona forward's Award of Merit as a "Healthy Community, Sustainability Workplace."



Go Zero

Our centers are constructed with methods and products that reduce energy consumption:

To help protect and restore America's special places, U-Haul has partnered with **The Conservation Fund's Go ZeroSM** program to plant trees to help "zero out" carbon footprint. We ask customers to donate to the fund, in which The Conservation Fund receives 100% of the donation.

Since 2007, U-Haul and more than 840,000 customers have chosen to offset moving emissions with a donation to The Conservation Fund's Go Zero program.

We've passed along 100% of those contributions, which have planted nearly 300,000 native trees. As they grow, these new forests restore habitat for wildlife, preserve natural ecosystems and clean the air we breathe.



THE CONSERVATION FUND

America's Partner in Conservation

Re-Use Centers

Exhibit 2

To reduce the amount of used goods being dumped, we provide centers in which our customers can leave their unwanted but reusable belongings, such as furniture, for others to take.

U-Haul has implemented more than 450 Storage Re-use Centers across the United States and Canada.

Annually, the existing re-use centers facilitate local residents reusing more than 135,000 household goods, which equates to avoiding:

- 4.6 million pounds of materials being dumped in landfills
- 720,000 pounds of GHG/CO₂ emissions from municipal waste trucks which would have been used to transport the materials to landfills.



U-Haul Rental Shunting

SHUNT (verb):

To travel back and forth, as in 'to shunt between the two towns'.

The truck shunting practice presents a real-world example of efficient land use.

- ❑ Each U-Haul truck rental store serves as a dynamic shunting area instead of a static parking lot.
- ❑ In other words, it allows us to keep our rental vehicles in use, never parked in one spot for a long time. Once a customer returns the truck, it's cleaned and maintained and presented to the next rental customer without sitting parked in a lot for a long period of time.



U-Haul Sustainability Programs- truck sharing

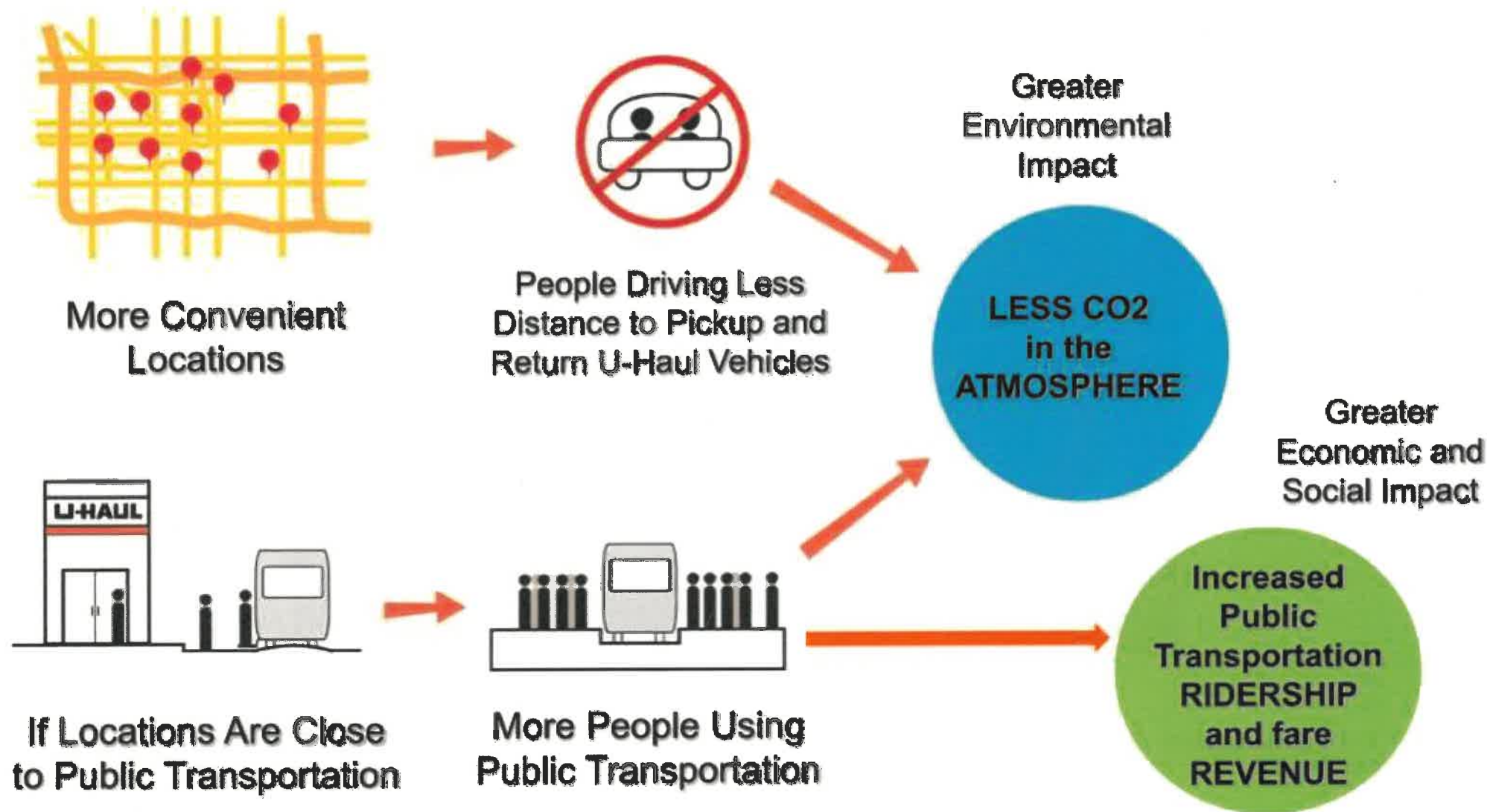
Overtime, every U-Haul truck placed in a community eliminates 19 personally owned large-capacity vehicles (LCVs) off the roads.



