



June 3, 2024

PLANNING COMMISSION AGENDA

6:30 p.m.

****HYBRID COUNCIL CHAMBERS & VIRTUAL MEETING PLATFORM****

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 6, 2024
- b. Approval of Agenda
- c. Motion to Enter Staff Report(s) into record

3. **PUBLIC HEARING:**

- a. No Public Hearing Items

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

- a. Annual Comprehensive Plan Amendment Docket

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

8. **ADJOURNMENT:**

KENNEWICK PLANNING COMMISSION
May 6, 2024
MEETING MINUTES

1. CALL TO ORDER

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

Chairman Morris led the Pledge of Allegiance.

Community Planning Administrative Assistant Melinda Didier called the roll and found the following present:

PRESENT: Chairman Victor Morris, Vice Chairman Thomas Helgeson, Commissioners Tina Gregory, James Hemsstead (*All in person*); Commissioner Nikki Griffith (*attended remotely*).

ABSENT: Commissioners Lola Franklin, Ken Short (*Excused*).

STAFF: Steve Donovan, AICP Development Services Manager; Planner; Melinda Didier, Community Planning Administrative Assistant.

Four commissioners were present (Commissioner Griffith then arrived remotely at 6:52 pm after Public Hearing closed) and two absent; Ms. Didier declared a quorum was established.

2. CONSENT AGENDA

- a. Approval of the minutes dated February 5, 2024.
- b. Approval of the agenda.
- c. Motion to enter Staff Report(s) into the Record.

MOTION: Commissioner Hempstead moved to approve the Consent Agenda; Vice Chair Helgeson seconded the motion.

DISCUSSION: None.

VOTE: The motion passed on a unanimous roll call vote.

3. PUBLIC HEARINGS:

Chairman Morris made the following statement:

“Good evening and welcome to the May 6, 2024 Kennewick Planning Commission meeting.

It is important that everyone who wishes to do so has an opportunity to speak. Each person who has either signed-in (in person) or registered (via Zoom) will have one, three-minute opportunity to address the Planning Commission.

If you are attending via Zoom, please confirm your microphone has been unmuted before you begin your comments.

Please state your name and address for the record; once you begin your remarks the countdown timer will start. At the end of your time, please mute your microphone.

The order of the hearings shall be as follows:

1. Planning staff shall provide a staff report; the Commission may ask questions of staff;
2. The Applicant or Applicant's Representative(s) Presentation;
3. Testimony in Favor of the Request;
4. Testimony Either Neutral or Against the Request;
5. Final Applicant Comments;
6. Final Staff Comments;
7. Close the public hearing and discuss the request."

A. DEVELOPMENT CODE AMENDMENT (DCA) #2024-0001:

Chairman Morris opened the public hearing at 6:34 pm for Development Code Amendment (DCA) #2024-0001, proposing to amend Kennewick Municipal Code Sections 18.12.130(4)(d) & 18.12.130(10)(e) by removing screening & setback requirements for specific types of mini-storages. Applicant is AMERCO Real Estate Company, c/o Lara Lakov, 2727 N. Central Avenue, Phoenix, AZ 85004.

1. Mr. Donovan described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for denial of DCA-2024-0001 to City Council.

Planning Commission asked clarifying questions of staff: The location of this proposal (*proposal is not site-specific*).

