

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 September 9 & October 7, 2024
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Development Code Amendment (DCA) #2024-0003 proposing to amend Kennewick Municipal Code (KMC) Section 18.12.130 by establishing new mini-storage and recreation vehicle storage regulations. Repeal KMC 18.12.180 – Recreational Vehicle Storage. Applicant is City of Kennewick, Community Planning, 210 W. 6th Avenue, Kennewick, WA 99336.

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:**

**KENNEWICK PLANNING COMMISSION
SEPTEMBER 9, 2024
SPECIAL WORKSHOP/SPECIAL MEETING MINUTES**

1. CALL TO ORDER

Chairman Morris called the Special Workshop Meeting to order at 6:00 p.m.

Commissioners Nikki Griffith, Ken Short and Chairman Victor Morris were present in the Council Chambers, Vice Chairman Thomas Helgeson attended remotely.

Staff present at the workshop meeting were Steve Donovan, AICP Development Services Manager; Matt Halitsky, AICP Senior Planner; Melinda Didier, Community Planning Administrative Assistant/Planning Commission Recorder.

Mr. Donovan and Mr. Halitsky presented a condensed review of 2024 Comprehensive Plan Amendments and answered clarifying questions for the Planning Commissioners.

No members of the public were present, either in person or remotely.

The Special Workshop Meeting concluded at 6:15 pm.

Chairman Morris called the Special 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, Commissioners Tina Gregory, Nikki Griffith, Ken Short (*All in person*); Commissioner James Hempstead, Vice Chairman Thomas Helgeson (*Both attended remotely*).

ABSENT: None

STAFF: Steve Donovan, AICP Development Services Manager; Matt Halitsky, AICP Senior Planner; Melinda Didier, Community Planning Administrative Assistant/Planning Commission Recorder.

Ms. Didier declared a quorum was established.

2. CONSENT AGENDA

- a. Approval of the minutes dated June 3, 2024.
- b. Approval of the agenda.
- c. Motion to enter Staff Report(s) into the Record.

MOTION: Commissioner Griffith moved to approve the Consent Agenda; Commissioner Gregory 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 September 9, 2024 Kennewick Planning Commission special 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. COMPREHENSIVE PLAN AMENDMENT (CPA) #2024-0001:

Chairman Morris opened the public hearing at 6:34 pm for Comprehensive Plan Amendment (CPA) #2024-0001, proposing to change the land use designation for approximately 1.79 acres located at 803 S. Steptoe Street from Low Density Residential (LDR) to Industrial (I). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Owner is T3 Development Steptoe LLC and Kennewick Acquisition Company LLC.

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

Planning Commission asked clarifying questions of staff.

2. Testimony of Applicant Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive Ste. 160, Kennewick, WA 99338. Mr. Knutzen gave testimony to clarify in support of this request (*supporting this project that is 1.5 years in the making, will make this parcel compatible with the Comprehensive Plan*).
3. Testimony in Favor of the Request: None.
4. Testimony Neutral/Against the Request: None
5. Testimony of Those Registered on Virtual Format: None
6. Applicant/Owner Final Testimony: None
7. Staff Final Comments: None

8. Planning Commission Questions of Staff: Any comments from surrounding neighbors (*none*). *Commissioner Short declared he knows the applicant, has no conflict of interest and was not asked by the Planning Commissioners to recuse himself from consideration of this proposal.*

9. Public Testimony Closed at 6:41 p.m.

MOTION: Commissioner Gregory moved to concur with the findings and conclusions in staff report CPA-2024-0001 and recommend City Council APPROVE the request. Commissioner Griffith seconded the motion.

DISCUSSION: None

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

B. COMPREHENSIVE PLAN AMENDMENT (CPA) #2024-0002:

Chairman Morris opened the public hearing at 6:44 pm for Comprehensive Plan Amendment (CPA) #2024-0002, proposing to change the land use designation for approximately 0.5438 acres located at 2219 W. 13th Avenue from Low Density Residential (LDR) to Medium Density Residential (MDR). Applicant/Owner is Douglas Jones, 712 S. Young Place, Kennewick, WA 99336.

