



City Council Meeting Schedule October 2018

October 2, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 9, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. 2019 TPA Budget & Marketing Plan
2. Employee & Community Relations Department Update
3. Finance Department Update

October 16, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 23, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Water & Sewer Rate Update
2. IT Strategic Plan Update
3. Management Services Department Update
4. Public Works Department Update

October 30, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. 2019/2020 Biennial Budget Presentation
2. Property Tax Levy

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio Taped

October 2018
Updated 9/18/18



CITY COUNCIL REGULAR MEETING AGENDA

**Tuesday, October 16, 2018 at 6:30 p.m.
City Hall Council Chambers | 210 W. 6th Ave**

1. CALL TO ORDER

Roll Call/Pledge of Allegiance/Welcome

HONORS & RECOGNITIONS

- Yard of the Season
 - o Commercial: Season's on 4th Avenue Apartments, 8180 W. 4th Ave
- WA Association Permit Technicians 2018 Member of the Year Award

2. APPROVAL OF AGENDA

3. CONSENT AGENDA

All matters listed within the Consent Agenda have been distributed to each member of the Kennewick City Council for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no separate discussion.

- a. Minutes of Regular Meeting of October 2, 2018.
- b. Motion to approve Claims Roster for September 28, 2018.
- c. Motion to approve Payroll Roster for September 30, 2018.
- d. Motion to approve the 2019 Tourism Promotion Area (TPA) Business and Marketing Plan.
- e. Motion to authorize the Mayor to sign the updated Right of Way Procedures.
- f. Motion to authorize the Mayor to sign the 2018 Justice Assistance Grant (JAG) CEO Certifications.
- g. Motion to reject all bids for RFB18-019 Toyota Center Ammonia Refrigeration and Glycol System.

4. VISITORS

5. ORDINANCES/RESOLUTIONS

- a. Ordinance 5771: Comprehensive Plan Amendment 18-01 from MDR to HDR (Katcher.)
- b. Ordinance 5772: Comprehensive Plan Amendment 18-02 from LDR to MDR (Davari.)
- c. Ordinance 5773: Comprehensive Plan Amendment 18-03 from LDR to Commercial (N2K Design.)
- d. Ordinance 5774: Comprehensive Plan Amendment 18-04 from MDR and Commercial to PF (Knutzen Engineering.)
- e. Ordinance 5775: Comprehensive Plan Amendment 18-05 from Industrial to PF (Knutzen Engineering.)
- f. Ordinance 5776: Comprehensive Plan Amendment 18-06 from MDR to Commercial (Tri-City Court Club.)

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CITY COUNCIL REGULAR MEETING AGENDA

Tuesday, October 16, 2018 at 6:30 p.m.

City Hall Council Chambers | 210 W. 6th Ave

- g. Ordinance 5777: Comprehensive Plan Amendment 18-07 from LDR to MDR (Beauchamp.)
- h. Ordinance 5778: Comprehensive Plan Amendment 18-08 from LDR to MDR (Beauchamp.)
- i. Ordinance 5779: Comprehensive Plan Amendment 18-09 from LDR to Mixed Use (Fullard-Leo.)
- j. Ordinance 5780: Comprehensive Plan Amendment 18-10 from LDR to MDR (Hoye.)
- k. Ordinance 5781: Comprehensive Plan Amendment 18-11 from LDR to HDR (Chavallo.)
- l. Ordinance 5782: Comprehensive Plan Amendment 18-12 from Commercial to MDR (Knutzen Engineering.)
- m. Ordinance 5783: Comprehensive Plan Amendment 18-13 from Commercial to MDR (Knutzen Engineering.)
- n. Ordinance 5784: Comprehensive Plan Amendment 18-14 from Commercial to Mixed Use (Overturf Properties LLC.)
- o. Ordinance 5785: Comprehensive Plan Amendment 18-15 from Commercial to Mixed Use (BW Land LLC.)

6. PUBLIC HEARINGS/MEETINGS

7. NEW BUSINESS

8. UNFINISHED BUSINESS

9. COUNCIL COMMENTS/DISCUSSION

10. ADJOURNMENT

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City of Kennewick

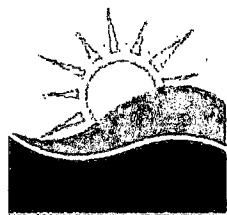
Fall 2018

*Commercial Yard of the Season
Certificate of Appreciation*

is hereby granted to:

Season's on West 4th

*The Kennewick Parks and Recreation Department
would like to recognize your effort
in the beautification of our community.*



KENNEWICK
WASHINGTON


Chairman, Parks & Recreation Commission


Mayor, City of Kennewick

CITY OF KENNEWICK
CITY COUNCIL
Regular Meeting
October 2, 2018

1. CALL TO ORDER

Mayor Don Britain called the meeting to order at 6:30 p.m.

City Council and Staff Present:

Mayor Pro Tem Steve Lee	Greg McCormick	Terry Walsh
Matt Boehnke	Christina Palmer	Vince Beasley
Bill McKay	Lisa Beaton	Ken Hohenberg
John Trumbo	Cary Roe	Emily Cross-Estes
Steve Young	Terri Wright	Chris Guerrero
Mayor Don Britain	Dan Legard	Bruce Mills
Marie Mosley		

Excused absences: Council member Paul Parish.

Ryan Dysland from Troop 237 led the Pledge of Allegiance.

HONORS & RECOGNITIONS

Eagle Scout Recognition – Ryan Dysland joined Mayor Britain at the podium as he presented him a proclamation recognizing his Eagle Scout Service Project.

National Community Planning Month Proclamation – Planning Director Greg McCormick joined Mayor Britain at the podium as he presented him the proclamation.

2. APPROVAL OF AGENDA

Mr. Trumbo moved to add an executive session to discuss the performance of an employee per RCW 42.30.110(g.)

Mayor Britain asked if there was a second.

Mr. Trumbo called point of order. He stated he is unaware of any written rule in the code, the Council code of conduct or the RCW that requires a vote of the Council to place a matter on executive session. He asked to be informed where it was written before proceeding with a second if appropriate.

Mayor Britain asked City Attorney Lisa Beaton to reply.

Ms. Beaton's legal opinion was that in order to not violate the OPMA, if it wasn't previously noted on the agenda and you are asking to amend the agenda tonight, than it would require a vote of Council.

Mayor Britain stated Mr. Trumbo's point of order was recognized by the Mayor and asked for a second. The motion was seconded by Mr. McKay.

Mr. Trumbo moved, seconded by Mr. McKay to add an executive session to discuss the performance of an employee (the City Manager) per RCW 42.30.110(g.)

Motion passed 5 to 1. Mayor Britain opposed.

A 30-minute executive session was added to the agenda just before the adjournment of the meeting.

Mr. Boehnke moved, seconded by Mayor Pro Tem Lee to approve the Agenda as amended. The motion passed unanimously.

3. APPROVAL OF CONSENT AGENDA

- a. Minutes of Regular Meeting of September 18, 2018.
- b. Motion to approve Claims Roster September 14, 2018.
- c. Motion to approve Payroll Roster for September 15, 2018.
- d. Motion to accept the work of Sharpe & Preszler Construction Co., Inc. for Contract P1715-17, 2017 Water/Sewer CIP Phase 2, in the amount of \$682,192.81.
- e. Motion to accept the recommendation of the Interview Committee and appoint Robert Van Slycke to the Park and Recreation Commission.
- f. Motion to accept the recommendation of the Interview Committee and appoint Vel Wright to the Community Development Block Grant Board (CDBG.)
- g. Motion to accept the recommendation of the Interview Committee and appoint Robert Franklin to the Historic Preservation Commission.
- h. Motion to authorize the Mayor to sign Local Agency Agreement Supplement No. 3 with the Washington State Department of Transportation for the Metaline Avenue Widening project.
- i. Motion to authorize the Mayor to sign Local Agency Agreement Supplement No. 1 with the Washington State Department of Transportation for the Ridgeline Drive Intersection Improvements Project.
- j. Motion to accept the recommendation of the Tri-Cities Hotel & Lodging Association and appoint Jerry Beach to fill the remainder of Kathy Moore's term to expire August 31, 2019.
- k. Motion to approve the appointment of Jerry Beach to the Lodging Tax Advisory Committee.
- l. Motion to authorize the Mayor signing a Contract for Sale of Real Property in Lieu of Condemnation to purchase a site for our new West Side Decant Facility in the amount of \$180,000.

Mayor Pro Tem Lee moved, seconded by Mr. Boehnke to approve the Consent Agenda as presented. The motion passed unanimously.

4. VISITORS - None

5. ORDINANCE/RESOLUTIONS

- a. Ordinance 5763: Amending KMC 18.12.270 Transportable Units (ZOA 18-02). Greg McCormick, Planning Director reported.

ORDINANCE NO. 5763

AN ORDINANCE RELATING TO TRANSPORTABLE UNITS AND AMENDING SECTION 18.12.270 OF THE KENNEWICK MUNICIPAL CODE

Mayor Pro Tem Lee moved, seconded by Mr. Young to adopt Ordinance No.5763. The motion passed unanimously.

- b. (1) Ordinance 5764: Amending KMC 18.12, 18.12.010 B.2, 18.12.010 B.2(4), 18.12.010(A.2)-footnote#5, Zone Districts and Standards (ZOA 18-03)
(2) Ordinance 5765: Amending KMC 17.24 Techniques for Natural Resource Protection (ZOA 18-03)
(3) Ordinance 5766: Amending KMC 17.100 Dedications (ZOA 18-03)
(4) Ordinance 5767: Amending KMC 18.24.040 Signs – General Provisions (ZOA 18-03)
(5) Ordinance 5768: Amending KMC 18.45 Planned Developments (ZOA 18-03).

Greg McCormick, Planning Director reported on all items. The ordinances will be read and voted on separately.

ORDINANCE NO. 5764

AN ORDINANCE RELATING TO ZONE DISTRICTS AND STANDARDS AND AMENDING SECTIONS 18.12.010 A.2 AND 18.12.010 B.2 OF THE KENNEWICK MUNICIPAL CODE

Mr. Young moved, seconded by Mr. Boehnke to adopt Ordinance No.5764. The motion passed unanimously.

ORDINANCE NO. 5765

AN ORDINANCE RELATING TO TECHNIQUES FOR NATURAL RESOURCE PROTECTION AND AMENDING SECTION 17.24.040 OF THE KENNEWICK MUNICIPAL CODE

Mr. Young moved, seconded by Mr. Boehnke to adopt Ordinance No.5765. The motion passed unanimously.

ORDINANCE NO. 5766

AN ORDINANCE RELATING TO DEDICATIONS AND AMENDING SECTION 17.100.010 AND REPEALING SECTION 17.100.030 OF THE KENNEWICK MUNICIPAL CODE

Mr. Young moved, seconded by Mayor Pro Tem Lee to adopt Ordinance No.5766. The motion passed unanimously.

ORDINANCE NO. 5767

AN ORDINANCE RELATING TO SIGNS AND AMENDING SECTION 18.24.040 OF THE KENNEWICK MUNICIPAL CODE

Mr. Young moved, seconded by Mr. McKay to adopt Ordinance No.5767. The motion passed unanimously.

ORDINANCE NO. 5768

AN ORDINANCE RELATING TO PLANNED RESIDENTIAL DEVELOPMENTS AND AMENDING SECTION 18.45.060(3) OF THE KENNEWICK MUNICIPAL CODE

Mr. Young moved, seconded by Mr. Boehnke to adopt Ordinance No.5768. The motion passed unanimously.

- c. Resolution 18-21: Application to Amend the UGA. Greg McCormick, Planning Director reported.

RESOLUTION NO. 18-21

A RESOLUTION AUTHORIZING THE MAYOR TO SIGN, AND SUBMITTAL OF, AN APPLICATION TO THE BENTON COUNTY PLANNING DEPARTMENT TO AMEND THE CITY OF KENNEWICK'S URBAN GROWTH AREA

Mr. Young moved, seconded by Mayor Pro Tem Lee to adopt Resolution No. 18-21. The motion passed unanimously.

- d. Ordinance 5769: Change of Zone (COZ 18-04) from Business Park (BP) to Commercial, Community (CC) at 11211 W. Clearwater Ave. Greg McCormick, Planning Director reported.

ORDINANCE NO. 5769

AN ORDINANCE AMENDING THE ZONING CLASSIFICATION OF CERTAIN REAL PROPERTY WITHIN THE CITY OF KENNEWICK LOCATED AT 11211 WEST CLEARWATER AVENUE FROM BUSINESS PARK (BP) TO COMMERCIAL, COMMUNITY (CC) (COZ 18-04, E. A. "RUSTY" MORSE III)

Mr. Young moved, seconded by Mr. Boehnke to adopt Ordinance No. 5769. The motion passed unanimously.

- e. Ordinance 5770: Business License Code Update. Dan Legard, Finance Director reported.

ORDINANCE NO. 5770

AN ORDINANCE RELATING TO LICENSES AND ADDING A NEW SECTION 6.08.018 TO THE KENNEWICK MUNICIPAL CODE AND AMENDING SECTION 6.08.290 OF THE KENNEWICK MUNICIPAL CODE

Mr. Young moved, seconded by Mr. McKay to adopt Ordinance No. 5770. The motion passed unanimously.

6. PUBLIC HEARINGS/MEETINGS - None

7. NEW BUSINESS - None

8. UNFINISHED BUSINESS - None

9. COUNCIL COMMENTS/DISCUSSION

Council members reported on their respective activities.

10. EXECUTIVE SESSION (RCW 42.30.110(g) Performance of an employee (the City Manager) – 30 minutes.

Council went into executive session at 7:35 p.m.

11. AJOURNMENT

Council returned at 8:07 p.m. and the meeting was adjourned.

Terri L. Wright, CMC
City Clerk

Council Agenda Coversheet



Agenda Item Number	3.b.	Council Date	10/16/2018
Agenda Item Type	General Business Item		
Subject	Claims Roster		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That Council approve the Claims Roster.

Motion for Consideration

I move to approve the Claims Roster dated September 28, 2018, in the amount \$ 1,174,427.77, and comprised of check numbers 143392 through 143631 and wire transfer numbers 300342 through 300344.

