



November 18, 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 October 21, 2024
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Development Code Amendment (DCA) #2024-0004 proposing to amend Kennewick Municipal Code (KMC) Section 18.12.010 by reducing the required width of a rowhouse/townhouse lot from 24 feet to 20 feet in the Residential, Medium Density (RM) and Residential, High Density (RH) zoning Districts. Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338

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
October 21, 2024
MEETING MINUTES

1. CALL TO ORDER

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

Vice Chairman Helgeson led the Pledge of Allegiance.

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

PRESENT: Vice Chairman Thomas Helgeson, Commissioners Tina Gregory, Nikki Griffith (*All in person*); Commissioner Ken Short (*attended remotely*).

ABSENT: Commissioner James Hempstead, Chairman Victor Morris (*Excused*).

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

Four commissioners were present and two absent; Ms. Didier declared a quorum was established.

2. CONSENT AGENDA

a. Approval of the minutes dated September 9 and October 7, 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:

Vice Chairman Helgeson made the following statement:

“Good evening and welcome to the October 21, 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) #2024-0003:

Vice Chairman Helgeson opened the public hearing at 6:34 pm for Development Code Amendment (DCA) #2024-0003, proposing to amend Kennewick Municipal Code Sections 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 Community Planning.

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

Planning Commission asked clarifying questions of staff: Section 1i to match Section 3e on the staff report (barbed wire, razor wire, electric fence not allowed unless required for business safety).

2. Testimony in Favor of the Request: None
3. Testimony Neutral/Against the Request: None
4. Testimony of Those Registered on Virtual Format: None
5. Staff Final Comments: None
6. Planning Commission Questions of Staff: None
7. Public Testimony Closed at 6:42 p.m.

MOTION: Commissioner Gregory moved to concur with the findings and conclusions in staff report DCA-2024-0003 and recommend City Council APPROVE the request. Commissioner Griffith seconded the motion. The motion passed unanimously on a roll call vote.

DISCUSSION: Vice Chair Helgeson asked if the motion needs to be amended to provide for the changes in Section 1i and Section 3e of the staff report.

AMENDED MOTION: Commissioner Gregory moved to concur with the amendment of the original motion to include the match of Section 1i with Section 3e regarding barbed wire, razor wire, electric fence not allowed unless required for business safety in staff report DCA-2024-0003 and recommend City Council APPROVE the request. Commissioner Griffith seconded the motion.

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 – 2024 Comp Plan Amendments went to City Council; all four were approved unanimously; an annexation at S. Hansen Park and W. 10th was approved.

6. NEW BUSINESS:

- a. None

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

None

ADJOURNMENT: The meeting concluded at 6:49 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: DCA-2024-0004

Public Hearing Date: November 18, 2024

Summary of Proposal: To amend Kennewick Municipal Code Section 18.12.010 A.2 Table of Residential Site Development Standards by reducing the required width of a rowhouse/townhouse lot from 24 feet to 20 feet in the Residential, Medium Density (RM) and Residential, High Density (RH) zoning districts.

Applicant: Knutzen Engineering

Staff Contact: Alisha Piper, Planner

Background:

On September 19, 2024, the applicant applied to amend KMC Section 18.12.010 A.2.

The City sent the proposed amendments to the Department of Commerce, City of Kennewick Departments, and outside agencies on September 20, 2024. The Department of Commerce issued expedited review on October 7, 2024.

Discussion and Analysis:

The applicant has proposed the following amendments (underlined and in red) to KMC Section 18.12.010 A.2: Table of Residential Site Development Standards:

Minimum and maximum residential standards are identified in the following table.

	RS ⁵	RL ⁵	RM ^{3, 4, 5, 6}	RH ^{3, 4, 5, 6}	RTP ^{3, 4, 5}	RMH ⁶	UMU ^{3, 7}
Min. Lot Size (Rowhouse/Townhouse)	N/A	N/A	1,800	1,600	N/A	N/A	N/A
Min. Lot Width ²	60'	60'	50'	N/A	N/A	60'	N/A
Min. Lot Width ² (Rowhouse/Townhouse)	N/A	N/A	<u>24'-20'</u>	<u>24'-20'</u>	N/A	N/A	N/A
Min. Lot Frontage ² (Rowhouse/Townhouse)	N/A	N/A	20'	20'	N/A	N/A	N/A

As shown in the above table, the applicant has proposed to reduce the required width of a rowhouse/townhouse lot from 24 feet to 20 feet in the Residential, Medium Density (RM) and Residential, High Density (RH) zoning districts via the Staff Review Process.