1. Mr. Halitsky described the application, presented the staff report, and staff recommended the Planning Commission forward a recommendation of approval of CPA-2024-0002 to City Council.

Planning Commission asked clarifying questions of staff.

2. Testimony of Applicant/Applicant's Representative: None
3. Testimony in Favor of the Request: None
4. Testimony Neutral/Against the Request: Charles Polk, 2222 W. 15th Avenue, Kennewick – understands that applicant is building a shop there, against any future owner placing higher density uses such as apartments.

Alberto Navarro, 1207 S. Zillah Street, Kennewick – shares many of the concerns as Mr. Polk, there are already big issues with parking/inoperable vehicles.

5. Testimony of Those Registered on Virtual Format: None
6. Applicant/Owner Final Testimony: None
7. Staff Final Comments: Mr. Halitsky clarified parking and uses in MDR zone.
8. Planning Commission Questions of Staff: None
9. Public Testimony Closed at 6:55 p.m.

MOTION: Commissioner Short moved to concur with the findings and conclusions in staff report CPA-2024-0002 and recommend City Council APPROVE the request. Vice Chair Helgeson seconded the motion.

DISCUSSION: Commissioner Gregory declared that she knows Mr. Jones and was close with his wife; Commissioner Gregory state she can be impartial and the Planning Commission did not ask her to recuse herself. Commissioner Short asked clarifying questions of staff:

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

C. COMPREHENSIVE PLAN AMENDMENT (CPA) #2024-0003:

Chairman Morris opened the public hearing at 6:59 pm for Comprehensive Plan Amendment (CPA) #2024-0003, proposing to change the land use designation for approximately .55 acres located at 1200 N. Irving Place from Commercial (C) to Low Density Residential (LDR). Applicant is Lexar Homes of TC, 1212 Irving Place, Kennewick, WA 99336. Property Owner is SLAC, LLC.

1. Mr. Donovan described the application, presented the staff report, and recommended the Planning Commission forward a recommendation of approval of CPA-2024-0003 to City Council.

Planning Commission did not have any clarifying questions of staff.

2. Testimony of Applicant/Applicant's Representative: None
3. Testimony in Favor of the Request: None
4. Testimony Neutral/Against the Request: None
5. Testimony of Those Registered on Virtual Format: None
6. Applicant/Owner Final Testimony: None
7. Staff Final Comments: None
8. Planning Commission Questions of Staff: None
9. Public Testimony Closed at 7:01 p.m.

MOTION: Commissioner Gregory moved to concur with the findings and conclusions in staff report CPA-2024-0003 and recommend City Council APPROVE the request. Commissioner Short seconded the motion.

DISCUSSION: None

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

D. COMPREHENSIVE PLAN AMENDMENT (CPA) #2024-0004:

Chairman Morris opened the public hearing at 7:03 pm for Comprehensive Plan Amendment (CPA) #2024-0004, proposing a text amendment to the Comprehensive Plan to add the expansion of the Convention Center to the Capital Facilities Plan list of projects. Applicant is the City of Kennewick.

1. Mr. Halitsky described the application, presented the staff report, and recommended the Planning Commission forward a recommendation of approval of CPA-2024-0004 to City Council.

Planning Commission did not have any clarifying questions of staff.

2. Testimony of Applicant/Applicant's Representative: None – City of Kennewick is the Applicant.
3. Testimony in Favor of the Request: None
4. Testimony Neutral/Against the Request: None
5. Testimony of Those Registered on Virtual Format: None

6. Applicant/Owner Final Testimony: None
7. Staff Final Comments: None
8. Planning Commission Questions of Staff: None
9. Public Testimony Closed at 7:04 p.m.

MOTION: Commissioner Griffith moved to concur with the findings and conclusions in staff report CPA-2024-0004 and recommend City Council APPROVE the request. Commissioner Gregory seconded the motion.

DISCUSSION: None

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 – All the 2024 Comp Plan Amendments heard tonight will go before City Council on October 1, 2024.