Summary

The payments on this Claims Roster are comprised of the following issued 09/15/2018 - 09/28/2018:

Check numbers 143392 through 143631	\$ 1,013,725.36
Wire transfer number 300342	104,763.42
Wire transfer number 300343	217.00
Wire transfer number 300344	55,721.99

Total	\$ 1,174,427.77

The above total excludes checks written for payment of refunds and collected amounts due to other entities.

Alternatives

None.

Fiscal Impact

\$ 1,174,427.77.

Through

Lynne Brown
Oct 01, 16:38:42 GMT-0700 2018

Dept Head Approval

Dan Legard
Oct 10, 17:04:35 GMT-0700 2018

City Mgr Approval

Marie Mosley
Oct 12, 00:02:55 GMT-0700 2018

Attachments: Claims Roster

☐ Recording
Required?

City of Kennewick
Claims Roster

9/15/2018 - 9/28/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
001 GENERAL FUND						
010 CITY COUNCIL						
	143423	09/28/2018	00730	ADVANCE TRAVEL EXPENSE	in REIMBURSE ADVANCE TRAVEL	1,072.36
	143507	09/28/2018	00006	IMPREST PETTY CASH FUND	in PETTY CASH FUND	35.75
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NAME BADGES	24.70
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NETWORK LUNCHEON	50.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RETIREE PLAQUE	74.39
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RT AIRFARE FOR STEVE YOUNG - WASH I	1,091.60
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in TRAVEL AGENT FEE - STEVE YOUNG	35.00
Total amount by Department						\$ 2,383.80
020 CITY MANAGER						
	143607	09/28/2018	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	83.82
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DEVELOPMENT PROJECT LUNCH SUPPLII	92.93
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DROPBOX UPDATE FOR M MOSLEY	10.85
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in NAME BADGES	12.35
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SUPPLIES	32.81
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in COFFEE FOR CITY MANAGER'S CONFERE	40.25
Total amount by Department						\$ 273.01
032 SUPPORT SERVICES-FINANCE						
	143423	09/28/2018	00730	ADVANCE TRAVEL EXPENSE	in REIMBURSE ADVANCE TRAVEL	313.53
	143547	09/28/2018	03700	OFFICE DEPOT INC	in OFFICE SUPPLIES	24.69
	143547	09/28/2018	03700	OFFICE DEPOT INC	in OFFICE SUPPLIES	18.54
	143611	09/28/2018	00976	WA STATE AUDITOR'S OFFICE	in AUDITS 45816 & 45817	503.50
Total amount by Department						\$ 860.26
033 SUPPORT SERVICES-PURCHASING						
	143483	09/28/2018	08581	ELLIOTT STEVE	in BOOTS	97.73
	143607	09/28/2018	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	39.45
Total amount by Department						\$ 137.18
034 SUPPORT SERVICES - INFO SYSTEMS						
	143455	09/28/2018	08295	CENTURYLINK	in PS/ALI - ALI/SR PER 100 REC	7.18
	143487	09/28/2018	05471	FRONTIER COMMUNICATIONS NW INC	in TELEPHONE SVC	6,486.86
	143604	09/28/2018	04764	UNITED PARCEL SERVICE	in SHIPPING	19.44
	143607	09/28/2018	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	851.54
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	104.07
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MINDJET MIND MANAGER RENEWAL	99.00

City of Kennewick

Claims Roster

9/15/2018 - 9/28/2018

Accounting Period

2018

	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	GENETEC TRAINING - CAR RENTAL - RH	273.91
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	GENETEC TRAINING - HOTEL - RH	369.92
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	1000 'RED TAG' BARCODE LABELS FOR IT	172.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	GENETEC SECURITY CENTER TRAINING -	1,580.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ARCGIS PRO ESSENTIAL WORKFLOW TR/	1,725.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	6 PACK F/F ETHERNET CABLE COUPLERS	13.02
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	3 10' HDMI VIDEO CABLES	13.02
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SHIP DEMO GPS UNIT BACK TO VENDOR	33.38
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY CREDIT CARD PROCESSING	419.85
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MICROSOFT SYSTEM CENTER LICENSES	863.50
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	10 HEAVY DUTY ID CARD REEL W/ BELT C	34.74
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MINDJET MIND MANAGER RENEWAL	99.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	INTERNATIONAL CREDIT CARD PROCESS	2.97
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CODE RUSH SUBSCRIPTION RENEWAL - 2	179.98
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ARCGIS PRO ESSENTIAL WORKFLOW TR/	1,725.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRACK-IT BARCODE MOBILE HANDHELD	722.22
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	4 DELL 24" MONITORS FOR SHELF SPARE	695.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DOCS.CI.KENNEWICK.WA.US SSL CERTIFI	315.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	GENETEC TRAINING - AIRFARE - RH	243.60
Total amount by Department							\$ 17,049.20
035 SUPPORT SERVICES-CUSTOMER SERVICE							
	143473	09/28/2018	03530	DATAPROSE INC	in	UTILITY BILLING & POSTAGE	7,900.83
	143620	09/28/2018	04479	WEBCHECK INC	in	WEBECHECK FOR JULY 2018	1,736.51
	143620	09/28/2018	04479	WEBCHECK INC	in	WEBCHECK FOR AUG 2018	1,750.63
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	152.10
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPLACEMENT HEADSET FOR RENE - CU	205.16
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	16' USB CABLE - CUSTOMER SERVICE	6.51
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	3 24" MONITORS FOR CUSTOMER SERVICE	444.10
Total amount by Department							\$ 12,195.84
041 CITY CLERK							
	143423	09/28/2018	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	196.00
	143439	09/28/2018	00034	BENTON COUNTY AUDITOR	in	RECORDING FEES	103.00
	143440	09/28/2018	00034	BENTON COUNTY AUDITOR	in	RECORDING FEES	99.00
	143590	09/28/2018	00172	THE TRI-CITY HERALD ADVERTISING	in	PUBLICATION	46.96
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FALL CONFERENCE REGISTRATION - C. P	175.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FALL CONFERENCE REGISTRATION - T. W	175.00

City of Kennewick

Claims Roster

9/15/2018 - 9/28/2018

Accounting Period

2018

	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FALL CONFERENCE REGISTRATION - K. R	175.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WMCA FALL MINI CONFERENCE - T. WRIC	250.00
Total amount by Department							\$ 1,219.96
042 LEGAL SERVICES							
	143624	09/28/2018	00853	WEST GROUP PAYMENT CENTER	in	LIBRARY PLAN CHARGES	52.40
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 DISPLAYPORT TO DVI VIDEO CABLES - C	44.81
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WSAMA FALL CONFERENCE REGISTRATION	490.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WAPRO CONFERENCE IN TACOMA	200.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WSAMA DUES FOR 2018	60.00
Total amount by Department							\$ 847.21
050 CIVIL SERVICE							
	143537	09/28/2018	09181	MOON, TAE IM, PH.D.	in	PRE-EMPLOYMENT TESTING	860.00
	143560	09/28/2018	01997	PUBLIC SAFETY TESTING, INC.	in	PRE-EMPLOYMENT SERVICES	3,764.80
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	8/15 AND 8/16 - DEPUTY FIRE CHIEF ASSES	205.26
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUPPLIES FOR CIVIL SERVICE TESTING A	68.64
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	8/30/18 BC PROMOTIONAL TESTING - BRE	19.99
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	8/15 - DEPUTY FIRE CHIEF ASSESSMENT C	19.99
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	8/30/18 - BC PROMOTIONAL TESTING AT R	312.18
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	8/30/18 - BC PROMOTIONAL TESTING AT R	73.84
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	8/16 - DEPUTY FIRE CHIEF ASSESSMENT C	19.99
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COFFEE FOR FIRST DAY OF DEPUTY FIRE	44.10
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COFFEE FOR SECOND DAY OF DEPUTY F	44.10
Total amount by Department							\$ 5,432.89
061 CODE ENFORCEMENT							
	143423	09/28/2018	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	46.00
	143448	09/28/2018	09813	B-F JUVENILE JUSTICE CTR	in	GRAFFITI ABATEMENT PROGRAM	3,040.00
	143509	09/28/2018	05158	INSIDE TRADER LLC CARTRIDGE WORLI	in	SUPPLIES	738.39
	143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	109.96
	143609	09/28/2018	01380	W A C E TREASURER WA ASSOC CODE E	in	2018 WACE MEMBERSHIP	40.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COMPUTER MOUNT CABLES FOR CODE E	36.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	JOTTODESK COMPUTER MOUNTS FOR CC	474.00
Total amount by Department							\$ 4,484.35
062 LONG RANGE PLANNING							
	143423	09/28/2018	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	230.40
	143458	09/28/2018	02481	CI INFORMATION MANAGEMENT CI SUP	in	IMAGING - AUGUST 2018	861.93

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	143590	09/28/2018	00172	THE TRI-CITY HERALD ADVERTISING	in	PUBLICATION	103.82
	143590	09/28/2018	00172	THE TRI-CITY HERALD ADVERTISING	in	PUBLICATION	111.23
	143590	09/28/2018	00172	THE TRI-CITY HERALD ADVERTISING	in	PUBLICATION	96.40
	143590	09/28/2018	00172	THE TRI-CITY HERALD ADVERTISING	in	PUBLICATION	111.23
	143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	40.01
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MISC OFFICE SUPPLIES, POST-IT NOTES	5.03
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OFFICE DEPOT - MISC. OFFICE SUPPLIES:	92.43
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WSAPT 2018 FALL TRAINING CONFERENC	200.00
Total amount by Department							\$ 1,852.48
063 ECONOMIC & BUSINESS DEVELOPMENT							
	143456	09/28/2018	09719	CHAPTER 0590 MIDCOLUMBIA TRI-CITIE	in	WORKSHOP	150.00
	143592	09/28/2018	09505	THOMAS MILES	in	TRAVEL EXPENSE	185.80
	143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	180.94
	143616	09/28/2018	07201	WALSH TERRY	in	REIMB - MILEAGE	59.95
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	16.84
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2019 ICSC BOOTH SPACE FOR COMMUNIT	2,500.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAVEL TO IEDC FOR MST	241.80
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PHOTO CREDITS FOR MARKETING EFFOR	29.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUST. FORUM-\$50, SCORE WRKSHP-\$20, 1:	90.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BIZ WELCOME LETTER FOLDING	5.43
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	EMAIL CAMPAIGN MARKETING LIST SER	103.18
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	EEC EVENT REG.-MILLENNIAL'S IN TC	27.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	LAPTOP DISPLAY ADAPTER EEC & MST	28.21
Total amount by Department							\$ 3,618.15
071 POLICE DEPT. - ADMINISTRATION							
	143458	09/28/2018	02481	CI INFORMATION MANAGEMENT CI SUP.	in	ON SITE DOCUMENT SHRED	275.63
	143487	09/28/2018	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	201.28
	143604	09/28/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	22.21
	143604	09/28/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	13.55
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IACP CONFERENCE REGISTRATION FEE -	425.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WATPA BOARD MEETING - CHIEF HOHENI	223.41
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BASIC CABLE SERVICE	228.04
Total amount by Department							\$ 1,389.12
072 POLICE DEPT.- CRIMINAL INVESTIGATION							
	143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25
	143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in	TOW SERVICE	54.25

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143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143544	09/28/2018	04055	NET TRANSCRIPTS INC	in TRANSCRIPTS	125.37
143595	09/28/2018	07228	TRANSUNION RISK ALTERNATIVE DATA	in PEOPLE SEARCH	124.62
T 300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	11.07
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SIU COMPUTER STORAGE	53.67
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CID CAMERA BATTERIES	96.73
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 4 DELL ACTIVE PENS FOR NEW TABLETS	191.01
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DRAMIS - 2018 DALLAS ICAC CONFERENC	650.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in RANGE SUPPLIES	129.99
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DRAMIS - 2018 DALLAS ICAC CONFERENC	666.61
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in DRAMIS - 2018 ICAC DALLAS CONFERENC	94.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SIU ELECTRONIC STORAGE	116.53
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in ADOBE ACROBAT PRO - RANDY MAYNAR	398.38
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in UNIFORM BELT - MAYNARD	79.99
Total amount by Department					\$ 2,954.97
073 POLICE DEPT. - PATROL					
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143563	09/28/2018	00957	RANCH & HOME INC	in K- 9 SUPPLIES	119.44
143563	09/28/2018	00957	RANCH & HOME INC	in K-9 SUPPLIES	119.44
143607	09/28/2018	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	2,725.36
143614	09/28/2018	07528	WA STATE LABOR & INDUSTRIES EXPLOI	in SWAT EXPLOSIVE LICENSE	50.00
T 300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	36.55
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FIT TEST ADAPTER FOR AVON GAS MASK	193.38
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SLINGS FOR NEW PATROL RIFLES.	461.86
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in K9 SOFTWARE ANNUAL SUBSCRIPTION X	200.00
Total amount by Department					\$ 4,394.28
074 POLICE DEPT. - STAFF SERVICES					

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143428	09/28/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	SEPT 2018 HVAC MAINT	25.35
143447	09/28/2018	04965	BETTENDORF'S PRINTING & DESIGN	in	BUSNIESS CARDS	54.30
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	59.71
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	96.87
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	622.73
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	53.20
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	113.79
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	300.62
143588	09/28/2018	08315	TALENTWISE SOLUTIONS LLC	in	PROFESSIONAL SERVICES	60.00
143600	09/28/2018	02861	TROPHY SHOPPE, THE	in	PLAQUES	146.61
143603	09/28/2018	01802	U S MARSHALS SERVICE / JPATS U S DEP	in	PRISONER TRANSPORT	2,214.00
143618	09/28/2018	01033	WASHINGTON STATE PATROL	in	CPL BACKGROUND CHECKS - JUNE	600.00
143618	09/28/2018	01033	WASHINGTON STATE PATROL	in	CPL BACKGROUNDS	660.00
T 300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	253.23
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUPPLIES/ EQUIPMENT	1,057.82
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	EQUIPMENT.	-57.29
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUPPLIES	57.50
Total amount by Department						\$ 6,318.44
075 POLICE DEPT. - INTERGOVERNMENTAL						
143441	09/28/2018	03000	BENTON COUNTY SHERIFF	in	CUSTODY/WORK CREW/MEDICAL	9,359.36
143441	09/28/2018	03000	BENTON COUNTY SHERIFF	in	CUSTODY/WORK CREW/MEDICAL	8,898.08
143441	09/28/2018	03000	BENTON COUNTY SHERIFF	in	CUSTODY/WORK CREW/MEDICAL	141,136.85
143487	09/28/2018	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	65.99
143521	09/28/2018	02608	KENNEWICK EMERGENCY PHYSICIANS I	in	PRISONER MEDICAL	10,157.00
143523	09/28/2018	05291	KENNEWICK RADIOLOGY GROUP PC	in	PRISONER MEDICAL	1,892.00
143598	09/28/2018	09790	TRIOS HEALTH RCCH TRIOS HEALTH LLC	in	PRISONER MEDICAL	2,463.72
143599	09/28/2018	00249	TRIOS HOSPITAL	in	PRISONER MEDICAL	12,880.28
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,725.66
Total amount by Department						\$ 189,578.94
076 POLICE DEPT - PROFESSIONAL STANDARDS						
143422	09/28/2018	08623	ACE SALES & SERVICE INC	in	PORTABLE TOILET - RANGE	65.00
143602	09/28/2018	03883	U R M CASH & CARRY	in	OPERATING & TRAINING SUPPLIES	20.55
143602	09/28/2018	03883	U R M CASH & CARRY	in	OPERATING & TRAINING SUPPLIES	17.30
T 300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	24.97
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WALL PLAQUE	21.66
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BATTERIES FOR NIKON CAMERAS	345.70