2. Testimony of Applicant/Applicant's Representative: Casey Jones, 2707 88th St. Ct. NW, Gig Harbor, WA. Mr. Jones gave testimony to clarify in support of this request (*under contract for property here and currently in design phase; would very much like to be in the City; asked for "wiggle room" on the ordinance; stated the current ordinance adopted in 2007 has been good for Kennewick mini-storages; their product is more attractive; reluctant to invest in community with current ordinance*).
3. Testimony in Favor of the Request: Co-Applicant Lora Lakov, 18223 N. 16th Way, Phoenix, AZ. Ms. Lakov gave testimony remotely in support of this request: (*speaking to further support co-applicant Casey Jones; the facility will be screened; they are multi-million dollar and multi-story facilities, would like them set on the street/visible; will be a modern multi-story facility*).
4. Testimony Neutral/Against the Request: None
5. Testimony of Those Registered on Virtual Format: See testimony of Co-Applicant Lora Lakov, Testimony in Favor of the Request.
6. Applicant/Owner Final Testimony: None
7. Staff Final Comments: None
8. Planning Commission Questions of Staff: The current setback is 150 feet (*correct; the main issue for applicant is they don't want to be 150 feet from frontages in all commercial zoning districts where mini-storages allowed*).
9. Public Testimony Closed at 6:48 p.m.

MOTION: Commissioner Hempstead moved to concur with the findings and conclusions in staff report DCA-2024-0001 and recommend City Council DENY the request. Vice Chair Helgeson seconded the motion.

DISCUSSION: Commissioner Gregory, Commissioner Hempstead, Vice Chair Helgeson asked clarifying questions of staff: Do we have a standard commercial setback (*No standard commercial setback if commercial-commercial other than building code requirements. Commercial-residential or commercial-less intense zone there are specific side & rear setbacks but no specific frontage setbacks*); Would a site specific variance approach be more amenable (*This would be a major variance requiring proof of hardship - ensuring no special privileges granted & there is a topography issue. Would go to Hearing Examiner for public hearing*); Is this code amendment request too broad due to not being site specific (*Staff concern with changing the overall code is having that commercial dead space and not getting commercial, retail etc. foot traffic*). Commissioner Hempstead commented that although he welcomes change and dialogue regarding health, safety and economic viability of the citizens in the City of Kennewick, we need to make sure we're doing what's right long-term & sustainable, we're not ready to make this change and layer it across the entire City.

VOTE: The motion passed unanimously on a roll call vote.

4. VISITORS NOT ON AGENDA:

- a. None

5. OLD BUSINESS:

- a. City Council Action Updates – None for Planning action; new City Manager Erin Erdman will be introduced at tomorrow's City Council meeting. There will be an item for the May 20, 2024 Planning Commission meeting.

6. NEW BUSINESS:

- a. Mr. Donovan said the 2024 Comp Plan application window closed, with four applications received; the first Comp Plan presentation to Planning Commission will be possibly the first meeting in June.

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

Ms. Didier announced that Commissioner Nikki Griffith joined the meeting at 6:52 pm; Commissioner Griffith asked the Planning Department if the volume of applications received thus far is different this year. Mr. Donovan said we are down slightly this year and trending more in line with 2022 levels.

ADJOURNMENT: The meeting concluded at 6:59 p.m.



STAFF REPORT

2024 Comprehensive Plan Amendment Docket Review

Staff Contact: Steve Donovan, AICP and Matt Halitsky, AICP

To: Planning Commission

Date: June 3, 2024

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 to determine whether to act on specific amendment requests put before them.

GUIDELINES FOR EVALUATING AMENDMENTS

In order to make a recommendation on amendment application requests, the following criteria outlined in the Kennewick Municipal Code 4.12.110 has been established and should be considered.

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.

2024 AMENDMENT REQUESTS - To assist during your deliberations on the legislative amendment requests please find below basic information pertinent to each application. In addition, see attached a Comprehensive Plan Map, which identifies the location of each requested amendment.

AMENDMENT REQUEST – CPA-2024-0001: Comprehensive Plan amendment to change the land use designation of 1.13 acres from LOW DENSITY RESIDENTIAL (LDR) to INDUSTRIAL (I). Address: 803 S Steptoe Street.

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?

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 because of this request.

Has the requested amendment been recently rejected by Council?

No.

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

The City currently has a deficit of Industrial designated land and this proposal will reduce that deficit in a small amount. Generally, cities try not to have Industrial and Low Density Residential adjacent to one another, but Industrial land is also across from the site along S Steptoe Street.