6. NEW BUSINESS:

- a. None.

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

- a. Mr. Donovan reviewed Planning Commissioner City email accounts and the usage of them by the Planning Commission – we are required to use them. Staff knows that there is a problem with them, a workshop with our IT department will most likely be scheduled. City staff will be in contact with commissioners very soon to get that well established with City emails, discontinue using private emails for notification purposes.

Chairman Morris asked about the Middle Housing Advisory Board – Mr. Donovan said Mr. Muai will forward that information to the Planning Commissioners. Chairman Morris will be unavailable for the first regular meeting in October.

ADJOURNMENT: The meeting concluded at 7:12 p.m.

**KENNEWICK PLANNING COMMISSION
OCTOBER 7, 2024
WORKSHOP MEETING MINUTES**

1. CALL TO ORDER

Vice Chairman Helgeson called the Special Workshop Meeting to order at 6:30 p.m.

Commissioners Nikki Griffith, Tina Gregory, Ken Short and Vice Chairman Thomas Helgeson were present in the Council Chambers; Chairman Victor Morris and Commissioner James Hempstead were absent.

Staff present at the workshop meeting were Anthony Muai, AICP Planning Director; Steve Donovan, AICP Development Services Manager; Melinda Didier, Community Planning Administrative Assistant/Planning Commission Recorder.

Mr. Muai and Mr. Donovan presented a condensed review of a proposed amendment to Kennewick Municipal Code (KMC) Section 18.12.130 to develop specific regulations for multi-story mini-storage complexes and answered clarifying questions for the Planning Commissioners.

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

Staff reported that the 2024 Comprehensive Plan Amendments went before City Council and all four were approved; an annexation was adopted by City Council as well. Mr. Muai mentioned there will be an update to the ADU ordinance for the new climate elements.

No members of the public were present, either in person or remotely.

ADJOURNMENT: The meeting concluded at 7:17 p.m.

1. CALL TO ORDER:

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- a. Development Code Amendment (DCA) #2024-0003 proposing to amend Kennewick Municipal Code (KMC) Section 18.12.130 by establishing new mini-storage and recreation vehicle storage regulations. Repeal KMC 18.12.180 – Recreational Vehicle Storage. Applicant is City of Kennewick, Community Planning, 210 W. 6th Avenue, Kennewick, WA 99336.

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

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COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: DCA-2024-0003

Public Hearing Date: October 21, 2024

Proposal: Amend Kennewick Municipal Code (KMC) Section 18.12.130 by establishing new mini-storage and recreation vehicle storage regulations. Repeal KMC 18.12.180 – Recreational Vehicle Storage

Applicant: City of Kennewick

Staff Contact: Steve Donovan, Planning Manager

Background:

Earlier this year, an amendment to KMC 18.12.130 was submitted by a member of the public. That proposed amendment was denied by Council, but staff was given direction by Council to develop new regulations for multi-story mini-storages and recreational vehicle storage.

The City sent the earlier proposed amendments to the Department of Commerce on March 12, 2024. The Department of Commerce issued expedited review on March 26, 2024. Staff did not resend the new amendment to the Department of Commerce since the same code sections, as the earlier amendment, are proposed to be amended.

Discussion and Analysis:

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

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:

- ~~(4a)~~ 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.
- ~~(2b)~~ Each doorway shall be lighted with a minimum of one-foot candle of luminance. Automatic photocell or motion-activated lights can fulfill this requirement.
- ~~(4d)~~ 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.
- (~~5e~~) All buildings shall have an eave of at least one foot.
- (~~6f~~) 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.
- (~~7g~~) 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.
- (~~8h~~) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.
- (~~9i~~) Barbed wire, razor wire and electric fences are not permitted.
- (~~10j~~) 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 from the back of the sidewalk.
 - (~~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 from the back of the sidewalk.
 - (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) Barbed wire, razor wire, and electric fences shall not be allowed unless in specific conditions when they are required for business safety.
 - (f) A maximum eight-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
 - (g) A maximum eight-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.
 - (h) Setbacks:
 - (i) Subject to the requirements of KMC 18.12.010 B.2.
 - (ii) Primary vehicular entry gate: 50 feet from the back of the sidewalk.