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T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CAMERA FOR PATROL	52.39
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AED SUPPLIES	15.36
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	COVER PROTECTORS	217.15
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TRAINING SUPPLIES	75.92
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HANDCUFF KEYS	113.27
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MOURNING BANDS	146.78
Total amount by Department							\$ 1,116.05
081 FIRE DEPT. - ADMINISTRATION							
	143604	09/28/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	34.46
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	31.40
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY RX DISPOSAL FEE AT FIRE TRA	16.15
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: BRIGHTC	65.43
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PUBLIC WORKS UTILITY PERMIT FOR WA	360.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: DURACE	147.73
Total amount by Department							\$ 655.17
082 FIRE DEPT. - SUPPRESSION							
	143412	09/24/2018	01485	RABE, NATHAN	in	MILEAGE-NOISY CREEK FIRE	540.75
	143412	09/24/2018	01485	RABE, NATHAN	in	WHITEWATER FIRE MILEAGE	322.62
	143412	09/24/2018	01485	RABE, NATHAN	in	BRIDGE CREEK FIRE MILEAGE	172.28
	143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	1,262.92
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	6.40
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	IFTSA ESSENTIALS OF FIREFIGHTING & II	969.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY ACCESS FEE TO ONLINE TRAI	6.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BULLETPROOF SPIRIT BOOK FOR 2018 FA	74.10
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUPPLIES FOR 2018 FALL FIRE TRAINING	54.97
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY WEBINAR WEBSITE ACCESS FI	24.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OSB (138 BOARDS) FOR FIRE TRAINING A	1,683.38
Total amount by Department							\$ 5,116.42
083 FIRE PREVENTION & INVESTIGATION							
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	71.29
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HELIUM FOR BALLOONS - NATIONAL NIC	78.17
Total amount by Department							\$ 149.46
090 ENGINEERING							
	143423	09/28/2018	00730	ADVANCE TRAVEL EXPENSE	in	REIMBURSE ADVANCE TRAVEL	243.95
	143463	09/28/2018	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	21.49

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143540	09/28/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PW PETTY CASH REIMB	142.22
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	16.92
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	90.71
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	10.85
143586	09/28/2018	08870	SZENDRE SCOTT	in	TRAVEL EXPENSE	268.93
143590	09/28/2018	00172	THE TRI-CITY HERALD ADVERTISING	in	PUBLICATION	64.27
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	637.57
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	APWA CONFERENCE REGISTRATION FEES	395.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	APWA CONFERENCE REGISTRATION FEES	395.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	AUTODESK VEHICLE TRACKING MAINTENANCE	367.18
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	IACC CONFERENCE - HEATH MELLOTT	185.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	PE STAMP FOR KENDRICK GLOVER	15.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	LSAW DUES FOR STEVEN GROSS	60.00
Total amount by Department						\$ 2,914.09
101 CORPORATE & COMMUNITY SERVICES						
143452	09/28/2018	05827	CALIPER MANAGEMENT INC	in	PRE-EMPLOYMENT TESTING	295.00
143502	09/28/2018	04842	HERNDON RECOGNITION COMPANY	in	EMPLOYEE SERVICE AWARDS	72.76
143502	09/28/2018	04842	HERNDON RECOGNITION COMPANY	in	EMPLOYEE SERVICE AWARDS	54.30
143528	09/28/2018	09277	LOURDES OCCUPATIONAL HEALTH	in	PROFESSIONAL SERVICES	76.00
143528	09/28/2018	09277	LOURDES OCCUPATIONAL HEALTH	in	PROFESSIONAL SERVICES	76.00
143530	09/28/2018	06305	MARAZZO WILLIAM	in	CDL REIMB	102.00
143531	09/28/2018	03832	MARTINEZ, PABLO	in	CDL LICENSE REIMB	102.00
143558	09/28/2018	02077	PITTS, RODNEY	in	CDL REIMB	102.00
143588	09/28/2018	08315	TALENTWISE SOLUTIONS LLC	in	PROFESSIONAL SERVICES	50.00
143591	09/28/2018	03633	THERAPY SOLUTIONS, PLLC	in	WELLNESS PROGRAM EVENT	100.00
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	15.67
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	LOGITECH WIRELESS PRESENTER R400 -	38.08
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	REGISTRATION FOR 11/6/18 - 11/8/18 SHRM	725.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	OFFICE SUPPLIES - STICKY NOTES	17.37
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	METAL RABBITS FOR 4TH & CCB ART	3,415.48
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	NETWORK LUNCHEON	25.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	IPMA-HR ANNUAL MEMBERSHIP FEE FOR	397.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	HQ DRAWING PRIZES FOR WELLNESS CO	119.79
Total amount by Department						\$ 5,783.45
113 PARKS DEPT.-RECREATION SERVICES						
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	189.74

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	143629	09/28/2018	04867	JOHNSON REBECCA S	in	JULY EXPENSES	66.40
	143630	09/28/2018	03700	OFFICE DEPOT INC	in	OPERATING SUPPLIES	36.63
	143630	09/28/2018	03700	OFFICE DEPOT INC	in	OPERATING SUPPLIES	54.36
	143630	09/28/2018	03700	OFFICE DEPOT INC	in	OPERATING SUPPLIES	5.09
	143631	09/28/2018	07253	SENIOR CENTER PETTY CASH	in	PETTY CASH REIMB	41.56
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	767.62
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AQUATICS AWARD BANQUET	9.22
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BIKES FOR CC PLAYGROUP	104.34
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AQUATIC CONFERENCE - DREW TOMASIN	229.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ON-LINE ACTIVITY GUIDE FOR 2018 FALL	299.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUPPLIES FOR CAMPS, COMMUNITY PICN	168.08
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CRAFT SUPPLIES REFUND, SHIPPED TO W	-73.15
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SUPPLIES FOR COMM CENTER PROGRAM	80.84
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HOTEL STAY 2018 AQUATIC CONFERENCE	152.89
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ADHESIVE SPRAY FOR POSTER BOARDS 1	19.32
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AUGUST 1ST THURSDAY SUPPLIES	26.88
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WE ICE TREATS NUMERICA EVENT	437.40
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	AUGUST 1ST THURSDAY SUPPLIES	11.95
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CARTS FOR RECREATION	1,523.47
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TABLE SKIRT CLEANING	21.72
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CHALK FOR FRONT DESK AT SOUTHRIDGE	26.06
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PANDORA FOR THE SOUTHRIDGE PAVILION	29.27
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PENS, PAPER, LABELS, OFFICE SUPPLIES	96.01
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SIGN HOLDER, KLEENEX CLEANER, COM	56.68
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PROGRAM FLYERS	1,844.33
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	THE REVERSAL OF THE JULY FRAUD CHA	-15.50
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	THE REVERSAL OF THE JULY FRAUD CHA	-450.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2 24" MONITORS - GINA SHAW	296.07
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	2018 CALENDARS	148.34
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FLOWER POT HOLDER	57.12
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BUSINESS CARD HOLDER, MAGAZINE HC	105.75
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DESKTOP DUAL MONITOR MOUNT	34.09
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STAFF POLOS, DRY CLEANING	17.89
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CRAFT SUPPLIES	73.15
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	FLYTRAPS FOR SOUTHRIDGE	6.34
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CLEANING SUPPLIES FOR SOUTHRIDGE	67.13
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BANKER BOXES, JUMBO PAPER CLIPS, PC	118.91

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T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TISSUES	40.73
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ZIP LOC BAGS FOR SOUTHRIDGE	23.65
Total amount by Department							\$ 6,748.38
114 PARKS DEPT.-FACILITIES MAINT.							
	143422	09/28/2018	08623	ACE SALES & SERVICE INC	in	PORTABLE TOILET - CIVIC #4	134.50
	143422	09/28/2018	08623	ACE SALES & SERVICE INC	in	PORTABLE RESTROOM	134.50
	143426	09/28/2018	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL	616.35
	143426	09/28/2018	05911	AMERICAN BUILDING MAINTENANCE	in	EXTRA CLEANING - EVENTS	250.00
	143428	09/28/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	SEPT 2018 HVAC MAINT	2,755.66
	143435	09/28/2018	04052	BATTERIES PLUS	in	BATTERIES	130.21
	143435	09/28/2018	04052	BATTERIES PLUS	in	BATTERIES - IRRIGATION VALVES	15.62
	143437	09/28/2018	03707	BAXTER AUTO PARTS	in	PARTS & SUPPLIES	10.01
	143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	26.91
	143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	118.13
	143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	18.45
	143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	3,459.72
	143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	216.05
	143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	55.50
	143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	18.78
	143454	09/28/2018	00083	CASCADE NATURAL GAS	in	GAS SERVICE	1,075.36
	143463	09/28/2018	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	10.75
	143479	09/28/2018	08439	DOCKEN HAYDEN	in	UNIFORM ALLOWANCE	162.86
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	GAS OIL MIX	32.56
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	WEEDEATER STRING	45.60
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	MAINT. SUPPLIES	43.43
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	MAINT. SUPPLIES	57.54
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	PARTS & SUPPLIES	27.80
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	SAW CHAINS	27.37
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	MOWER BLADES	89.43
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	BELT - MOWER	170.76
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	EDGER BLADES	412.51
	143484	09/28/2018	00166	FARMERS EXCHANGE	in	MOUSE TRAPS	61.85
	143486	09/28/2018	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SERVICE	11.09
	143486	09/28/2018	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	160.53
	143486	09/28/2018	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	160.53
	143489	09/28/2018	09431	G & R AG PRODUCTS INC	in	TANK CLEANER	22.45
	143489	09/28/2018	09431	G & R AG PRODUCTS INC	in	SPRAY TANK	417.02

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143489	09/28/2018	09431	G & R AG PRODUCTS INC	in	SPRAYER REPAIR PARTS	91.65
143492	09/28/2018	01775	GRAINGER	in	RESTROOM PARTITION	504.79
143492	09/28/2018	01775	GRAINGER	in	LIGHT REPAIR	11.00
143492	09/28/2018	01775	GRAINGER	in	TOOLS	83.89
143495	09/28/2018	04759	GRIGG ENTERPRISES INC DBA ACE HARI	in	THRESHOLD - RESTROOM	36.90
143496	09/28/2018	00865	H D FOWLER COMPANY INC	in	NEW PUMP INSTALL	20.57
143496	09/28/2018	00865	H D FOWLER COMPANY INC	in	MAINT. SUPPLIES	3,504.53
143500	09/28/2018	06626	HELSLEY DANIEL	in	UNIFORM ALLOWANCE	140.05
143519	09/28/2018	03349	KCDA PURCHASING COOPERATIVE	in	WEATHERPROOFING	7,284.03
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	MAIN LINE IRRIGATION REPAIR	227.03
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	118.25
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	PLUMBING REPAIRS	103.85
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	53.26
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	2.74
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	25.61
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	2.82
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION SUPPLIES	500.77
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	DRINKING FOUNTAIN REPAIR	269.09
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	5.60
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	131.10
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	58.77
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS	82.94
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS	187.19
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	PLUMBING REPAIR	8.64
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	5.10
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	17.55
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR	11.95
143536	09/28/2018	05112	MOON SECURITY SERVICES, INC	in	BATTERY REPLACEMENT	131.95
143545	09/28/2018	02087	NIEBUHR, ROBERT	in	UNIFORM ALLOWANCE	236.67
143550	09/28/2018	00917	OXARC, INC.	in	GAS - CUTTING TORCH	35.45
143553	09/28/2018	00112	PALLIS POOL & PATIO INC	in	POOL CHEMICALS	434.40
143555	09/28/2018	00708	PARK & RECREATION DEPT	in	DRY ICE REIMBURSEMENT	17.01
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	LOCKNETICS REPAIR	7.82
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	KPD LIGHT REPAIR	182.63
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	PARTS & SUPPLIES	372.73
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	LIGHT REPAIR	105.17
143563	09/28/2018	00957	RANCH & HOME INC	in	HITCH PIN	3.25

