



KENNEWICK PLANNING COMMISSION WORKSHOP MEETING

Notice of Planning Commission Workshop

The Kennewick Planning Commission will meet virtually via Zoom and in person at City Hall Council Chambers on October 7, 2024, at 6:30 p.m. for a workshop meeting.

(Workshop Agenda below)

The Community Planning Department is pleased to inform you that all Planning Commission agendas, minutes and current meeting packet information are available to you through the City of Kennewick website:

www.go2kennewick.com

If you have comments or questions – please contact:

Anthony Muai, AICP
Planning Director

509-585-4386

Workshop Agenda

1. *Amend Kennewick Municipal Code (KMC) Section 18.12.130 by Developing Specific Regulations for Multi-Story Mini-Storage Complexes.*

18.12.130: - Mini-Storage and Recreation Vehicle Storage Development Standards.

(1) New single-level ~~The following requirements are applicable to all new~~ mini-storage complexes, fully enclosed recreational vehicle storage and ~~to~~ expansions of the same, shall be subject to the following existing facilities:

- (~~4~~a) 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~~b) 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~~c) Exterior lighting shall be shielded or hooded so that direct light does not spill to adjacent properties.
- (~~4~~d) 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~~i) 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~~ii) 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.
 - (~~e~~iii) 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.
- (~~5~~e) All buildings shall have an eave of at least one foot.
- (~~6~~f) 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~~g) 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~~h) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.
- (~~9~~i) Barbed wire, razor wire and electric fences are not permitted.
- (~~10~~j) Setbacks:
 - (~~a~~i) Front: 15 feet;
 - (~~b~~ii) Side: Five feet;
 - (~~e~~iii) Rear: Five feet, except when abutting single family residential zoning, then 15 feet;
 - (~~d~~iv) Primary entry gate: 50 feet.
 - (~~e~~v) When located in commercial zoning districts, mini-storage complexes shall be located a minimum of 150 feet from a street frontage property line.

(v) When located in the CC and CG zoning districts:

- (A) Properties containing street frontage on a principal arterial, minor arterial or collector street as classified under the Roadway Functional Classification Map of the Kennewick Citywide Transportation Plan or on Plaza Way or S Zintel Way shall maintain a minimum setback of 150 feet from the street frontage property line;
- (B) Properties containing street frontage on all other types of streets may be built adjacent to the street frontage property line, provided that the streetscape requirements of the Commercial Design Standards are met.

- (2) New multi-story mini-storage facilities and expansions of the same, shall be subject to the following:
- (a) Not permitted in residential zones.
 - (b) Commercial Zones, all new buildings and expansions shall be subject the Commercial Design Standards:
 - (c) On the ground floor, 100% of the street facing frontage of the building shall consist of retail or professional service uses.
 - (i) Display windows and storage alone do no constitute retail or professional uses.
 - (d) Parking subject to KMC 18.36 – Off Street Parking.
 - (e) Setbacks:
 - (i) Subject to the requirements of KMC 18.12.010 B.2.
 - (ii) Primary vehicular entry gate: 50 feet.
 - (f) Landscaping: Applicable requirements of KMC 18.21.
- (3) Open air recreational vehicle storage facilities and expansion of the same, shall be subject to the following:
- (a) Access driveways shall be paved; and storage areas shall be paved or prepared with three inches of five-eighths minus gravel topped by one-inch of one-inch rolled rock and shall include a storm water drainage system designed by a professional engineer or architect licensed in the State of Washington; maintained in a weed free condition; be graveled as necessary to eliminate dust; and must be subject to a designated and approved customer parking plan that includes physical markers for storage areas and barriers for access drives.
 - (b) Exterior lighting shall be shielded or hooded so that direct light does not spill to adjacent properties.
 - (c) In addition to the requirements of KMC 18.21, Landscaping, all storage complexes shall have a minimum five-foot landscaped area meeting KMC 18.21.060(1)(a) when adjacent to a residential zoning district.
 - (d) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.
 - (e) All outdoor storage areas shall be screened with an eight-foot high sight-obscuring fence.
 - (f) Barbed wire, razor wire, and electric fences are not permitted.
 - (g) Setbacks:
 - (i) Subject to the requirements of KMC 18.12.010 B.2.
 - (ii) Primary vehicular entry gate: 50 feet.
 - (iii) When located in CC and CG zoning districts, recreational vehicle complexes are permitted as follows:
 - (A) Properties containing street frontage on a principal arterial, minor arterial or collector street as classified under the Roadway Functional Classification Map of the Kennewick Citywide Transportation Plan or on Plaza Way or S Zintel Way shall maintain a minimum setback of 150 feet from the street frontage property line;
 - (B) Properties containing street frontage on all other types of streets may be built adjacent to the street frontage property line, provided that the streetscape requirements of the Commercial Design Standards are met.