Public Comments:

Staff did not receive any public comments.

Public Works Comments:

Driveway layout may become difficult with width reduction.

Agency Comments:

Benton Clean Air Authority (BCAA) provided a form letter regarding fugitive dust emissions and a dust control plan.

Staff Analysis:

The proposed Development Code Amendment (DCA-2024-0004) is a request to amend Kennewick Municipal Code Section 18.12.010 A.2 Table of Residential Site Development Standards by reducing the required width of a rowhouse/townhouse lot from 24 feet to 20 feet in the Residential, Medium Density (RM) and Residential, High Density (RH) zoning districts. Pursuant to Table 1 of the Comprehensive Plan, the Residential, Medium Density and Residential, High Density zoning districts are implementing zoning districts of the Medium Density Residential and High Density Residential Land Use Designations respectively. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040 (3), the purpose of RM zoning district is as follows:

RH - 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.

Per KMC 18.03.040 (4), the purpose of RH zoning district is as follows:

RH - The purpose of the RH District is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial, low and medium density residential uses.

Public Works has concerns that reducing the lot width may create a problem accommodating driveways. Installing rolled curb is currently an option in the Standard Specifications, and may be the only option with the reduced lot width. A street tree is still required and placement may prove to be a challenge with a reduced lot width.

The reduced lot width does allow for an increase of housing units, possibly more affordable; and creates the potential to utilize lots that would not work at the 24' width.

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goals and Policies:

Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.

Policy 1 Establish and implement maximum densities in the City's residential zoning categories.

Policy 3 Residential Medium Density- Place areas that can support high-quality, compact, urban development with access to

urban services, transit, and infrastructure, whether through new development or through infill.

Policy 4 Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

Regulatory Controls and Policies:

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

Findings of Fact:

1. The applicant is Knutzen Engineering, 5401 Ridgeline Dr. #160, Kennewick, WA 989338.
2. The application was submitted on September 19, 2024.
3. Notice of the proposed code revision was sent to the Washington State Department of Commerce on September 20, 2024.
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 for the Washington State Department of Commerce on September 23, 2024.
5. The Department of Commerce granted expedited review on October 7, 2024.
6. Notice of the public hearing for this application was published in the Tri-City Herald on November 3, 2024.
7. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-Significance (DNS), ED-2024-0024, on October 30, 2024.

Conclusions of Law:

1. Approval will implement the Comprehensive Plan Land Use Designation of Medium Density Residential and High Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Land Use Goal 3, Policies 1, 3 and 4, of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Development Code Amendment complies with KMC 18.51.070(2).

Staff Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report DCA-2024-0004 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report DCA-2024-0004 and recommend approval of the request to City Council.

Exhibits:

1. Staff Report
2. Current full text of Title 19.12.010 A.2
3. Supporting Information
4. SEPA DNS

18.12.010 A.2: Table of Residential Site Development Standards.

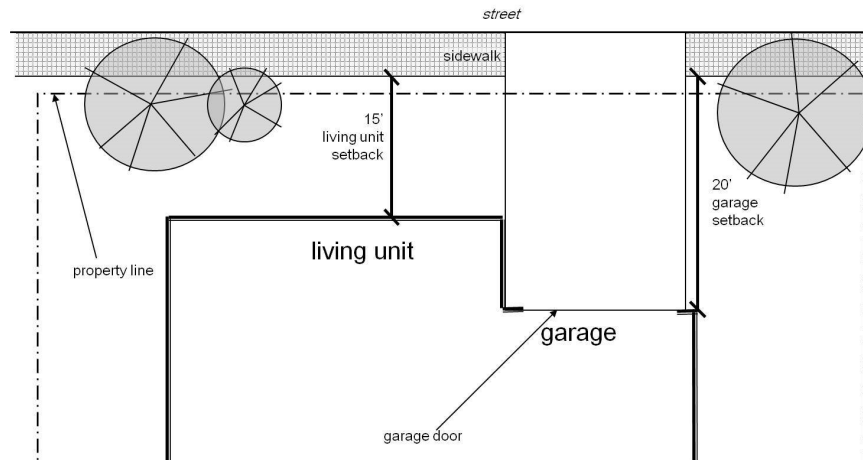
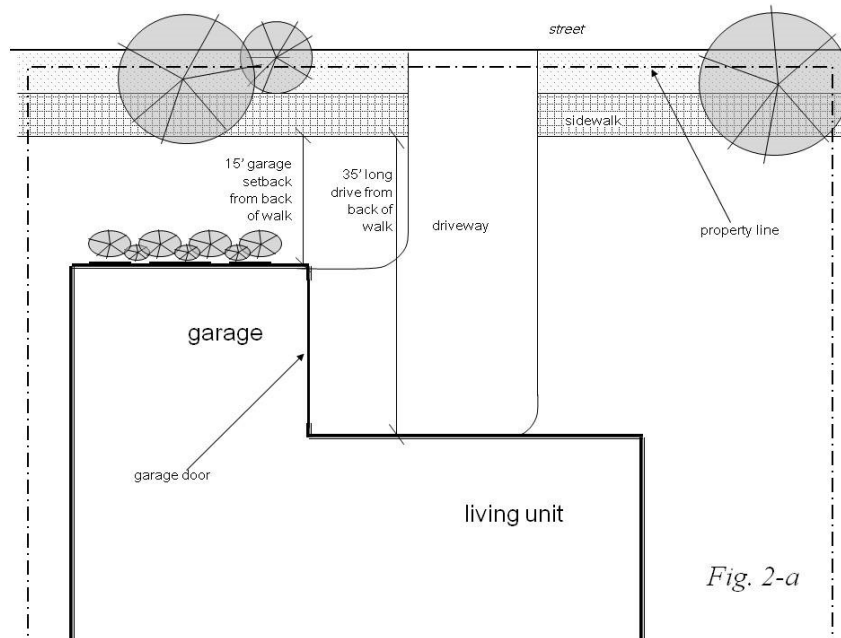
Minimum and maximum residential standards are identified in the following table.

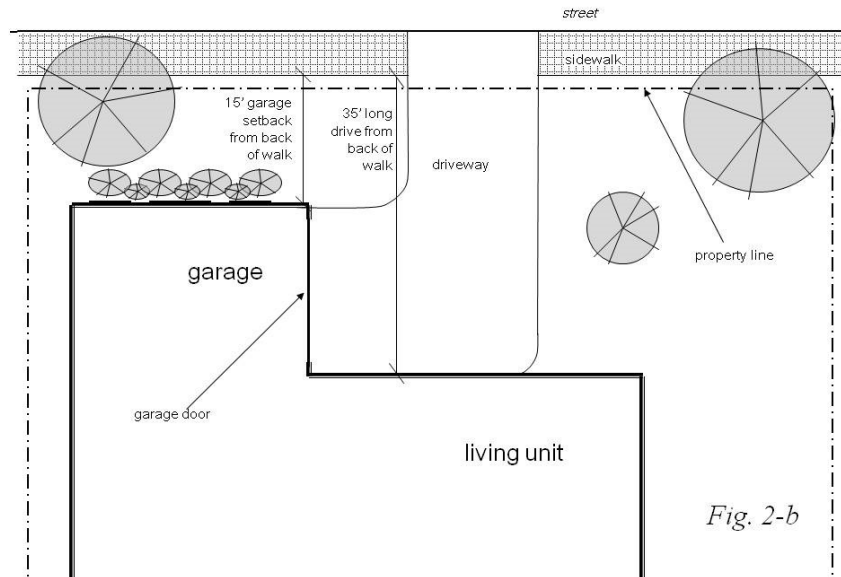
	RS ⁵	RL ⁵	RM ^{3, 4, 5, 6}	RH ^{3, 4, 5, 6}	RTP ^{3, 4, 5}	RMH ⁶	UMU ^{3, 7}
Max. Density ¹	N/A	N/A	13	27	13	4	N/A
Min. Lot Size	10,500	7,500	4,000	4,000	1 acre	7,500	N/A
Min. Lot Size (Rowhouse/Townhouse)	N/A	N/A	1,800	1,600	N/A	N/A	N/A
Min. Lot Width ²	60'	60'	50'	N/A	N/A	60'	N/A
Min. Lot Width ² (Rowhouse/Townhouse)	N/A	N/A	24'	24'	N/A	N/A	N/A
Min. Front Yard/Street Setback ²	15'	15'	15'	15'	15'	20'	See KMC 18.80
Min. Garage Setback ²	20'	20'	20'	20'	20'	20'	N/A
Min. Side Yard Setback ²	5'	5'	5'	5'	5'	5'	0'
Min. Rear Yard Setback ²	15'	15'	15'	15'	15'	15'	5'
Max. Height	35'	35'	35'	45'	N/A	30'	N/A
Min. Lot Frontage ²	30'	30'	30'	30'	30'	30'	20'
Min. Lot Frontage ² (Rowhouse/Townhouse)	N/A	N/A	20'	20'	N/A	N/A	N/A