The proposed amendment complies with Comprehensive Plan Goal 3 which states: "Maintain an adequate amount of industrial land within the City Limits and Urban Growth Boundary."

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

Commercial uses have been and are currently located at the site. If approved, the proposal will reduce the City's current Industrial land deficit. Staff does not have concerns on designating Industrial land adjacent to Low Density Residential in this particular instance.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA-2024-0001 for processing.

Motion to Reject

I move to recommend that City Council reject CPA-2024-0001 for processing.

Motion to Defer

I move to recommend that City Council defer CPA-2024-0001 for processing until the 2027 amendment cycle.

AMENDMENT REQUEST – CPA-2024-0002: Comprehensive Plan amendment to change the land use designation of 0.5348 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 2219 W 13th Avenue.

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 appears to be 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?

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 because of this request.

Has the requested amendment been recently rejected by Council?

No.

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

Yes, the applicant intends to consolidate the two parcels with the property at 2219 W 13th Avenue, and eventually construct a shop for personal use. Residential Goal 1 of the Comprehensive Plan is to provide for attractive, walkable, and well-designed neighborhoods, with differing densities and compatible with neighboring areas. Currently, the properties flanking W 13th Avenue have a land use designation of Medium Density Residential. Additionally, Residential Goal 3 promotes a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban areas. According to Table 2 of the Comprehensive Plan, there is a surplus of land designated as both Low and Medium Density Residential, though the acreage designated as Low Density Residential far outweighs that designated as Medium Density.

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

The proposed amendment will allow the property owner to consolidate three parcels and construct a shop for personal use. The subject properties are adjacent to a swath of land designated Medium Density Residential to the north. The proposal serves to implement Residential Goals 1 and 3 of the Comprehensive Plan in a manner similar to existing development surrounding the subject properties. No significant concerns or issues are identified that would preclude further analysis and processing of the amendment.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA-2024-0002 for processing.

Motion to Reject

I move to recommend that City Council reject CPA-2024-0002 for processing.

Motion to Defer

I move to recommend that City Council defer CPA-2024-0002 for processing until the 2027 amendment cycle.

AMENDMENT REQUEST – CPA-2024-0003: Comprehensive Plan amendment to change the land use designation of .55 acres from COMMERCIAL (C) to LOW DENSITY RESIDENTIAL (LDR). Address: 1200 N Irving Place.

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 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?

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 because of this request.

Has the requested amendment been recently rejected by Council?

No.

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

The City currently has a surplus of Commercial and Low Density Residential Land. This amendment will have a minimal effect to either designation's land use supply.

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

The proposal will allow of future residential development similar to existing housing to the west. No significant concerns or issues are identified that would preclude further analysis and processing of the amendment.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA-2024-0003 for processing.

Motion to Reject

I move to recommend that City Council reject CPA-2024-0003 for processing.

Motion to Defer

I move to recommend that City Council defer CPA-2024-0003 for processing until the 2027 amendment cycle.

AMENDMENT REQUEST – CPA-2024-0004: Comprehensive Plan text amendment to add the expansion of the Convention Center to the Capital Facilities Plan list of projects.

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 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?

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 because of this request.

Has the requested amendment been recently rejected by Council?

No.

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

The amendment will add an identified project to the Capital Facilities list for future planning for a needed facility, including the identification of funding.

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

No significant concerns or issues are identified that would preclude further analysis and processing of the amendment. The proposal simply adds the Convention Center expansion to the Capital Facilities Plan list for further planning and identification of funding.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA-2024-0004 for processing.