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	143563	09/28/2018	00957	RANCH & HOME INC	in	HITCH	31.46
	143563	09/28/2018	00957	RANCH & HOME INC	in	HITCH	7.60
	143563	09/28/2018	00957	RANCH & HOME INC	in	HITCH	5.43
	143563	09/28/2018	00957	RANCH & HOME INC	in	MAINT. SUPPLIES	338.61
	143563	09/28/2018	00957	RANCH & HOME INC	in	LIGHT REPAIR	10.85
	143563	09/28/2018	00957	RANCH & HOME INC	in	IRRIGATION REPAIR	18.32
	143563	09/28/2018	00957	RANCH & HOME INC	in	TRAILER PARTS	3.33
	143564	09/28/2018	00957	RANCH & HOME INC	in	PARTS & SUPPLIES	36.37
	143574	09/28/2018	00817	SENSKE LAWN & TREE CARE INC	in	TREE REMOVAL	700.47
	143574	09/28/2018	00817	SENSKE LAWN & TREE CARE INC	in	TREE REMOVAL	214.49
	143574	09/28/2018	00817	SENSKE LAWN & TREE CARE INC	in	TREE REMOVAL	714.74
	143574	09/28/2018	00817	SENSKE LAWN & TREE CARE INC	in	PRUNING KEEWAYDIN	1,216.32
	143574	09/28/2018	00817	SENSKE LAWN & TREE CARE INC	in	HAZARDOUS TRIMMING	3,833.58
	143576	09/28/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT	184.19
	143576	09/28/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT	182.36
	143576	09/28/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT	341.87
	143576	09/28/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT	36.83
	143576	09/28/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT	135.01
	143576	09/28/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT	197.54
	143576	09/28/2018	07555	SHERWIN-WILLIAMS COMPANY	in	PAINT	341.87
	143584	09/28/2018	08983	STENSLAND DYLAN	in	UNIFORM ALLOWANCE	163.25
	143596	09/28/2018	00811	TRI-CITIES BATTERY & AUTO REPAIR	in	IRRIGATION TIMER BATTERIES	5.17
	143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	794.65
	143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	PAINT	13.01
	143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	FENCE PLIERS	14.11
	143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	TOOLS	36.45
	143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	MAINT SUPPLIES	3.58
	143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	PAINT	32.57
	143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	IRRIGATION SUPPLIES	6.47
	143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	IRRIGATION SUPPLIES	3.46
	143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	OPERATING SUPPLIES	10.64
	143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNIT	in	SPRAY PAINT	26.02
	143621	09/28/2018	09038	WEIXEL DEREK	in	BOOTS	206.33
	143626	09/28/2018	02054	WOELBER, STEVE	in	UNIFORM ALLOWANCE	173.72
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	USACE APP BROKEN SPRINKLERS PROCE	24.70
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ADDITIONAL BINDERS FOR PARKS PROJE	62.50
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BINDERS FOR PARKS PROJECTS - DONAL	69.20

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T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	METAL RABBITS FOR 4TH & CCB ART	800.12
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NITROGEN FERTILIZER	543.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	TREE FERTILIZER	1,031.70
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PLAYGROUND SURFACE REPAIR	279.90
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HIGHLANDS GRANGE BUILDING JANITOI	220.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	CEILING TILES	98.14
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PLAYGROUND SURFACE REPAIR	279.90
Total amount by Department							\$ 39,416.41
120 NON-DEPARTMENTAL							
	143426	09/28/2018	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL	231.14
	143428	09/28/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	SEPT 2018 HVAC MAINT	240.73
	143431	09/28/2018	00037	ART CARPENTER HARDWARE	in	DOOR REPAIR	7.06
	143438	09/28/2018	08297	BENTON CO COMMISSIONERS	in	DIST COURT/OPD BILLINGS	79,890.27
	143454	09/28/2018	00083	CASCADE NATURAL GAS	in	GAS SERVICE	25.55
	143459	09/28/2018	00435	CITY OF PASCO	in	ANIMAL CONTROL SHELTER DESIGN	322.53
	143459	09/28/2018	00435	CITY OF PASCO	in	ANIMAL CONTROL	21,599.25
	143471	09/28/2018	07711	CULLIGAN WATER CONDITIONING	in	WATER DELIVERY	376.84
	143471	09/28/2018	07711	CULLIGAN WATER CONDITIONING	in	WATER DELIVERY	40.18
	143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION REPAIR - LIBRARY	68.55
	143606	09/28/2018	03564	US LINEN AND UNIFORM	in	NATIONAL NIGHT OUT	151.50
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	9.18
T	300343	09/20/2018	00511	WA STATE DEPT OF RETIREMENT SYSTEI	in	PRIOR SERVICE CONTRIBUTION	217.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NATIONAL NIGHT OUT BOOST ON FACEB	166.57
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	10 ATTENDEES - UNITED WAY KICKOFF B	200.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	5 ATTENDEES - UNITED WAY KICKOFF BR	100.00
Total amount by Department							\$ 103,646.35
340 CHARGES FOR SERVICES							
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	0.28
Total amount by Department							\$ 0.28
360 MISCELLANEOUS REVENUE							
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	97.93
Total amount by Department							\$ 97.93
Total amount by Fund							\$ 420,634.07

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010 STREETS							
143499	09/28/2018	07826	HARRIS TIM	in	BOOTS	103.16	
143499	09/28/2018	07826	HARRIS TIM	in	BOOTS	154.76	
143508	09/28/2018	00113	INLAND ASPHALT COMPANY	in	HOT MIX	538.60	
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	175.66	
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	PARTS & SUPPLIES	208.14	
143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	MAINT. SUPPLIES	17.73	
143540	09/28/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PW PETTY CASH REIMB	1.67	
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	PARTS & SUPPLIES	1,639.88	
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	PARTS - POWER SUPPLY	1,302.34	
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	PARTS - POWER SUPPLY	5.39	
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	PARTS - WINTER OPERATION	21.46	
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	PARTS - WINTER OPERATIONS	305.74	
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	PARTS - WINTER OPERATIONS	33.83	
143559	09/28/2018	00329	PLATT ELECTRIC SUPPLY COMPANY REX	in	MAINT. SUPPLIES	72.45	
143562	09/28/2018	01817	RADIO SERVICE COMPANY INC	in	NEW RADIO - VEH. 4802	191.67	
143563	09/28/2018	00957	RANCH & HOME INC	in	ADAPTER PLUG - TRAILER	6.49	
143567	09/28/2018	00554	REILAND, KEVIN	in	BOOTS	114.02	
143585	09/28/2018	02430	STONEWAY ELECTRIC SUPPLY	in	MAINT. SUPPLIES	40.52	
143597	09/28/2018	01872	TRI-CITY LUMBER CO.	in	MAINT. SUPPLIES	244.35	
143597	09/28/2018	01872	TRI-CITY LUMBER CO.	in	MAINT. SUPPLIES	48.87	
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	131.93	
Total amount by Department						\$ 5,358.66	
020 TRAFFIC							
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	406.86	
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	39.82	
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	308.22	
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	77.98	
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	645.65	
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	1,366.86	
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	64.29	
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	62.46	
143463	09/28/2018	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	37.63	
143518	09/28/2018	00417	KAR-GOR INC	in	CAMERA	1,248.90	
143540	09/28/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PW PETTY CASH REIMB	3.36	
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	376.04	
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOR	in	OFFICE CHAIR FOR ALISHA PIPER	141.17

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T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NATIONAL NIGHT OUT - CANDY TO HAN.	54.37
Total amount by Department							\$ 4,833.61
Total amount by Fund							\$ 10,192.27
103 URBAN ARTERIAL STREET FUND							
010 URBAN ARTERIAL DEPARTMENT							
	143474	09/28/2018	00867	DAVID EVANS & ASSOCIATES, INC.	in	CONSULTANT AGREEMENT	37,517.28
	143510	09/28/2018	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	532.00
	143510	09/28/2018	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	219.50
	143590	09/28/2018	00172	THE TRI-CITY HERALD ADVERTISING	in	PUBLICATION	239.70
	143613	09/28/2018	07477	WA STATE DEPT TRANSPORTATION	in	GCB AGREEMENT	622.75
Total amount by Department							\$ 39,131.23
Total amount by Fund							\$ 39,131.23
106 BI-PIN OPERATIONS FUND							
010 BI-PIN OPERATIONS FUND							
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MULTI-DOMAIN SSL CERTIFICATE - BIPIN	-539.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MULTI-DOMAIN SSL CERTIFICATE - BIPIN	539.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MULTI-DOMAIN SSL CERTIFICATE - BIPIN	224.00
Total amount by Department							\$ 224.00
Total amount by Fund							\$ 224.00
107 COMMUNITY DEVELOPMENT FUND							
040 HOME							
	143392	09/18/2018	01268	FRONTIER TITLE & ESCROW	in	HOME DPA	10,000.00
	143444	09/28/2018	04125	BENTON-FRANKLIN TITLE CO.	in	2K10-05 RECONVEYANCE	180.00
Total amount by Department							\$ 10,180.00
330 INTERGOVERNMENTAL REVENUE							
	143460	09/28/2018	00100	CITY OF RICHLAND	in	PARTIAL HOME PAYMENT	200.00
Total amount by Department							\$ 200.00
Total amount by Fund							\$ 10,380.00
111 ASSET FORFEITURE FUND							
010 ASSET FORFEITURE FUND							
	143515	09/28/2018	01403	JACKSON, JOE	in	CAT REIMBURSEMENT	50.00

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143515	09/28/2018	01403	JACKSON, JOE	in	CAT REIMBURSEMENT	50.00
143515	09/28/2018	01403	JACKSON, JOE	in	CAT REIMBURSEMENT	75.00
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	342.47
Total amount by Department						<u>\$ 517.47</u>
Total amount by Fund						<u>\$ 517.47</u>

117 CRIMINAL JUSTICE SALES TAX FUND**010 CRIMINAL JUSTICE SALES TAX FUND**

	143420	09/28/2018	09722	A CATERED AFFAIR	in	BLEA MEALS	264.38
	143420	09/28/2018	09722	A CATERED AFFAIR	in	BLEA MEALS	264.38
	143432	09/28/2018	09494	ASHLEY ALI	in	TUITION REIMB - SUMMER QTR	1,014.60
	143551	09/28/2018	09711	OXFORD SUITES OS INNCO	in	BLEA LODGING	1,798.00
	143580	09/28/2018	07685	SPECIAL CONSULTING SERVICES LLC	in	SPECIAL INVESTIGATIONS	1,516.75
	143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	176.73
	143610	09/28/2018	00971	W A C J T C	in	TRAINING - BLEA CLASS	7,000.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY REDUNDANT INTERNET ACCE	580.00
Total amount by Department							\$ 12,614.84
Total amount by Fund							\$ 12,614.84

300 CAPITAL IMPROVEMENTS FUND**010 STREET IMPROVEMENTS**

143424	09/28/2018	08615	ADVANCED TRAFFIC PRODUCTS INC	in	PARTS & SUPPLIES	21,725.70
143429	09/28/2018	08812	ARNETT TESTING AND DIST OF WASHING	in	FAULT LOCATOR	2,388.14
143482	09/28/2018	07864	ECONOLITE CONTROL PRODUCTS INC	in	PARTS & SUPPLIES	7,602.00
143583	09/28/2018	01288	STATEWIDE RENT-A-FENCE, INC.	in	CONSTRUCTION FENCING	2,363.35
143583	09/28/2018	01288	STATEWIDE RENT-A-FENCE, INC.	in	CONSTRUCTION FENCING	1,410.06
143590	09/28/2018	00172	THE TRI-CITY HERALD ADVERTISING	in	PUBLICATION	377.98
143590	09/28/2018	00172	THE TRI-CITY HERALD ADVERTISING	in	PUBLICATION	405.64
Total amount by Department						\$ 36,272.87

020 LAND AND FACILITIES

143488	09/28/2018	00409	FRONTIER FENCE INC	in	KPD - GATES	2,377.00
143519	09/28/2018	03349	KCDA PURCHASING COOPERATIVE	in	WEATHERPROOFING	2,428.01
143574	09/28/2018	00817	SENSKE LAWN & TREE CARE INC	in	CITY HALL COURTYARD	371.96
143574	09/28/2018	00817	SENSKE LAWN & TREE CARE INC	in	PRUNING KEEWAYDIN	431.69
143574	09/28/2018	00817	SENSKE LAWN & TREE CARE INC	in	STUMP GRINDING KEEWAYDIN	271.50
Total amount by Department						\$ 5,880.16

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900 CAPITAL PURCHASES						
143466	09/28/2018	06375	COMPUNET INC	in	HARDWARE	113,639.17
143541	09/28/2018	09289	MUNICODE MUNICIPAL CODE CORP	in	WEB HOSTING	171.00
Total amount by Department						\$ 113,810.17
Total amount by Fund						\$ 155,963.20
401 WATER AND SEWER FUND						
143496	09/28/2018	00865	H D FOWLER COMPANY INC	in	INVENTORY	3,587.22
143496	09/28/2018	00865	H D FOWLER COMPANY INC	in	INVENTORY	11,832.52
143496	09/28/2018	00865	H D FOWLER COMPANY INC	in	INVENTORY	578.31
143496	09/28/2018	00865	H D FOWLER COMPANY INC	in	INVENTORY	1,532.05
Total amount by Department						\$ 17,530.10
010 WATER/SEWER OPERATIONS						
143426	09/28/2018	05911	AMERICAN BUILDING MAINTENANCE	in	JANITORIAL	8.56
143427	09/28/2018	05681	AMERIGAS PROPANE LP	in	PROPANE	4.97
143428	09/28/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	SEPT 2018 HVAC MAINT	579.72
143430	09/28/2018	06306	ARNTZ CHARLES	in	UNIFORM ALLOWANCE	233.42
143434	09/28/2018	00214	BASIN DEPARTMENT STORE	in	UNIFORM ALLOWANCE	108.59
143434	09/28/2018	00214	BASIN DEPARTMENT STORE	in	UNIFORM ALLOWANCE	108.59
143434	09/28/2018	00214	BASIN DEPARTMENT STORE	in	UNIFORM ALLOWANCE	108.59
143434	09/28/2018	00214	BASIN DEPARTMENT STORE	in	UNIFORM ALLOWANCE	108.59
143436	09/28/2018	01726	BAVCO APPARATUS & VALVE CO	in	BACKFLOW	1,090.34
143442	09/28/2018	00093	BENTON FRANKLIN DISTRICT HEALTH	in	LAB SAMPLES	152.00
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	54.23
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	11,333.75
143443	09/28/2018	00084	BENTON PUD NO. 1	in	ELECTRICITY	87.35
143445	09/28/2018	05608	BEPPE ROBERT	in	UNIFORM ALLOWANCE	65.14
143449	09/28/2018	08065	BOLT ALLEN	in	UNIFORM ALLOWANCE	171.94
143450	09/28/2018	00458	BRIGGS, PAUL	in	UNIFORM ALLOWANCE	130.24
143450	09/28/2018	00458	BRIGGS, PAUL	in	UNIFORM ALLOWANCE	86.86
143451	09/28/2018	00749	BUILDERS HARDWARE & SUPPLY CO	in	PADLOCK	92.85
143451	09/28/2018	00749	BUILDERS HARDWARE & SUPPLY CO	in	PADLOCK	29.32
143451	09/28/2018	00749	BUILDERS HARDWARE & SUPPLY CO	in	PADLOCK	205.25
143453	09/28/2018	00555	CASCADE COLUMBIA DISTRIBUTION CO	in	POLY ALUMINUM CHLORIDE	6,903.43
143454	09/28/2018	00083	CASCADE NATURAL GAS	in	GAS SERVICE	84.64