Consider the homeowner who uses his own LCV to transport household goods back and forth until the move is complete. Using a properly sized U-Haul truck will allow that homeowner to move in one trip, saving time, money, fuel and reducing traffic and emissions in the city.



U-Haul Sustainability Programs- truck sharing



Green Building

Exhibit 2



U-Haul Sustainability Programs

Our centers are constructed with methods and products that reduce energy consumption:

- Using Butler MR-24 Metal Roof System has a life cycle of 35+ years. It is Energy Star compliant and is recyclable.
- Mobile storage rooms made from 95% reused material.
- Motion Sensor Lighting in Storage Centers.
- Permeable ground cover for rental equipment parking and self-storage drives.
- Reducing development footprint, recharging the ground water, and lowering impact on municipal water management systems.
- Partnership with Arizona State University on incorporating sustainable architecture into U-Haul Centers.
- Locating U-Haul Centers near public transportation lines to reduce customer fuel consumption and CO2 emissions.



U-Haul Security Features

Exhibit 2

- "State-of-the-Art" Burglar/Max Alarm System, includes 24-hour monitoring and interior motion detectors on all storage floors, stairwells and main showroom.
- Hands Free Intercom System, able to communicate to all Max Stations throughout all floors of storage; specifically designed for customers use.
- 24 Digital, HD Video surveillance, with remote & web base viewing.
- Individually Alarmed Rooms, armed & disarmed by a Keypad/Card swipe.
- Programmable, automatic security gates which only allow paying customers to access exterior storage.
- 16+ Color/HD, Day and Night Cameras, will display facilities interior, exterior and elevator.
- The Exclusive U-Haul patented latch contact, used in all storage units.



U-Haul Promotes Social and Economic Sustainability

- More than 18 million customers rented U-Haul trucks and trailers in 2016. **U-Haul provides positive economic support to a community** by attracting customers from different regions.
- This added customer base, increases awareness of other nearby merchants and fosters relationships that may **bring new business to the city, ensuring a viable, expanding local economy.**
- Increased business traffic may require hiring additional employees, improving the quality of life for residents needing work to support themselves and/or their families.