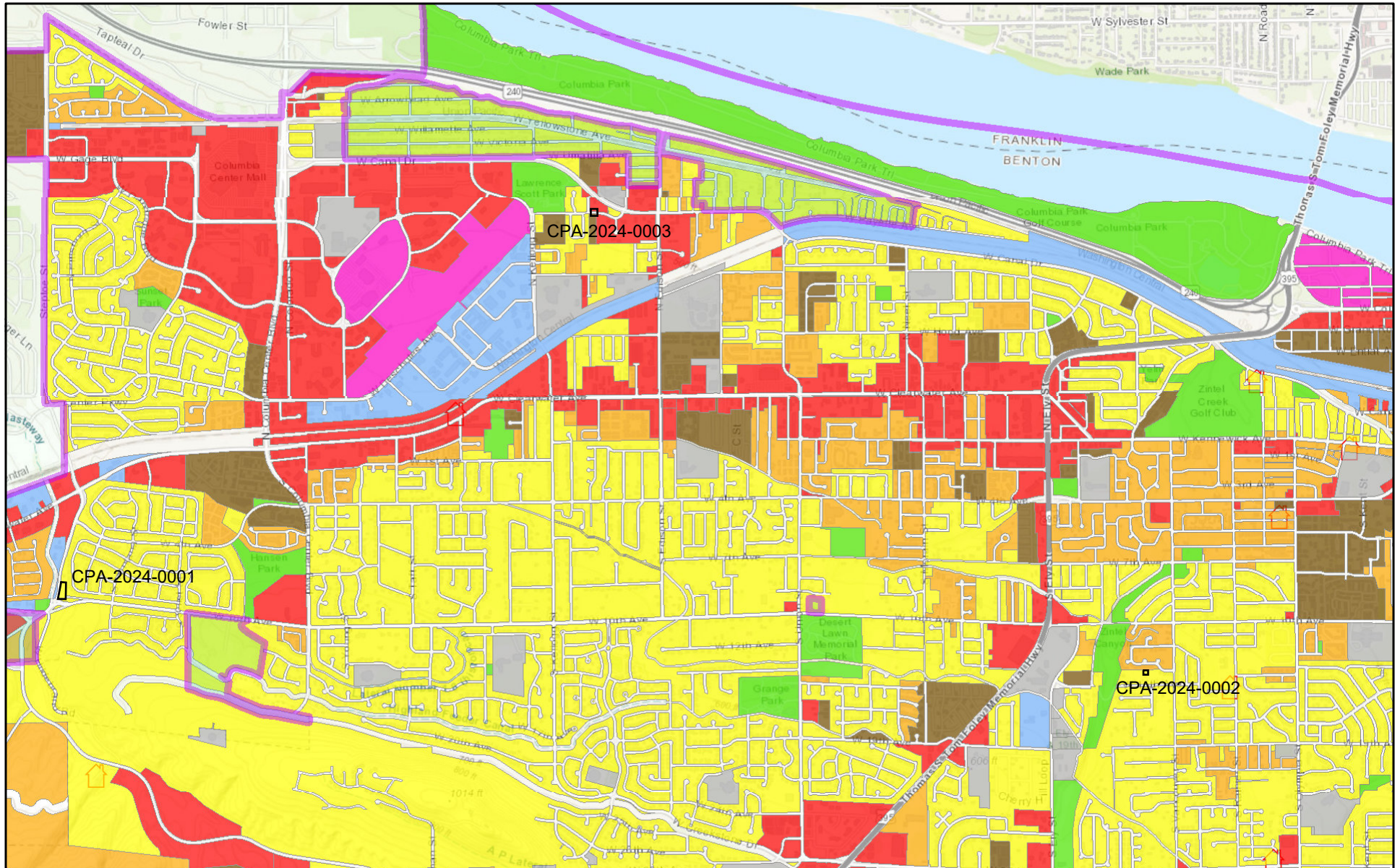
Motion to Reject

I move to recommend that City Council reject CPA-2024-0004 for processing.

Motion to Defer

I move to recommend that City Council defer CPA-2024-0004 for processing until the 2027 amendment cycle.

2024 Comprehensive Plan Map Amendments



May 21, 2024



1 inch = 3,000 feet

1:36,000

0 0.275 0.55 1.1 mi

0 0.425 0.85 1.7 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

ArcGIS WebApp Builder
City of Kennewick