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143463	09/28/2018	07849	COLUMBIA BASIN ICE AND TRANSPORT	in	ICE	37.63
143465	09/28/2018	00376	COLUMBIA IRRIGATION DIST	in	ENGINEERING REVIEW FEES	869.40
143472	09/28/2018	08116	D&D TELECOMMUNICATIONS PROPERTI	in	INSPIRATION POINT	752.24
143477	09/28/2018	08461	DEZURIK APCO HILTON DEZURIK INC	in	PARTS & SUPPLIES	1,418.32
143480	09/28/2018	07827	DOTY RAYMON	in	BOOTS	59.73
143486	09/28/2018	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	19.17
143486	09/28/2018	09237	FIKES NORTHWEST CORP	in	AIR FRESHNER SVC	19.17
143487	09/28/2018	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	384.94
143490	09/28/2018	06928	GARZA BRYAN	in	UNIFORM ALLOWANCE	195.38
143491	09/28/2018	09091	GOMEZ ANGEL	in	UNIFORM ALLOWANCE	45.31
143493	09/28/2018	02842	GRANITE CONSTRUCTION COMPANY	in	COLD MIX	1,671.08
143497	09/28/2018	01482	HACH COMPANY	in	LAB SUPPLIES	204.14
143498	09/28/2018	01339	HANSON, MIKE	in	UNIFORM ALLOWANCE	64.44
143503	09/28/2018	08572	HIGH DESERT MAINTENANCE INC	in	LIFT STATION MAINT.	354.88
143504	09/28/2018	06729	HIGUERA JEFF	in	UNIFORM ALLOWANCE	73.83
143510	09/28/2018	00529	INTERMOUNTAIN MATERIAL TESTING	in	TESTING SERVICES	219.50
143512	09/28/2018	06486	ITRON, INC.	in	ERT METERS	1,844.71
143516	09/28/2018	04624	JCI JONES CHEMICALS INC	in	SODIUM HYPOCHLORITE	5,492.58
143517	09/28/2018	04713	J-U-B ENGINEERS INC	in	CONSULTANT AGREEMENT	7,223.06
143524	09/28/2018	08448	KING CRIS	in	UNIFORM ALLOWANCE	124.86
143526	09/28/2018	09792	LOPEZ JUAN	in	UNIFORM ALLOWANCE	169.41
143527	09/28/2018	08575	LOUNSBURY BRENNAN	in	UNIFORM ALLOWANCE	32.57
143530	09/28/2018	06305	MARAZZO WILLIAM	in	UNIFORM ALLOWANCE	114.00
143533	09/28/2018	01343	MELVILLE, ED	in	UNIFORM ALLOWANCE	336.62
143534	09/28/2018	07361	MESSENGER GEORGE	in	UNIFORM ALLOWANCE	118.91
143535	09/28/2018	08104	MILLS, LINDA	in	UNIFORM ALLOWANCE	382.65
143538	09/28/2018	06981	MORGAN GINA	in	BOOTS	91.80
143539	09/28/2018	01355	MOTION INDUSTRIES INC	in	MOTOR SEAL	90.50
143540	09/28/2018	03962	MUNICIPAL SVCS PETTY CASH	in	PW PETTY CASH REIMB	8.39
143542	09/28/2018	01290	N C L OF WISCONSIN, INC.	in	LAB SUPPLIES	310.61
143546	09/28/2018	05532	NORCO, INC.	in	SUPPLIES	24.24
143546	09/28/2018	05532	NORCO, INC.	in	FIELD UTILITY SUPPLIES	129.60
143546	09/28/2018	05532	NORCO, INC.	in	HARNES	52.56
143563	09/28/2018	00957	RANCH & HOME INC	in	BACKFLOW SUPPLIES	31.26
143569	09/28/2018	06065	RH2 ENGINEERING INC	in	CONSULTING SERVICES	5,945.18
143569	09/28/2018	06065	RH2 ENGINEERING INC	in	CONSULTANT SERVICES	99.43
143570	09/28/2018	03073	RJM COMPANY	in	PARTS & SUPPLIES	5,583.13

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143578	09/28/2018	00680	SIERRA ELECTRIC, INC.	in	REPAIR CHECK AERATOR	90.14
143578	09/28/2018	00680	SIERRA ELECTRIC, INC.	in	MAINT. WWTP	1,976.90
143578	09/28/2018	00680	SIERRA ELECTRIC, INC.	in	MAINT. WWTP	180.28
143578	09/28/2018	00680	SIERRA ELECTRIC, INC.	in	REPAIR PLUG - GENERATOR	270.41
143578	09/28/2018	00680	SIERRA ELECTRIC, INC.	in	MAINT. WWTP	280.19
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	15.95
143582	09/28/2018	02536	STAPLES ADVANTAGE STAPLES CONTRA	in	OFFICE SUPPLIES	10.86
143587	09/28/2018	04379	TACOMA SCREW PRODUCTS INC ACCTS	in	PARTS & SUPPLIES	35.57
143587	09/28/2018	04379	TACOMA SCREW PRODUCTS INC ACCTS	in	CREDIT	-9.20
143593	09/28/2018	02683	TITUS INDUSTRIAL GROUP	in	MANHOLE COVER	2,671.99
143593	09/28/2018	02683	TITUS INDUSTRIAL GROUP	in	COMPOSITE MANHOLE COVER	1,793.47
143594	09/28/2018	00930	TOTAL ENERGY MANAGEMENT	in	HVAC	665.40
143602	09/28/2018	03883	U R M CASH & CARRY	in	CLASS ROOM SUPPLIES	29.48
143604	09/28/2018	04764	UNITED PARCEL SERVICE	in	SHIPPING	10.68
143605	09/28/2018	00493	UNITED RENTALS NORTHWEST INC	in	TRAINING	900.00
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	2,480.03
143617	09/28/2018	01035	WASHINGTON HARDWARE AND FURNITI	in	MANHOLE REPAIR	4.33
143619	09/28/2018	01346	WEBB, KEVIN	in	UNIFORM ALLOWANCE	130.26
143622	09/28/2018	08521	WESCO PAINT AND EQUIPMENT, INC	in	PAINT	58.44
T 300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	85,427.75
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WATER WORKS BASICS CLASS FEE FOR K	400.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WATER WORKS BASICS CLASS FEE FOR B	400.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	6' HDMI VIDEO CABLE - BOB BEPPLE	5.42
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WTP REFERENCE BOOKS	274.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DELL LATITUDE 5591 - DPW/BOB BEPPLE	2,763.33
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PURCHASING & CONTRACTING ESSENTL	125.00
Total amount by Department						\$ 157,334.28
Total amount by Fund						\$ 174,864.38

402 MEDICAL SERVICES FUND

010 MEDICAL SERVICES

143547	09/28/2018	03700	OFFICE DEPOT INC	in	OFFICE SUPPLIES	23.43
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	841.93
143627	09/28/2018	03495	BOUND TREE MEDICAL LLC	in	GENERAL MEDICAL SUPPLIES	736.67
143627	09/28/2018	03495	BOUND TREE MEDICAL LLC	in	MEDICATION	122.22
T 300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	10,291.89
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	MONTHLY RX DISPOSAL FEE AT FIRE TRA	16.15

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T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: BRIGHTC	65.43
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	ICD-10-CM 2019 BOOK (QTY 2)	188.87
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	PUBLIC WORKS UTILITY PERMIT FOR WA	360.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	DURACELL DL2032 LITHIUM COIN BATTE	16.60
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	STATION OPERATING SUPPLIES: DURACE	147.72
Total amount by Department							\$ 12,810.91
Total amount by Fund							\$ 12,810.91
403 BUILDING SAFETY FUND							
010 BUILDING SAFETY							
	143507	09/28/2018	00006	IMPREST PETTY CASH FUND	in	PETTY CASH FUND	70.32
	143589	09/28/2018	06977	THE BUILDING DEPARTMENT INC	in	JULY 2018 CONTRACT INSPECTIONS	487.50
	143589	09/28/2018	06977	THE BUILDING DEPARTMENT INC	in	INSPECTION SERVICES AUG	487.50
	143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	373.68
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	HP COLOR LASERJET M750N - PLANNING	2,713.91
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	NAME BADGES	24.70
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	WSAPT 2018 FALL TRAINING CONFERENC	200.00
Total amount by Department							\$ 4,357.61
Total amount by Fund							\$ 4,357.61
404 COLISEUM FUND							
010 COLISEUM							
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	SITE PLAN REVIEW FEE FOR TOYOTA CEI	673.00
Total amount by Department							\$ 673.00
Total amount by Fund							\$ 673.00
405 STORMWATER UTILITY FUND							
010 STORMWATER							
	143487	09/28/2018	05471	FRONTIER COMMUNICATIONS NW INC	in	TELEPHONE SVC	59.52
	143501	09/28/2018	02708	HERC RENTALS INC HERTZ EQUIPMENT	in	EQUIPMENT RENTAL	3,338.36
	143505	09/28/2018	01341	HOWELL, KEITH	in	BOOTS	156.93
	143529	09/28/2018	03154	M & M BOLT COMPANY, LLC	in	PARTS - BISON	11.32
	143552	09/28/2018	01174	P B S ENGINEERING & ENVIRONMENTAL	in	CONSULTANT SERVICES	2,461.65
	143563	09/28/2018	00957	RANCH & HOME INC	in	HITCH - TRAILERS	184.61
	143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	220.13
	143612	09/28/2018	00164	WA STATE DEPARTMENT OF ECOLOGY	in	DAM SAFETY PROGRAM FEE	1,208.00

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	143615	09/28/2018	02636	WALKER, KEITH	in	UNIFORM ALLOWANCE	99.74
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	2,316.89
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	BOBBY FLORES - SOLID WASTE ASSOCIATION	212.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	JOSH SOGGIE - SOLID WASTE ASSOCIATION	212.00
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	7 SETS OF ENTRANCE TICKETS TO THE B	133.00
Total amount by Department							\$ 10,614.15
Total amount by Fund							\$ 10,614.15
406 COLUMBIA PARK GOLF COURSE FUND							
010 COLUMBIA PARK GOLF COURSE							
	143557	09/28/2018	06876	PAYNEWEST INSURANCE INC	in	CPGC CONTRACT BUILDERS RISK INS.	2,529.00
Total amount by Department							\$ 2,529.00
Total amount by Fund							\$ 2,529.00
501 EQUIPMENT RENTAL FUND							
	143468	09/28/2018	04853	CONNELL OIL INC DBA 76 DISTRIBUTING	in	INVENTORY	1,151.57
	143513	09/28/2018	03313	J & L HYDRAULICS	in	PARTS & SUPPLIES	256.56
	143513	09/28/2018	03313	J & L HYDRAULICS	in	INVENTORY	256.56
	143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in	FILTERS	21.27
	143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in	INVENTORY	319.60
	143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in	FILTER AIR	41.66
	143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in	FILTER OIL	40.62
	143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in	PARTS & SUPPLIES	142.24
	143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in	FILTER	22.23
	143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in	FILTER	7.11
	143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in	FILTERS	51.55
	143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in	FILTER	7.11
	143628	09/28/2018	05727	CITI COSTCO ANYWHERE VISA	in	FILTER FUEL ELEMENT KUBOTA	18.82
	143628	09/28/2018	05727	CITI COSTCO ANYWHERE VISA	in	FILTER FUEL- KUBOTA	32.30
	143628	09/28/2018	05727	CITI COSTCO ANYWHERE VISA	in	FREIGHT	36.80
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	44.24
Total amount by Department							\$ 2,450.24
010 EQUIPMENT RENTAL							
	143427	09/28/2018	05681	AMERIGAS PROPANE LP	in	PROPANE - VEH. 0401	19.88
	143428	09/28/2018	03088	APOLLO MECHANICAL CONTRACTORS A	in	SEPT 2018 HVAC MAINT	285.06

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143433	09/28/2018	04247	AUTOZONE	in PARTS - VEH. 7917	39.09
143462	09/28/2018	01310	COLEMAN OIL COMPANY	in COLUMBIA PARK MOWER FUEL	728.59
143462	09/28/2018	01310	COLEMAN OIL COMPANY	in FLEETWIDE FUEL ACCT #0870469	23,326.86
143464	09/28/2018	00505	COLUMBIA GRAIN & FEED INC	in EQUIPMENT REPAIRS	213.34
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in 2018 FORD F250	31,216.81
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in 2018 FORD F150 CREW CAB	33,427.90
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in PARTS - VEH. 7676	536.92
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in PARTS - VEH. 7677	683.72
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in PARTS - VEH. 7678	141.09
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in PARTS - VEH. 7679	287.90
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in BOLT - VEH. 2206	2.17
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in OIL SEAL - VEH. 7364	8.25
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in SEAL KIT- VEH. 7364	18.53
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in PARTS & LABOR - VEH. 2206	3,008.73
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in INSPECTION & REPAIR - VEH. 0051	144.50
143484	09/28/2018	00166	FARMERS EXCHANGE	in TACHOMETER-VEH W011	73.70
143484	09/28/2018	00166	FARMERS EXCHANGE	in REPAIR - VEH. 3818	104.47
143485	09/28/2018	00086	FERGUSON ENTERPRISES INC	in PARTS - VEH. 0230	71.51
143506	09/28/2018	08711	HUGHES FIRE EQUIPMENT INC	in DOT INSPECTION - VEH. 2512	125.43
143506	09/28/2018	08711	HUGHES FIRE EQUIPMENT INC	in PUMP TEST - VEH. 2802	388.25
143506	09/28/2018	08711	HUGHES FIRE EQUIPMENT INC	in RELIEF VALVE - VEH. 2307	330.96
143506	09/28/2018	08711	HUGHES FIRE EQUIPMENT INC	in INTAKE SCREEN - VEH. 0230	26.61
143506	09/28/2018	08711	HUGHES FIRE EQUIPMENT INC	in PARTS & LABOR - VEH. 0230	5,428.35
143506	09/28/2018	08711	HUGHES FIRE EQUIPMENT INC	in TRANSDUCER - VEH. 0230	209.72
143511	09/28/2018	01112	IRRIGATION SPECIALISTS INC	in GASKET - VEH. 0230	9.12
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in AUTO SURGE PROTECTOR - SHOP	282.63
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in FILTERS - VEH. 5802	18.32
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in CABIN AIR FILTER - VEH. 7787	7.11
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in CREDIT - DEX COOL	-50.76
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in FUEL FILTERS - VEH. 4204	33.21
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in PARTS - SHOP	56.37
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in FUEL FILTER - VEH. 2307	65.86
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in OIL FILTER - VEH. 2307	22.23
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in FILTER KIT - VEH. 2310	39.40
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in PARTS & SUPPLIES	22.99
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in FILTER KIT - VEH. 3525	39.40
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in POWER STEERING FILTER - VEH. 0230	12.45