(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.

As a result of the proposed amendments, KMC 18.12.180 – Recreational Vehicle Storage, will be repealed in full as indicated below:

~~18.12.180: – Recreational Vehicle Storage.~~

~~The following requirements are applicable to all new recreational vehicle storage areas and to expansions of existing facilities:~~

- ~~(1) 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 regravelled 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.~~
- ~~(2) Exterior lighting shall be shielded or hooded so that direct light does not spill to adjacent properties.~~
- ~~(3) 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.~~
- ~~(4) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.~~
- ~~(5) All outdoor storage areas shall be screened with an eight-foot high sight-obscuring fence.~~
- ~~(6) Barbed wire, razor wire, and electric fences are not permitted.~~
- ~~(7) 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.~~

Staff Analysis:

Staff is of the opinion that the proposed amendments provide clear regulations that both storage facility owners/developers will be able to easily follow. The proposed amendments are not site specific.

The amendments to the single-level mini-storages regulations are to ensure that the most highly travelled roads are not developed in a manner that eliminates the road frontage visibility that many businesses need in order to remain viable.

The multi-story mini-storage facility regulations are completely new. Requiring that the facilities are subject to the Commercial Design Standards will help create vibrant commercial activity along street frontages.

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 residential and commercial zoning districts where Mini-Storage Complexes and Recreational Vehicle Storages are permitted:

- (1) RS - The purpose of the RS district is to establish areas for low density single-family residential buildings, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in a semi-rural setting.
- (2) RL - The purpose of the RL district is to establish areas for low density, single-family, residential buildings, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting.
- (3) RM - The purpose of the RM district is to establish areas for medium density single and multiple-family residential buildings and to establish regulations for their development. The district is for more intensive residential use where necessary or desirable to achieve good neighborhood design and stabilize land use.
- (4) RH - The purpose of RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses.
- (5) RMH - The purpose of RMH district is to establish areas for low density, single-family life, protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting.
- (6) RTP - The purpose of the RTP district is to establish areas for two or more manufactured homes on a single parcel in a manner that protects existing residential land uses and creates good neighborhood design.
- (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.

Comprehensive Plan Land Use Goals

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

Commercial Goal 2: Sustain and enhance viable commercial areas.

Staff Comment: Staff is of the opinion that the proposed code amendments will allow for attractive and viable mini-storage and recreational vehicle storage facilities that will be an asset to the community.

Commercial Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.

Staff Comment: The proposed amendments will ensure that the storage facilities have a positive impact to the areas/neighborhood they are in.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapter 18.12
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is the City of Kennewick, Community Development, 210 W 6th Avenue, Kennewick, WA 99336.
2. The application was submitted on July 29, 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 October 6, 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 affect the City of Kennewick's general welfare in a positive manner, by allowing commercial properties to reach their fullest economic potential.
2. The proposed amendments comply with goals of the Comprehensive Plan Commercial Goals 2 and 3 by establishing regulations that will allow for the development of storage facilities that will be a benefit to the areas they are in.

Staff Recommendation:

Based on the above analysis of the applicant's request, staff recommends the Planning Commission forward a recommendation of APPROVAL 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-2024-0003 and recommend approval of the amendments to KMC Section 18.12.130 and the repeal of KMC Section 18.12.180 to City Council.