FOOTNOTES for Table 18.12.010 A.2 Residential Standards Table:

- (1) Maximum Density - The maximum permitted number of lots/units is determined by dividing the gross area of the parcel in square feet by 43,560 square feet, multiplied by the allowed maximum density under table 18.12.010. The closest whole number is the permitted maximum number of lots/units.
- (2) Yards:
 - (a) Street: Building setback lines will be measured from the back of the sidewalk. Where no sidewalk exists and in the UMU district, building setback lines will be measured from the right-of-way line. (See fig.1a-b)
 - (i) For garages that face a no-street abutting property line (side-entry garages,) the garage setback may be reduced to 15' from the back of the sidewalk. The street facing façade of the garage shall be treated with windows, modulations and/or architectural design elements and features that mimic the remainder of the house. Landscaping shall also be required along the street-facing façade. (See fig. 2a-b)
 - (ii) In no instance shall a vehicle or any other object be allowed to obstruct a pedestrian walkway/sidewalk.
 - (b) Rear: As measured from an existing lot line or alleyway.
 - (c) Side: Shall be five feet from the nearest side yard property line.

- (i) Single-family attached and zero-lot line housing shall have no setback on the side where the property line follows a common or zero-lot line wall.
- (ii) End units shall have a five-foot setback from the nearest side yard property line and no setback on the common wall side.
- (d) Lot Frontage: Lot frontage lines will be measured from the right-of-way line.
- (e) Where no street frontage exists, building setback and lot frontage lines will be addressed during the site plan or plat review process and must be approved by the Planning Director.

Fig. 1.a.*Fig. 2.a.**Fig. 2-a**Fig. 2.b.*



(3) Open space calculations.

- (a) In multi-family developments, where the density exceeds seven units per acre, the amount of required common open space shall equal or be greater than the minimum aggregate area of provided bedrooms based on the following formula: 300 square feet for the first bedroom and 200 square feet for each additional bedroom; exclusive of required street frontage setbacks and required parking areas. "Open area" is an area with average dimensions of not less than 15 feet by not less than 500 square feet. More than one open area may be provided in a given development. Any interpretation of this Section will be made by the Director.
- (b) Within the UMU district, new developments with a lot area of more than 20,000 square feet shall provide a pedestrian-oriented space (plaza, courtyard or similar space) of at least one percent of the site area as described below. Buildings that front on a public sidewalk and have a pedestrian-oriented commercial use facing that sidewalk are exempt from this open space requirement.
 - (i) Pedestrian-oriented space must include:
 - (A) Visual and pedestrian access including barrier-free access to the abutting structures from the public right-of-way or a non-vehicular courtyard.
 - (B) Paved walking surfaces of either concrete or approved unit paving in areas intended for foot traffic.
 - (C) On-site or building mounted lighting providing at least 0.6 foot-candles (average) on the ground.
 - (D) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - (E) Landscaping to enhance the area.
 - (F) At least 25 percent of the plaza or courtyard must be shaded by structure or tree canopy (at least ten years after planting).
 - (ii) Outdoor pedestrian-oriented space shall not include:

-
- (A) Asphalt or gravel pavement (Exception: decomposed granite and other architectural surface treatments).
 - (B) Adjacent unscreened parking lots.
 - (C) Adjacent chain link fences.
 - (D) Adjacent "blank walls".
 - (E) Adjacent dumpsters or service areas.
 - (F) Outdoor storage or retail sales (shopping carts, potting soil bags, firewood, etc.) that do not contribute to the pedestrian environment.
- (iii) In-Lieu Provisions—Pedestrian-Oriented Space Requirement in Urban Mixed Use (UMU) District: Provided all of the following requirements are met, required publicly accessible open space in the Urban Mixed Use (UMU) District will be provided on the site containing the permitted land use.
- (A) The proposing owner or developer shall improve and may, at their and the city's discretion, dedicate land to provide the pedestrian-oriented space requirement in accordance with the approval of the planning official, or shall pay a fee in lieu of such improvement and dedication if the planning official determines that the dedication and improvement of land is not feasible or desirable due to the physical characteristics of the site.
 - (B) The property owner or developer shall either:
 - (I) Provide and construct (and optionally dedicate) the on-site pedestrian-oriented space requirement to city design and construction standards subject to city approval or:
 - (II) Enter a voluntary agreement with the city to pay an amount equal to the city's cost of acquiring and constructing the pedestrian-oriented space requirement in another location within the same UMU District as identified and approved by the planning official.
- (4) Mobile Home Park Requirements:
- (a) New Mobile Home Parks: For Residential Trailer Parks developed after January 1, 1998, the following spacing standards may be utilized:
 - (i) When each primary structure has a 20-foot front and rear yard (18.09.1950) or open space, the following spacing standards apply: side-by-side, end-to-end and parallel - ten feet between each primary structure; accessory structures that meet provisions of the International Building Code must have a minimum four-foot setback between the primary structure unless attached to the primary structure, and must have a minimum six-foot setback between adjacent primary and accessory structures.
 - (b) Ten feet setback from all property lines; 20 feet from an existing right-of-way line or proposed right-of-way line whichever is greater.
 - (c) Spacing: 20 feet between mobile homes located side-by-side, end-to-end and parallel. End-to-end, ten feet if the extended outside edge does not project beyond the extended centerline of the adjacent unit. There must be 20 feet between any mobile home and any permanent structure; ten feet between any mobile home and any accessory structure unless attached to the mobile home in accord with the State of Washington and the International Building Code; ten feet between any occupied travel trailer and any mobile home, accessory structure or permanent

building. The average distance between adjacent, angular mobile homes must not be less than 20 feet with the closest point no less than ten feet.

- (d) Mobile Home Roadways: Each manufactured home must be served by at least one 30-foot wide roadway for two moving lanes of traffic and a three-foot delineated, pedestrian walkway. If on-roadway parking is allowed, the roadway width must be increased accordingly. All roadways must be improved with asphalt, bituminous surface treatment or an equivalent.
- (5) Single-Family Homes (attached and detached); Manufactured Homes:
 - (a) Intent: It is the intent of the section to set forth the terms and conditions under which single-family homes may be sited, and to ensure that manufactured homes as defined herein may be sited in any zone where single-family homes are permitted. These regulations apply to all zones where single-family homes are permitted.
 - (b) Minimum siting standards: The following standards apply to the siting of all single-family homes, whether site-built homes or manufactured homes. Where any conflict arises between these regulations and the adopted building code, the stricter standard shall apply.
 - (i) Foundation: All dwellings shall be placed on permanent foundations;
 - (ii) Minimum width: A dwelling shall not be less than 14 feet in width at the narrowest point of its first story;
 - (iii) Age of dwelling (for manufactured homes only): no manufactured home more than three years old on the date of installation or previously lived in shall be permitted on any lot;
 - (iv) All units with a common wall must be constructed concurrently and be under the same ownership at the time of initial construction;
 - (v) Common walls must follow property lines and have no openings.
- (6) Townhouse/Rowhouse Development:
 - (a) All townhouse or rowhouse development shall comply with the Residential Design Standards-Multi-Family;
 - (b) There must be at least ten feet on end between groups. This space may either be end unit lots or common open space, and, if so, there may be openings in the end units;
 - (c) The number of connected units may not exceed eight;
 - (d) The Planning Director may approve up to a ten-percent deviation from all standards related to townhouse or rowhouse development.
- (7) Urban Mixed Use District:
 - (a) Legal lots of record existing as of June 1, 2017, shall be deemed to be in compliance with the lot size restrictions, however after June 1, 2017, no lot intended for single-family use shall be created in excess of 5,000 square feet.
 - (b) Setbacks for all residential uses shall be measured from property lines.
 - (c) Building setback from front and side property lines are not required, except as mandated by the applicable local, state and federal codes.

(Ord. 5764 Sec. 1, 2018; Ord. 5743 Sec. 2, 2018; Ord. 5712 Sec. 2, 2017; Ord. 5647 Sec. 1, 2016; Ord. 5542 Sec. 1, 2014; Ord. 5504 Sec. 1, 2013; Ord. 5407 Sec. 4, 2012; Ord. 5365 Sec. 3, 2011; Ord. 5309 Sec. 9, 2010; Ord. 5204 Sec. 6, 2007; Ord. 5180 Sec. 1, 2007)



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 File Fee and SEPA Review Fee are due at the time of application.

Applicant: **Paul Knutzen, Knutzen Engineering**
 Address: **5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338**
 Telephone: **509.222.0959** Cell **509.440.1817**
 E-mail: **paul@knutzenengineering.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.

Proposed Amendment: The proposed amendment would amend KMC Section 18.12.010A.2 by reducing the required width of a rowhouse/townhouse lot from 24 feet to 20 feet. (See the attached sheet.)