City of Kennewick

Claims Roster

9/15/2018 - 9/28/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in AIR FILTERS FOR- VEH. 7574	14.26
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in PARTS & SUPPLIES - VEH. 7801	108.25
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in PARTS & SUPPLIES - VEH. 0230	22.58
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in PARTS - VEH. 5519	20.07
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in AIR FILTERS - VEH. 6512	21.33
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in PARTS & SUPPLIES	79.95
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in FUEL FILTER - VEH. 5116	41.73
143543	09/28/2018	08875	NAPA PASCO AUTO PARTS	in OIL FILTER - VEH. 5116	24.08
143548	09/28/2018	02081	OORD, NICHOLAS	in UNIFORM ALLOWANCE	375.30
143549	09/28/2018	04217	O'REILLY AUTO PARTS	in BATTERY TENDER - VEH. 0154	98.83
143549	09/28/2018	04217	O'REILLY AUTO PARTS	in BATTERY TENDER - VEH. 0155	98.83
143549	09/28/2018	04217	O'REILLY AUTO PARTS	in BATTERY TENDER - VEH. 0156	98.83
143549	09/28/2018	04217	O'REILLY AUTO PARTS	in BATTERY TENDER - VEH. 0150	98.83
143549	09/28/2018	04217	O'REILLY AUTO PARTS	in BATTERY TENDER - VEH. 4510	98.83
143549	09/28/2018	04217	O'REILLY AUTO PARTS	in BATTERY TENDER - VEH. 4100	98.83
143549	09/28/2018	04217	O'REILLY AUTO PARTS	in BATTERY TENDER - VEH. 4701	98.83
143549	09/28/2018	04217	O'REILLY AUTO PARTS	in BATTERY TENDER - VEH. 0093	98.83
143549	09/28/2018	04217	O'REILLY AUTO PARTS	in BATTERY TENDER - VEH. 0095	98.83
143554	09/28/2018	06603	PAPE MACHINERY INC	in VALVE REPAIR - VEH. 0093	257.93
143556	09/28/2018	06241	PASCO TIRE FACTORY INC	in TIRES & SERVICE - VEHICLE 2105	1,082.68
143556	09/28/2018	06241	PASCO TIRE FACTORY INC	in TIRE SERVICE CALL - VEH. 2512	219.92
143565	09/28/2018	05903	RATTLESNAKE MOUNTAIN HARLEY-DAV	in PARTS & LABOR - VEH. 7234	691.27
143566	09/28/2018	03803	RDO EQUIPMENT	in PARTS - VEH. 4206	224.26
143571	09/28/2018	03691	RMT EQUIPMENT	in FUEL PUMP - VEH. 3313	238.68
143572	09/28/2018	05006	SAFETY-KLEEN CORPORATION	in DRUM - VEH. 2801	60.82
143581	09/28/2018	00247	SS EQUIPMENT PASCO NEW HOLLAND	in WHEEL LOADER	8,787.91
143607	09/28/2018	00030	VERIZON NORTHWEST	in CITY WIDE CELL PHONES	39.47
T 300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in EXCISE TAX	4,736.92
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FILTER ASSEMBLY FOR VEHICLE 3313. RC	18.82
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in PARTS FOR FLEET (RETURNED/CREDITED	18.82
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in CREDIT FOR PARTS RETURNED FOR FLEE	-18.82
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FILTER CARTRIDGE - CREDIT	-32.30
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FILTER CARTRIDGE	32.30
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in FILTER CARTRIDGE FOR VEH. 3313, W/O 1	32.30
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in LICENSING FEES FOR FOUR NEW, 2018 FO	191.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in SERVICE/CREDIT CARD FEE FOR LICENSI	6.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in REPORT OF SALE FEE FOR VEHICLE 0036	8.75

City of Kennewick

Claims Roster

9/15/2018 - 9/28/2018

Accounting Period

2018

	Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	POLICE FLEET PRINTERS	1,676.24
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	4 PACK OF INK CARTRIDGES FOR PTOUCI	53.38
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	OIL DRAIN VALVE FOR VEHICLE 3737. RO	45.45
T	300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REPORT OF SALE FEE FOR VEHICLE 0467	8.75
Total amount by Department							\$ 121,384.24
360 MISCELLANEOUS REVENUE							
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	0.17
Total amount by Department							\$ 0.17
390 OTHER FINANCING SOURCES							
T	300342	09/20/2018	00167	WA STATE DEPT OF REVENUE	in	EXCISE TAX	362.63
Total amount by Department							\$ 362.63
Total amount by Fund							\$ 124,197.28
502 CENTRAL STORES FUND							
	143425	09/28/2018	08871	ALLIED MATERIALS AND EQUIPMENT CO	in	U.S. FLAG	117.29
	143457	09/28/2018	08416	CHEMSEARCH	in	INVENTORY	848.16
	143470	09/28/2018	00481	CROWN PAPER & JANITORIAL SUPPLY	in	TRASH BAGS	3,569.14
	143492	09/28/2018	01775	GRAINGER	in	PARTS & SUPPLIES	553.66
	143492	09/28/2018	01775	GRAINGER	in	INVENTORY	242.78
	143496	09/28/2018	00865	H D FOWLER COMPANY INC	in	IRRIGATION PARTS & SUPPLIES	57.63
	143522	09/28/2018	00078	KENNEWICK INDUSTRIAL & ELEC	in	IRRIGATION PARTS	1,621.39
	143577	09/28/2018	00724	SHOWCASE SPECIALTIES, INC.	in	INVENTORY	599.47
	143601	09/28/2018	04283	TURF STAR INC	in	IRRIGATION PARTS & SUPPLIES	1,248.23
	143602	09/28/2018	03883	U R M CASH & CARRY	in	GENERAL SUPPLIES	271.42
Total amount by Department							\$ 9,129.17
010 CENTRAL STORES							
	143421	09/28/2018	01526	ABADAN	in	COPIER MAINTENANCE	348.55
	143421	09/28/2018	01526	ABADAN	in	COPIER MAINTENANCE	80.47
	143421	09/28/2018	01526	ABADAN	in	COPIER MAINTENANCE	218.06
	143421	09/28/2018	01526	ABADAN	in	COPIER MAINTENANCE	1,094.60
	143421	09/28/2018	01526	ABADAN	in	COPIER MAINTENANCE	725.23
	143421	09/28/2018	01526	ABADAN	in	COPIER MAINTENANCE	608.03
	143421	09/28/2018	01526	ABADAN	in	COPIER MAINTENANCE	18.07
	143525	09/28/2018	06743	LEAF CAPITAL FUNDING LLC	in	COPIER RENTALS	1,214.72

City of Kennewick

Claims Roster

9/15/2018 - 9/28/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name		Description of Services	Amount \$
143623	09/28/2018	04770	WEST COAST PAPER SOLUTIONS	in	COPY PAPER	2,423.95
Total amount by Department						\$ 6,731.68
Total amount by Fund						\$ 15,860.85
503 RISK MANAGEMENT FUND						
010 RISK MANAGEMENT						
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in	INSPECTION-MED UNIT 2715	944.68
143469	09/28/2018	07868	CORWIN FORD - TRI CITIES	in	SERVICE-MED UNIT 2715	119.71
143503	09/28/2018	08572	HIGH DESERT MAINTENANCE INC	in	EQUIPMENT REPAIR	413.62
143514	09/28/2018	01205	JACK'S SUPERIOR AUTO BODY,LLC	in	REPAIR - KPD#7808	2,764.58
143557	09/28/2018	06876	PAYNEWEST INSURANCE INC	in	INSURANCE PREMIUM RENEWAL	121,948.00
143607	09/28/2018	00030	VERIZON NORTHWEST	in	CITY WIDE CELL PHONES	36.91
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in	REGISTRATION FOR 9/26-9/27 GOVERNOR	220.00
Total amount by Department						\$ 126,447.50
Total amount by Fund						\$ 126,447.50
611 FIREMEN'S PENSION FUND						
010 FIREMEN'S PENSION						
143446	09/28/2018	04065	BERNA LETA	in	LEOFF 1 PENSION	298.10
143461	09/28/2018	00127	CLEAVENGER, BUDDY L	in	LEOFF 1 PENSION	926.05
143467	09/28/2018	00128	COMSTOCK, WILLIAM J	in	LEOFF 1 PENSION	856.35
143475	09/28/2018	00121	DEINES, JAMES I	in	LEOFF 1 PENSION	2,875.33
143481	09/28/2018	05685	ECKERT NANCY	in	LEOFF 1 PENSION	1,332.79
143494	09/28/2018	00122	GRAVES MARJORIE	in	LEOFF 1 PENSION	2,618.65
143561	09/28/2018	06700	PURDY PAULA	in	LEOFF 1 PENSION	850.90
143568	09/28/2018	00145	REMUS, LARRY J	in	LEOFF 1 PENSION	869.70
143575	09/28/2018	00148	SHAW, LEONARD	in	LEOFF 1 PENSION	636.56
143579	09/28/2018	00150	SLEATER, LARRY L	in	LEOFF 1 PENSION	1,349.83
143608	09/28/2018	00152	VICKERMAN THOMAS	in	LEOFF 1 PENSION	491.47
143625	09/28/2018	00154	WILLEBY, DONALD R	in	LEOFF 1 PENSION	707.79
Total amount by Department						\$ 13,813.52
Total amount by Fund						\$ 13,813.52
642 METRO DRUG FORFEITURE FUND						
143520	09/28/2018	02598	KELLY, RYAN	in	BUY FUNDS CHECK	10,000.00

City of Kennewick

Claims Roster

9/15/2018 - 9/28/2018

Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
Total amount by Department					\$ 10,000.00
010 NONE					
143476	09/28/2018	00229	DELL MARKETING L.P. C/L DELL USA L.P.	in DELL LATITUDE 5590	27,970.82
143478	09/28/2018	04009	DINA P NAVEJAR INTER-CITY PROCESSIN	in MESSENGER SERVICE - SEPT	50.00
143487	09/28/2018	05471	FRONTIER COMMUNICATIONS NW INC	in TELEPHONE SVC	158.93
143532	09/28/2018	03284	MEL'S INTER-CITY TOWING	in TOW SERVICE	54.25
143573	09/28/2018	01123	SEINER ED	in ADMIN SEIZURE HEARING	100.00
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in GAS CAN	13.02
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in MONTHLY POSTAGE SERVICE - JULY 2018	15.99
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in OFFICE SUPPLIES	123.92
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in 2 HATS FOR BODYWIRE	30.41
T 300344	09/25/2018	05000	COMMERCIAL CARD SOLUTIONS JP MOF	in COST TO SHIP BODYWIRE FOR REPAIRS	85.15
Total amount by Department					\$ 28,602.49
Total amount by Fund					\$ 38,602.49

City of Kennewick

Claims Roster

9/15/2018 - 9/28/2018

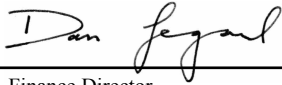
Accounting Period

2018

Check #	Check Date	Vendor #	Vendor Name	Description of Services	Amount \$
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Grand Total:					<u><u>\$ 1,174,427.77</u></u>
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I, Dan Legard, Finance Director, do hereby certify that the merchandise or services hereinbefore specified have been received, that any advance payment is due and payable pursuant to a contract or is available as an option for full or partial fulfillment of a contractual obligation and that the vouchers listed above are approved for payment this day.



Dan Legard, Finance Director

The payments on this claims roster are comprised of the following:

Check numbers 143392 through 143631	\$ 1,013,725.36
Wire transfer number 300342	104,763.42
Wire transfer number 300343	217.00
Wire transfer number 300344	55,721.99

Total	<u><u>\$ 1,174,427.77</u></u>
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The above total excludes checks written for payment of refunds and collected amounts due to other entities.

Exceptions:

Council Agenda Coversheet



Agenda Item Number	3.c.	Council Date	10/16/2018
Agenda Item Type	General Business Item		
Subject	Payroll Roster for PPE 9/30/2018		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That council approve the payroll roster.

Motion for Consideration

I move to approve the Payroll Roster for 9/30/2018 in the amount of \$1,787,085.60, comprised of check numbers 72827 through 72851 and direct deposit numbers 163536 through 163954.

Summary

Alternatives

None.

Fiscal Impact

Total \$1,787,085.60.

Through

Dept Head Approval

City Mgr Approval

Dan Legard
Oct 10, 17:00:28 GMT-0700 2018

Marie Mosley
Oct 12, 00:04:18 GMT-0700 2018

Attachments: Payroll Roster

☐ Recording
Required?

October 16, 2018

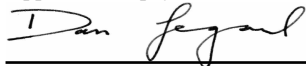
All Departments:

September 30, 2018

ADMINISTRATIVE TEAM	2,050.70
CITY COUNCIL	4,038.00
CITY MANAGER	11,893.07
COMMUNITY PLANNING & ECONOMIC DEVELOPMENT	41,555.96
EMPLOYEE & COMMUNITY RELATIONS	48,766.72
ENGINEERING	60,034.72
FACILITIES & GROUNDS	72,918.82
FINANCE	42,397.66
FIRE	263,026.82
LEGAL SERVICES	22,439.07
MANAGEMENT SERVICES	80,729.44
POLICE	435,372.71
Subtotal General Fund	1,085,223.69
STREETS	15,553.83
TRAFFIC	18,900.60
Subtotal Street Fund	34,454.43
BI-PIN	6,162.96
BUILDING SAFETY	36,797.40
COMMUNITY DEVELOPMENT	3,924.90
CRIMINAL JUSTICE	63,745.17
EQUIPMENT RENTAL	11,637.90
MEDICAL SERVICES	160,960.10
RISK MANAGEMENT	3,273.90
STORMWATER UTILITY	16,597.37
WATER & SEWER	117,370.50
Subtotal Other Funds	420,470.20
Total Salaries and Wages	1,540,148.32
<u>Benefits:</u>	
Industrial Insurance	26,489.86
Medical Retirement Account	2,962.50
Retirement	132,205.37
Social Security (FICA)	85,279.55
Total Benefits	246,937.28
Grand Total	<u><u>\$1,787,085.60</u></u>

I, Dan Legard, Finance Director, at the direction of the Council, do hereby certify that the Payroll hereinabove specified is approved for payment in the amount of \$1,787,085.60 comprised of check numbers 72827 through 72851 and direct deposit numbers 163536 through 163954.