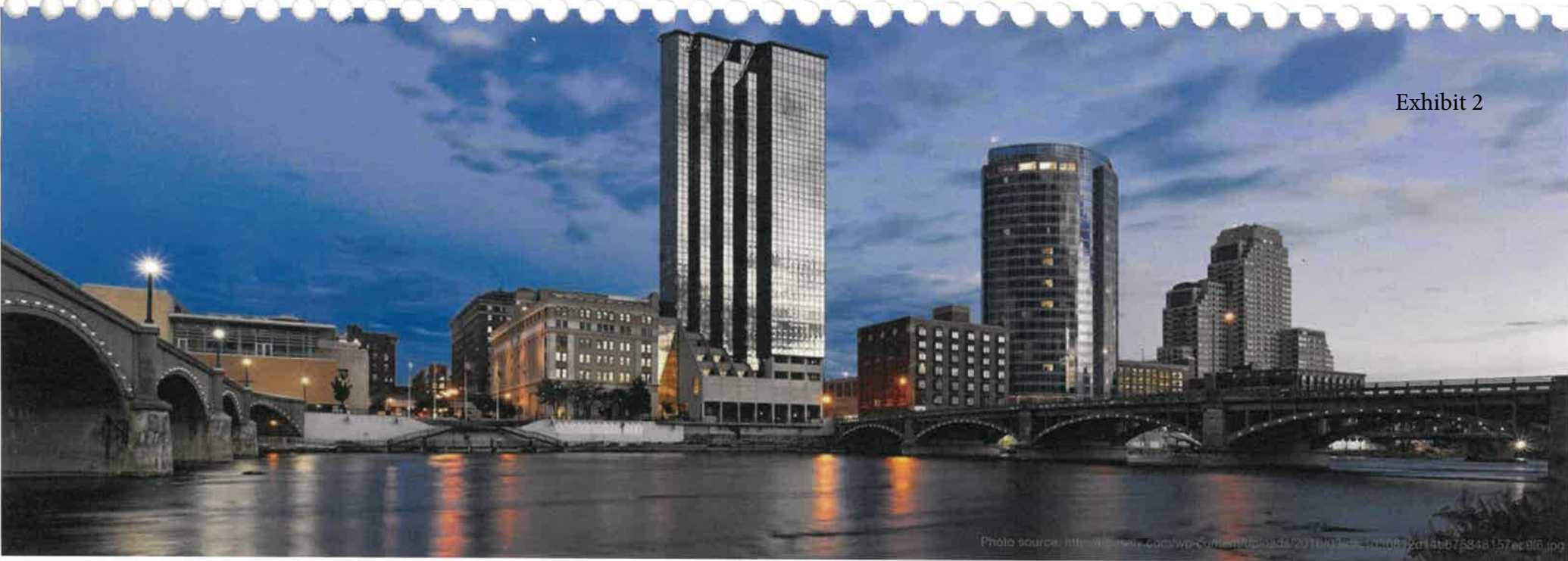


Photo source: <http://www.fox.com/wp-content/uploads/2011/07/Grand-Rapids-11-157-016.jpg>

The city of Grand Rapids, MI

U-Haul Partners with Cities and Towns

U-Haul enhances local businesses and cities by:

- Attracting customers who might not otherwise visit the location.
- Bringing new business to a city; ensuring a viable, expanding local economy.
- Improving the quality of life for residents needing work to support themselves and/or their families.
- Representing a responsible business model which is thoughtful towards the communities in which they do business.



A sharing business since 1945

- U-Haul has 75 years of experience and expertise utilizing a "sharing" business model.
- The Company was founded as WWII was ending and raw materials were in short-supply and veterans and their families were moving towards a new life.
- U-Haul maintains the same premise since inception that, the "division of use and specialization of ownership" are good for the public.
- Sharing our equipment with as many customers as possible allows U-Haul to keep the customer's costs low, while reducing the need for more privately owned large capacity vehicles in the community.



A sharing business since 1945

- Founded in 1945 out of need, by a Navy veteran and his wife, U-Haul has been serving the do-it-yourself movers and their households. The Company maintains the largest rental fleet which includes trucks, trailers and towing devices.
- U-Haul also offers self-storage throughout North America. The Company provides industry leading moving and storage boxes and an extended line of packing supplies to protect customer possessions.
- U-Haul is the consumer's number one choice as the largest installer of permanent trailer hitches in the automotive aftermarket. The Company supplies alternative-fuel for vehicles and backyard grills as one of the nation's largest retailers of propane.





Ground Ups



Adaptive Reuse



Historic Revitalization





**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: ED-2024-0007

DESCRIPTION OF PROPOSAL: To amend Kennewick Municipal Code Sections 18.12.130(4) and 18.12.130(10)(e) by removing screening and setback requirements for specific types of mini-storages.