Exhibits:

1. Staff Report
2. Environmental Determination of Non-significance ED-2024-0007
3. Zoning Map



**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.

PROPOSER: 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: _____

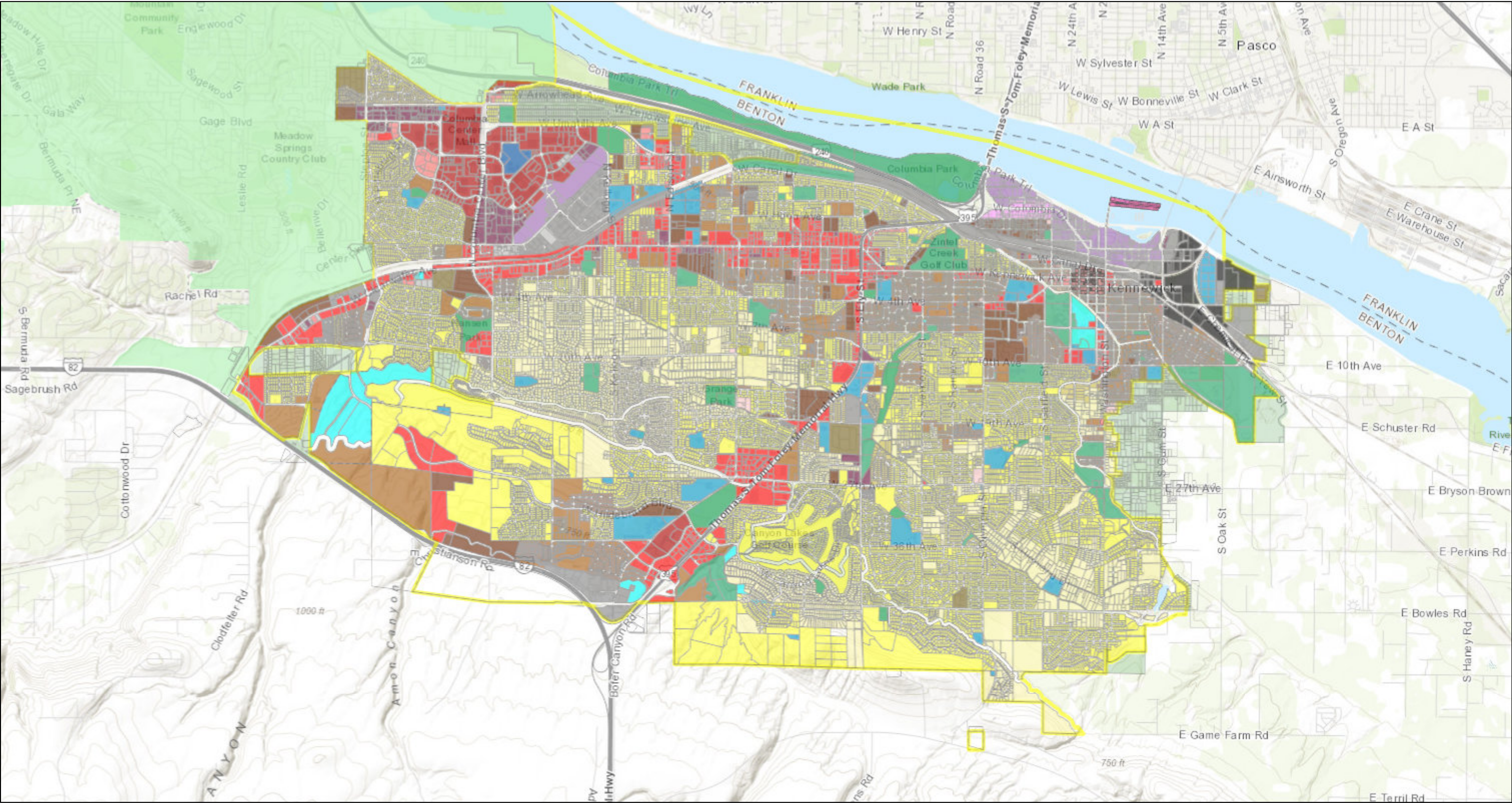
Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued, no later than 5 p.m. on April 16, 2024. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals 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

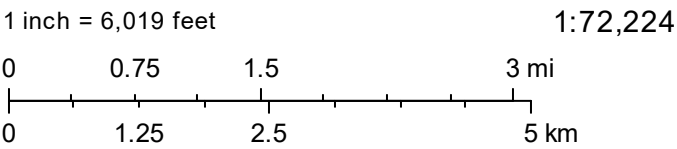
Zoning Map

Exhibit 3



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.



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