Approved for payment:



Dan Legard, Finance Director

Council Agenda Coversheet



Agenda Item Number	3.d.	Council Date	10/16/2018
Agenda Item Type	General Business Item		
Subject	Tourism Promotion Area Marketing Plan		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Manager		

Consent Agenda	☒
Ordinance/Reso	☐
Public Mtg / Hrg	☐
Other	☐
Quasi-Judicial	☐

Recommendation

That Council approve the 2019 Tourism Promotion Area (TPA) Business and Marketing Plan.

Motion for Consideration

I move to approve the 2019 Tourism Promotion Area (TPA) Business and Marketing Plan.

Summary

At the October 9th workshop, Council received an update from Visit Tri-Cities. The 2019 TPA Budget and Marketing Plan was reviewed during the presentation. This plan was previously reviewed and approved by the Tri-City Regional Hotel-Motel Commission.

Alternatives

None.

Fiscal Impact

None.

Through

Terri Wright
Oct 10, 16:46:15 GMT-0700 2018

Dept Head Approval

City Mgr Approval

Marie Mosley
Oct 12, 00:06:10 GMT-0700 2018

Attachments: 2019 BUDGET AND MARKETING PLAN

☐ Recording
Required?

TRI-CITY REGIONAL HOTEL-MOTEL COMMISSION

2019 Budget and Marketing Plan



Visit 
TRI-CITIES
WASHINGTON

www.VisitTRI-CITIES.com



2019 Tourism Promotion Area Marketing Plan

Prepared by:
Visit TRI-CITIES

For:
City of Kennewick
City of Pasco
City of Richland

Please Note: The attached document reflects only those programs and costs associated with Tourism Promotion Area (TPA) funding. Visit TRI-CITIES manages many other aspects of tourism development which are funded by hotel and lodging taxes and membership investment. Such programs include, Rivershore Enhancement, Media Outreach, Visitor Services and Member Development.

Acknowledgements

Special thanks to the city managers and hoteliers that have dedicated staff time to support the Tri-City Regional Hotel-Motel Commission; these efforts have greatly contributed to the success of Visit TRI-CITIES and the management of the Tourism Promotion Area.

Tri-City Regional Hotel-Motel Commission:

Kennewick:

Mark Blotz, Clover Island Inn

Kathy Moore, SpringHill Suites by Marriott

Marie Mosley, Ex Officio, City of Kennewick

Pasco:

Monica Hammerberg, Hampton Inn & Suites Pasco / Tri-Cities

Vijay Patel, A1 Hospitality

Dave Zabell, Ex Officio, City of Pasco

Richland:

Jerry Beach, Courtyard by Marriott

Cody Opstedal, Home2 Suites by Hilton

Cindy Reents, Ex Officio, City of Richland

The Tourism Promotion Area is managed by Visit TRI-CITIES for the City of Kennewick, City of Pasco and the City of Richland.

Visit TRI-CITIES

Vision: *Visit TRI-CITIES shall be recognized as an organization that is an industry leader for destination marketing in the Pacific Northwest; the primary source of visitor information and the lead advocate for visitor industry development in the Tri-Cities region. We will pursue a competitive advantage for the destination in all market segments and we will adhere to our mission with a focus on leadership, innovation and results.*

As the premier marketing entity for the entire Tri-Cities community and region, we will deliver sales and marketing initiatives that are innovative and provide community direction through management practices that are considered top of class.

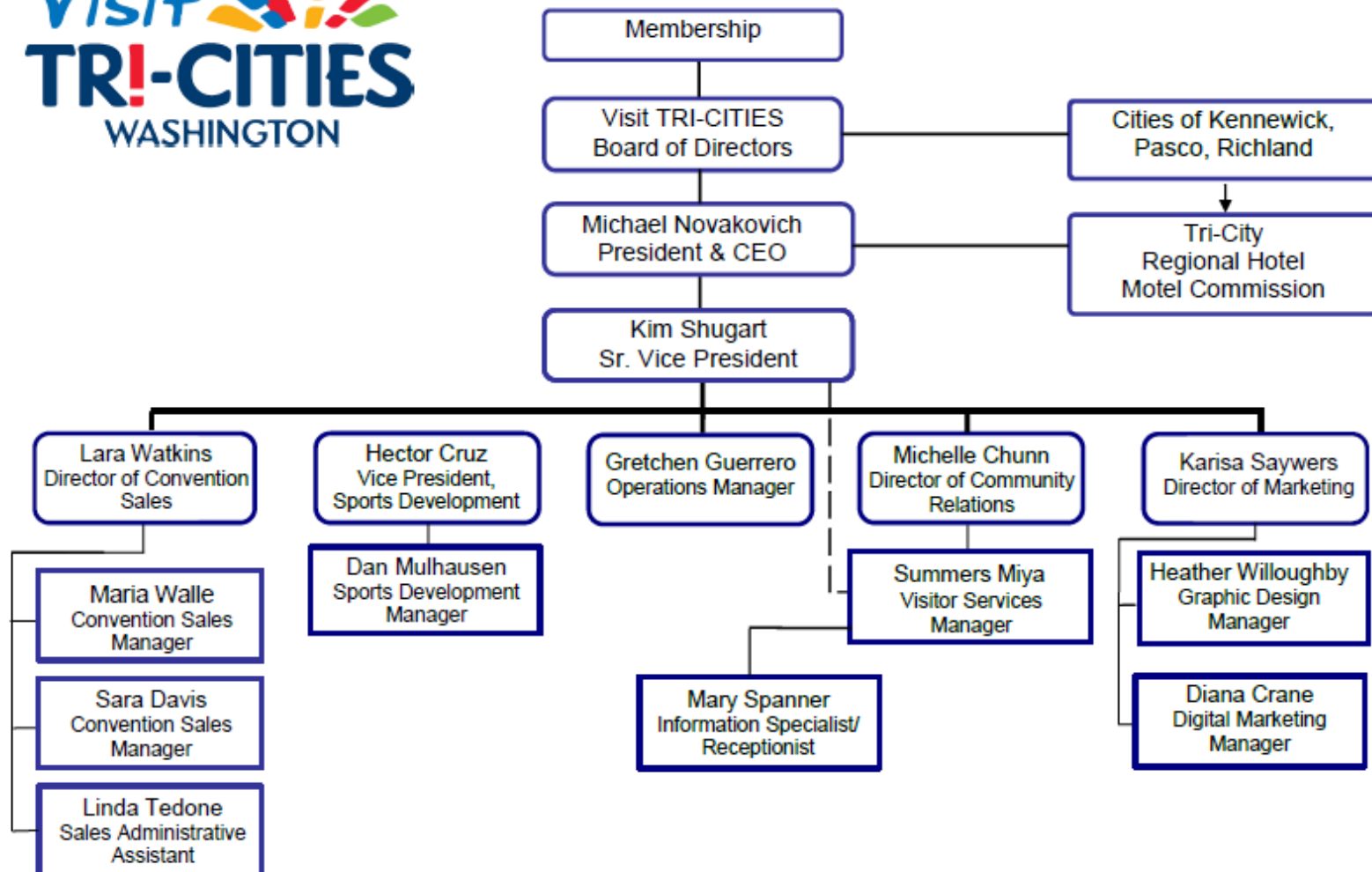
Mission: *The mission of Visit TRI-CITIES is to promote, market and sell the region as a preferred destination to visitors. We will develop incremental visitation by promoting our destination products, programs and activities; the overall economic vitality of our communities and the quality of life of our citizens.*

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Visit Tri-Cities Organization Chart



Tourism 2019: National Outlook

The U.S. hotel industry experienced record performance in the first quarter of 2018 according to Smith Travel Research (STR). Much of the revenue growth was tied to increase in average daily rates (+2.5%) which contributed to a 3.5% RevPar growth. There is concern however that the performance in early 2018 is the result of a one-time boost attributed to post hurricane (Harvey and Irma) residual hotel stays in the southern states as the rebuild process extended into first quarter. Regardless, Jan Freitag, senior vice president for STR stated in April of this year, “When we parse through all of these performance factors, we see that growth is continuing at a healthy pace, and we are now at 97 consecutive months with a RevPar increase.”

	2018 Forecast	2019 Forecast
Supply	+2.0%	+1.9%
Demand	+2.4%	+2.0%
Occupancy	+0.4%	+0.1%
ADR	+2.5%	+2.3%
RevPar	+2.9%	+2.4%

Source: 2018 Smith Travel Research

The industry is projected to post record-breaking performance levels across the U.S. through 2019 as reported by Tourism Economics at the Americas Lodging Investment Summit earlier this year. Given that the supply growth has slowed from recent year levels, and pricing power is showing an uptick, the industry should see positive performance.

U.S. Hotel Occupancy Performance

2017	2018 Forecast	2019 Forecast
65.95%	66.2%	66.27%

Tourism 2019: Regional Outlook

As with any statistical analysis, it is important to look below the surface when evaluating the strength of the tourism industry by reviewing hotel occupancy rates. At first blush, a decline in occupancy would be alarming, indicating that fewer people were traveling and staying in hotels. However, there is a common theme across the Pacific Northwest as it relates to declining hotel occupancies, and it is not necessarily bad news.

For example, in Bellingham, which experienced the doubling of hotel guest room supply from 2012 to 2018, hotel occupancies have dropped from 76% in 2012 to 64% in 2018. In Bellevue, where six hotels have opened since 2014, occupancies have dropped from 76% to 70% in 2018. In each of these cases, the number of hotel rooms sold remained the same or increased, but with more guest rooms available in the market, the occupancy rates declined, even though more visitors were coming into the area. In Seattle, year to date through June of 2018, occupancy is down 1.8% to prior year, but the number of hotel rooms sold over the same time period has actually increased by 44,487 room night stays.

Seattle continues to invest in expanding the infrastructure to secure national and international meetings and conventions.

In August the expansion to the Washington State Convention Center, known as the Summit Building, broke ground.

The project is slated to be completed by 2022 and is projected to increase the economic impact of tourism spending in Seattle by \$260 million per year and add \$19 million per year in sales tax revenue.

Travel Portland reports that inventory of hotel rooms is expected to increase by 40% prior to 2020 and the number of confirmed projects underway supports this projection. In 2018 there are five new hotels and one hotel expansion taking place that will add 916 rooms in Portland and in 2019 a 600 guest room Hyatt Hotel will be built adjacent to the Oregon Convention Center.

These developments are important to note for two reasons. First, it underscores the importance of investing in public meeting facilities to remain competitive in the convention and meetings segment of tourism development. The second thing to be aware of is the level of competition that smaller markets, like Tri-Cities, will likely experience as individual hotels in large cities aggressively pursue statewide conventions to fill the void created by the rapid growth of hotel rooms available.

<i>2018 Performance January – June</i>				
	OCC	ADR	RevPAR	RevPAR Vs. Prior Year
Seattle	80.6%	\$183.69	\$148.14	+1.7%
Spokane	63.3%	\$108.94	\$68.98	+6.6%
Tacoma	67.7%	\$102.17	\$72.39	+5.5%
Tri-Cities	63.9%	\$92.58	\$59.19	+5.0%
Vancouver	71.7%	\$110.31	\$79.13	-1.5%
Yakima	59.5%	\$95.47	\$56.79	+6.5%

Tourism 2019: Tri-Cities Area Outlook

Just as we have seen in other cities around the Northwest and across the United States, there has been aggressive growth in the number of hotel rooms added to the market since 2014. With the number of hotel rooms available increasing by 18% since 2014, individual hotels are feeling the effects, although the number of rooms sold has increased. Through the first six months of 2018 the number of rooms sold has increased by 7,900 over prior year as reported by Smith Travel Research.

	2015	2016	2017	2018	2019
Number of Available Hotel Rooms	3,867	3,989	4,191	4,191	4,285
Increase to prior year	+8.8%	+3.2%	+5.0%	+0.0%	+2.2%

The growth of hotel rooms in the Tri-Cities will continue in 2019. Early in the year a 94 room Comfort Inn will open at Southridge in Kennewick, while in Pasco a 99 room Courtyard by Marriott is slated to break ground, with completion expected in 2020.

The much-needed expansion of the Three Rivers Convention Center continues to allude the community. Voters have thrice rejected a .002 increase in sales tax to fund an expansion and at this time there does not appear to be a clear path forward.

This is concerning as some of the larger conventions that make up the clientele for the Convention Center are outgrowing the existing space at the same time neighboring communities are trying to woo them with recently renovated and expanded products. To mitigate this, Visit Tri-Cities Convention Sales staff members will be charged with targeting new mid-sized conventions and developing new markets through a combination of new advertising initiatives, incentives and prospecting.

The popularity of youth sports continues to flourish and although the age and quality of local sports complexes is quite good and the region is popular with tournament directors; there is still a need for more and varied types of facilities in order to grow the number of sports tournaments taking place in the Tri-Cities. In early 2019, with the help of TPA Reserve Funding, Visit Tri-Cities will act as a convener for local jurisdictions to facilitate the selection of a company to conduct a feasibility study on what types of facilities are needed, as well as what the demand and return on investment is for the facilities that are identified.

Competitive Situation Analysis

In order to promote the Tri-Cities as a preferred destination for group, business and leisure travelers, it is important to recognize both the strengths and challenges within our community and to set sales strategies accordingly.

Convention & Sports

Strengths

1. Three large public venues: Three Rivers Convention Center; Toyota Center & TRAC Center.
2. Variety of hotel choices and national brands; something for every budget.
3. Strong Sports Council.
4. Competitive pricing compared to Seattle, Vancouver, Tacoma and Spokane.
5. Easy access to venues with minimal travel time within the Tri-Cities.
6. Ample complimentary parking available.
7. Opportunity fund available for qualifying convention and sports groups.
8. Strong hotel industry support and successful TPA program.
9. Positive relationship and communication between VTC, hotels and meeting venues.