PROPONENT: AMERCO Real Estate Company, c/o Lora Lakov, 2727 N Central Avenue, Phoenix, AZ 85004

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Not Site Specific

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4386

- ☒ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: April 2, 2024

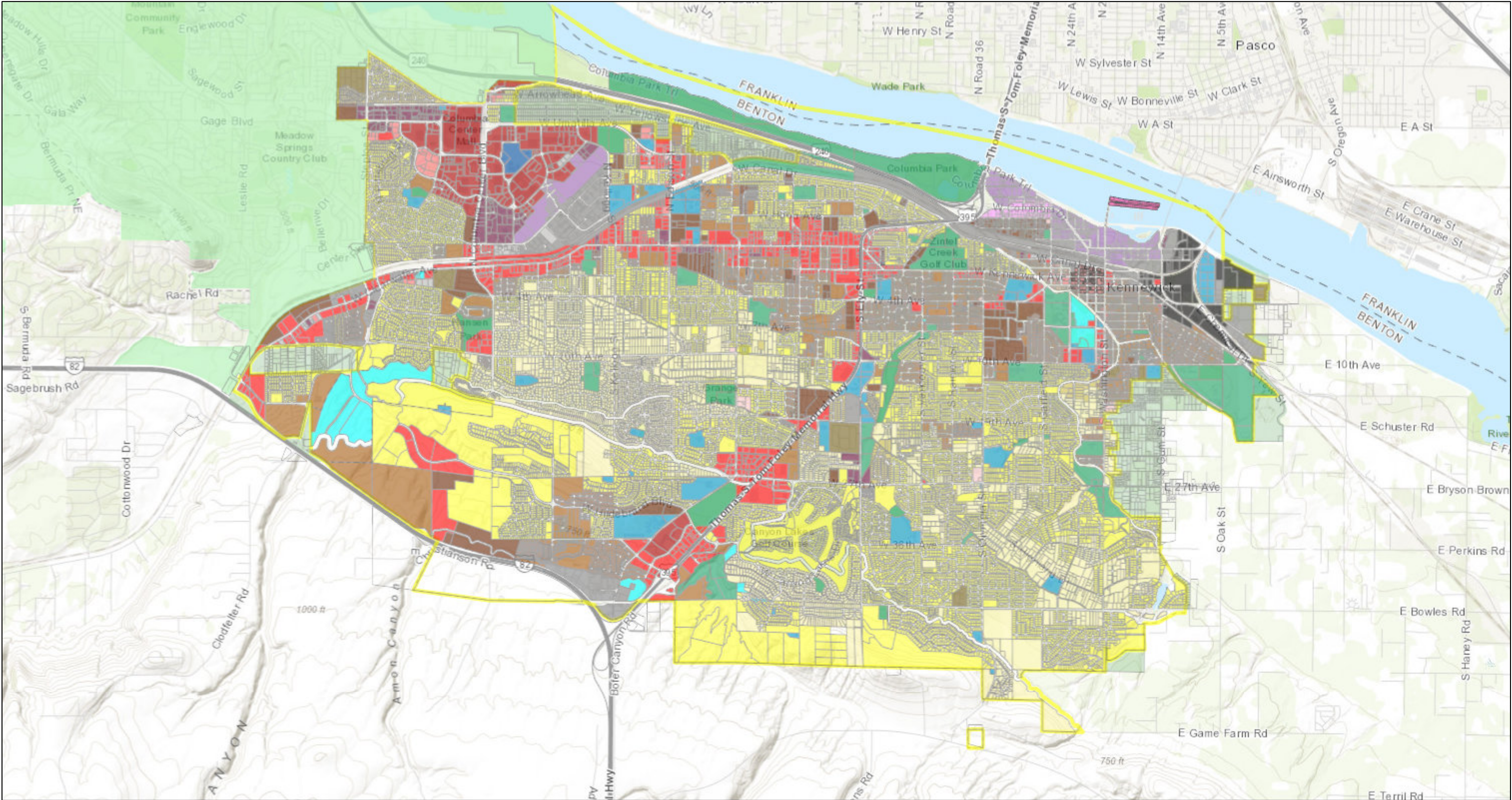
Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued, no later than 5 p.m. on April 16, 2024. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED-2024-0007 File

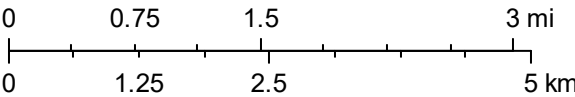
Zoning Map



4/17/2024, 4:33:10 PM

This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

1 inch = 6,019 feet 1:72,224



A	CC	CM	CR	IH-L	MULTI	PF	RL-L	RM-6	RMH-1	RMH-6-1	UMU
BP	CC-L	CN	CR-L	IL	OS	RH	RM	RM-6-1	RMH-1-L	RS	
CAR	CG	CO	HMU	IP	OS-L	RH-L	RM-4	RM-6-L	RMH-10	RTP	
CBD	CG-L	CO-L	IH	JF	P	RL	RM-4-L	RMH	RMH-6	RTP-L	



Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User