There are a number of reasons why the proposed amendment to reduce townhouse lot width is in the best interest of the City, including the following:

- A. **Housing Affordability.** The proposed amendment to allow 20-foot wide townhome lots reduces lot width requirements by 16% over the current code requirement. As townhome lots require frontage on public streets, the cost for a townhome development necessarily includes the provision of public infrastructure, including the value of the land needed for right-of-way dedication, street construction, storm drainage facilities, streetlights, underground utilities, sidewalks and street landscaping. A reduction in lot width reduces the amount of street frontage required for a townhome development, thereby providing for a more efficient use of land. Additionally, narrower

townhome lots provide an opportunity for the construction of smaller units, thereby saving development costs related to building construction.

- B. **Consistency with Growth Management Planning Requirements.** Amendments to the City development codes that provide for housing affordability are consistent with the goals of the Washington State Growth Management Act, which call for housing plans to provide affordable housing to all economic segments. This is also reflected within the City's Comprehensive Plan. Goal 3 of the Housing Element of the plan and its underlying policies read as follows:

Promote affordable housing for all economic segments of the community.

1. *Promote the affordable infill residential construction through flexibility in development techniques.*
2. *Explore the use of density bonuses, parking reductions, multi-family tax exemptions, and permit expediting to encourage the development of housing affordable at below market-rate.*
3. *Promote homeownership opportunities for households of all incomes.*
4. *Work with other jurisdictions and organizations, including the Kennewick Housing Authority and non-profit housing developers to address the need for housing to be affordable to low and very low-income households.*

The proposed amendment reducing the width of townhome lots clearly provides an opportunity for the market to provide housing at a cost lower than is presently possible under the City's existing regulations. The reduction of lot width provides an opportunity for lower cost townhome style developments in the RM & RH zones. Townhomes are the primary form of multi-family housing that allows individual home ownership, which helps the City achieve its goal of promoting home ownership across all income levels.

- C. **Consistency with State Requirements.** The proposed code amendment to allow for townhomes on narrower lots represents a step forward for the City to meet the State's requirements to provide for the missing middle housing per RCW 36.70A.635. Reducing the lot width requirements associated with townhomes helps to encourage developers to build that particular form of housing.
- D. **Provides Additional Housing Choice.** Townhomes are a growing housing option for many residents of the Tri-Cities, especially given the escalating housing costs over the past four years. The median sales price for homes in Kennewick has increased 39% over the past four years and currently stands at \$439,950. (Source: Carimcgeeteam.com.) While townhomes represent a lower cost option for many potential home buyers, the proposed reduction in lot width provides additional opportunities for lower cost housing options. Narrower lots can reduce the development costs associated with street

construction by up to 16%; a cost savings that would be passed onto home buyers. This change would open up the housing market for a larger segment of the City's population.

- E. No Density Increase.** The reduction in townhome lot width would not provide for an increase in density. The minimum lot size is not changing, so if lots become narrower, they will need to be made correspondingly deeper. The minimum size lot in the RM zone (1,800 square feet) would need to be 90 feet by 20 feet, in place of the current required minimum size of 75 feet by 24 feet. The minimum size lot in the RH district is 1,600 square feet. A lot depth of 80 feet would be required for a 20 foot wide lot, as opposed to the current requirement of 67 feet by 24 feet.



Signature

09/19/2024

Date

Checklist:

_____ Application & fee

_____ State Environmental Policy Act Checklist (SEPA) & fee



BENTON CLEAN AIR AGENCY

September 23, 2024

Re: ED-2024-0024 & DCA-2024-0004

Development Services Division
Alisha Piper
PO Box 6108
Kennewick, WA 99336

Applicant/Proponent: Knutzen Engineering
Attn: Paul Knutzen
5401 Ridgeline Dr, Ste 160
Kennewick, WA 99338

Dear Ms. Piper:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will insure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects, and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Deon Steichen

Deon Steichen
Inspector



Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED-2024-0024

DESCRIPTION OF PROPOSAL: To amend Kennewick Municipal Code Section 18.12.010 A.2 Table of Residential Site Development Standards by reducing the required width of a rowhouse/townhouse lot from 24 feet to 20 feet in the Residential, Medium Density (RM) and Residential, High Density (RH) zoning districts..

PROPONENT: Knutzen Engineering.

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 4:00 pm on November 15, 2024. 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: Community 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: October 30, 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. 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 emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.