Challenges

1. Distance from Greater Seattle Area vs. competition.
2. The absence of a single hotel capable of hosting 300+ delegates for overnight guestrooms.
3. Guest room rates are slightly higher than some competing destinations for group bookings (Yakima, Wenatchee).
4. Number of meeting rooms and exhibit space available at public meeting venues.
5. Expansion of the Spokane Convention Center with attached 716 room convention hotel. Yakima looking to expand their convention center by 51,000 sq. ft.
6. New multi-use sports facilities added in competing destinations (SoZo in Yakima; Spokane Sportsplex in 2019).
7. Competing destinations such as Yakima and Spokane offer more rooms within walking distance to the convention center.
8. Funding needed to expand Three Rivers Convention Center.
9. Lack of resort-style hotels to compete with resort destinations.

Leisure Travel

Strengths

1. Location in the Heart of Washington Wine Country.
2. Manhattan Project National Historical Park.
3. Great media coverage for the Tri-Cities due to travel writer outreach.
4. Growing interest and availability of Hanford B Reactor tours.
5. Popularity of STEM Tourism.
6. Increase in development of retail and restaurant businesses.
7. Attractiveness of river shore and trail system.
8. Great attractions such as The REACH, Carousel of Dreams and Columbia Gardens Urban Wine & Artisan Village.
9. Weather.
10. Water2Wine cruise ship offering Sunday brunch, lunch, dinner and sunset cruises.

Challenges

1. Demand can be very seasonal.
2. Difficult to track as a market segment.
3. Price of airfare and inconvenience of air travel.
4. Leisure travel is more budget sensitive than convention or business travel, which are seen as necessary.
5. Perception of mountain snow and winter driving conditions November – April.
6. Heavy weekend traffic along I-90/Snoqualmie Pass.

Business Travel

Strengths

1. Less price sensitive for airfare and hotels.
2. Visit TRI-CITIES can target groups to “fill in” around high demand periods (Tuesday-Thursday.)
3. Direct flights from Minneapolis, Denver, Salt Lake City, Seattle, Mesa/Phoenix, and San Francisco.
4. Forecast for Hanford is stable.
5. Recently expanded Tri-Cities Airport.

Challenges

1. Destination choice not influenced by outside forces.
2. Very dependent on Hanford business trends.
3. Mostly mid-week travel.

Group Business Sales Strategies

Given the increase in the number of hotel guest rooms available in the Tri-Cities, it is of little surprise that group business (conventions, sports tournaments, tour groups) is of utmost importance to hoteliers. Group business is highly desirable because most times, especially with sports tournaments, the delegates require rooms on weekends, which has been defined as a “need period” by those hotels contributing to the tourism promotion assessment.

The results of the 2019 marketing survey sent to hotels that collect tourism promotion assessments (hotels with more than 40 rooms) showed that 100% of respondents rated group business as either important (6.25%) or very important (93.75%). The direction was clear: “We want more conventions and sports tournaments.”

The biggest challenge in growing the number and types of conventions that take place in the Tri-Cities is due to the capacity constraints of the Three Rivers Convention Center. Many of the existing groups such as the Washington Wine Growers, the Washington-Oregon Potato Conference and the Washington State Tree Fruit Association have expressed that they are outgrowing the current facilities; while other groups such as Washington Association of School Business Officials (with 580 delegates), Pacific

Northwest Clean Water Association (with 800 delegates) and Washington Association of Career & Technical Education (with 600 delegates) have large events and the existing facilities are not adequate for them to even consider the Tri-Cities as a destination. There is an urgent need to expand the convention center.

Of all the group segments, sports tournaments are perhaps the most popular with hotels for two reasons. First, most sporting events take place on the weekends, when business travel is low; and second, although teams usually pile many players in each room, they share expenses so they are less rate sensitive than other groups. Additionally, sports groups tend to use multiple hotel properties to accommodate their events. The cities have continued to invest in the infrastructure which allows the Tri-Cities to remain competitive. The ability to successfully host outdoor events due to the good weather only strengthens that position.

In 2019 Visit Tri-Cities Staff will continue to work with the cities to secure a feasibility study to research if the number of sports tournaments booked would benefit from upgrading facilities, including adding artificial turf to playfields.

Request for Proposal (RFP) Production

Each year the Visit Tri-Cities sports and convention sales managers issue qualified leads to hotel and meeting partners. The table below outlines the production of leads by quarter, the actual arrival of the events (if they can be converted) ranges on average from one to five years in the future.

	2015	2016	2017	2018	2019
Leads Issued					
Qtr 1	41	52	64	54	60*
Qtr 2	65	69	62	66	65*
Qtr 3	49	63	58	70*	70*
Qtr 4	63	75	70	70*	70*
Total	218	259	254	260*	265*

* Estimated production

Converted Bookings

The table below refers to the number of sporting events and conventions booked each year, by quarter. The leads generated to initiate these converted bookings are issued one to three years prior to the event being booked. The arrival dates for these events range from taking place in the same year they are booked, to taking place five (or more) years in the future.

	2015	2016	2017	2018	2019
Leads Converted					
Qtr 1	35	40	49	38	41*
Qtr 2	61	52	46	46	47*
Qtr 3	32	29	43	42*	43*
Qtr 4	57	76	55	64*	64*
Total	185	197	193	190*	195*

* Estimated production

Request for Proposal Lost Business Analysis

(July 2017 - June 2018)

Selected another city due to:

	July 2015 – June 2016	July 2016 – June 2017	July 2017 – June 2018
Preferred Date Not Available	1	4	5
Location Preference	19	23	28
Price of Hotels	1	0	0
Overall Cost	7	6	11
Convenience of Location	7	6	7
# of Hotel Rooms Next to Convention Center	0	1	0
Resort Setting	2	3	3
Lack of Adequate Public Meeting Space	2	6	3
Event Cancelled/Postponed	8	12	15
Other	12	8	6

Total Bookings Lost:	59	69	78
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Total Room Nights Lost:	18,337	22,559	29,053
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Estimated Loss of Visitor Spending to the Local Economy:

\$9,204,415	\$9,809,022	\$14,489,232
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Request for Proposal Lost Business Analysis

(July 2017 - June 2018)

Cities/locations business was lost to:

	July 2015 – June 2016	July 2016 – June 2017	July 2017 – June 2018
Spokane	7	11	5
Resort	7	13	10
Wenatchee*	4	5	10
Walla Walla*	1	3	3
Seattle	1	2	1
Yakima*	11	3	10
Tacoma	2	3	1
Vancouver*	2	5	4
Other*	16	12	19
Cancelled/Postponed	8	12	15
Total	59	69	78

*The total lost business for these destinations include multi-year bookings; 5 organizations signed 2-year contracts representing a total of 10 request for proposals lost and 3 organizations signed 3-year contracts representing a total of 9 request for proposals lost.

Staffing Comparative (Sales Team)

VISIT SPOKANE AND SPOKANE SPORTS COMMISSION

- 3 Director of Sales
- 4 Director of National Accounts
- 1 Director of Group Travel
- 1 National Account Sales Manager
- 3 Sales Associates
- 2 Full Time Sports Commission Sales Staff

14 Total Full Time Sales Staff

VISIT TRI-CITIES

- 1 Vice President, Sports Development
- 1 Director of Convention Sales
- 2 Convention Sales Managers
- 1 Sports Development Manager

5 Total Full Time Sales Staff

VISIT VANCOUVER USA

- 1 Director of Business Development
- 2 Business Development Managers

3 Total Full Time Sales Staff

YAKIMA VALLEY TOURISM

- 1 Director of Convention Sales
- 1 Sr. Sales Manager
- 1 Convention Sales Manager
- 1 Director of Sports Development
- 1 Sports Development Manager

5 Total Full Time Sales Staff

Guest Room Productivity

Market Segments	2017 Actuals	2018 Forecasted Productivity	2019 Goals
Citywide Conventions	12,458	13,000	14,000
Single Property Meetings & Conventions	14,984	15,000	16,000
Sporting Events	23,392	24,000	26,000
Total	50,834	52,000	56,000

Return on Investment

Economic Impact of Groups Booked in 2019 for Future

Conventions: (see page 16) \$ 6,750,000

Sports: (see page 20) \$ 7,800,000

\$ 14,550,000

2019 Investment in Convention & Sports Marketing: \$ 716,977

(see page 27)

Return on each dollar invested: \$20.29

Destination Marketing Funding Comparative

The following chart provides a **total budget** comparative (including Hotel Motel Tax, Membership Investments and Tourism Promotion Assessment) in key competitive markets:

Competing City	Bureau Budget	Number of Hotel Rooms	\$ Spent per Room
Visit Seattle & Sports Council	\$23,285,016	13,485	\$1,727
Yakima Valley Tourism	\$2,806,300	1,768	\$1,587
Walla Walla Tourism	\$1,107,000	1,130	\$980
Visit Spokane & Sports Council	\$6,457,294	7,890	\$818
Travel Tacoma & Sports Council	\$4,000,000	6,111	\$655
Visit Tri-Cities	\$2,486,509	4,191	\$593
Visit Vancouver USA	\$1,550,999	2,900	\$535
Bellingham Whatcom Co. Tourism	\$1,331,077	2,492	\$534
Seattle Southside Tourism Authority	\$4,200,000	8,421	\$499
Snohomish County Tourism	\$1,303,131	6,740	\$193
Visit Bellevue Washington	\$925,000	5,275	\$175

The following chart provides a comparative for Hotel Motel Tax investments only for each destination marketing organization within key competitor markets:

Competing City	Hotel Motel Tax	Number of Hotel Rooms	\$ Spent per Room
Visit Seattle & Sports Council	\$11,642,510	13,485	\$863
Walla Walla Tourism	\$670,000	1,130*	\$593
Bellingham Whatcom Co. Tourism	\$1,121,456	2,492	\$450
Visit Spokane & Sports Council	\$2,018,064	6,795*	\$297
Yakima Valley Tourism	\$520,100	1,768	\$294
Travel Tacoma & Sports Council	\$1,550,000	6,111	\$254
Visit Bellevue Washington	\$813,500	5,275	\$154
Visit Tri-Cities	\$608,306	4,191	\$145
Snohomish County Tourism	\$916,667	6,740	\$136
Seattle Southside Tourism Authority	\$942,500	8,421	\$112
Visit Vancouver USA	\$314,666	2,900	\$109

The following chart provides a comparative for Tourism Promotion Assessments only for each destination marketing organization within key competitor markets:

Competing City	TPA Collection	Number of Hotel Rooms	\$ Spent per Room
Visit Seattle & Sports Council	\$7,580,000	13,485	\$562
Visit Vancouver USA	\$1,227,933	2,900	\$423
Walla Walla Tourism	\$375,000	930*	\$403
Yakima Valley Tourism	\$688,500	1,768	\$389
Visit Tri-Cities	\$1,627,374	4,191	\$388
Seattle Southside Tourism Authority	\$3,257,500	8,421	\$387
Visit Spokane & Sports Council	\$2,239,519	6,008*	\$373
Travel Tacoma & Sports Commission	\$1,000,000	5,712*	\$175
Snohomish County Tourism	\$336,464	6,740	\$50
Visit Bellevue Washington	\$0	5,275	\$0
Bellingham Whatcom Co. Tourism	\$0	2,492	\$0

**Not all hotels contribute to the Hotel Motel Tax and/or Tourism Promotion Assessment.*

Meetings & Conventions

Includes:

1 FTE Director of Sales

2 FTE Convention Sales Managers

1 FTE Convention Sales Assistant

2019 Actions:

- **Sales Blitz:** Develop two multi-day sales blitzes events in Olympia (Spring and Fall), encourage hotel participation in Spring Blitz.
- **Customer Events:** Organize meeting planner customer luncheon in the spring to promote the Tri-Cities as a destination. Event to be held in conjunction with the Olympia Spring Sales Blitz.
- **Sales Calls:** Two sales trips to the greater Seattle/Puget Sound area.
- **Meeting Planner FAM Tours:** Host qualified meeting planners for individual, customized FAM tours.
- **Relationships:** Continue staff attendance at Washington Society of Association Executives (WSAE) and Professional Convention Management Association (PCMA) monthly/quarterly meetings to strengthen relationship with key meeting planners.
- **New Markets:** Attend the 2019 National Tour Association Annual Convention.
- **Digital:** With the addition of a Digital Marketing Manager we will implement new advertising campaigns through geo locating, consumer search habits and re-targeting.
- **Promote the Destination:** Sponsor events at the annual conventions for WSAE, MPI and NTA.
- **Advertise:** Place advertising in WSAE, MPI, PCMA, Convene DMA West Special Section and Northwest Meetings & Events publications. Purchase enhanced listing on Cvent website. Add Meetings News Northwest ads.
- **New Business:** Increase the investment in the incentive program to focus sales managers on the pursuit of conferences and events that have never previously been held in the Tri-Cities with increased rewards for room night production.
- **Marketing Fund:** Utilize the Opportunity Fund specifically to offset costs for conventions that block more than 250 rooms per night.
- **Network:** Attend the annual conventions for WSAE, MPI, Your Military Reunions Market Place and Society of Government Meeting Planners.

Performance Measures

- 30,000 Guest rooms booked
- Direct hotel spending of \$3,270,000
- Economic impact of \$6,750,000

CONVENTION, TOUR, AND GROUP SALES

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Advertising	\$2,500	\$1,995	\$0	\$3,895	\$0	\$7,300	\$3,100	\$0	\$12,000	\$11,395	\$0	\$6,195	\$48,380
Travel	\$200	\$2,500	\$3,200	\$700	\$2,700	\$2,530	\$3,200	\$2,200	\$2,200	\$900	\$200	\$1,800	\$22,330
Trade Show	\$1,075	\$1,000	\$0	\$0	\$800	\$0	\$695	\$0	\$3,195	\$1,600	\$0	\$0	\$8,365
Staff Development	\$0	\$1,000	\$0	\$0	\$1,000	\$0	\$0	\$1,000	\$1,000	\$0	\$0	\$0	\$4,000
Promo items	\$0	\$750	\$0	\$0	\$0	\$0	\$400	\$350	\$400	\$0	\$0	\$0	\$1,900
Dues/Subsc.	\$2,800	\$950	\$485	\$400	\$195	\$530	\$0	\$0	\$0	\$700	\$0	\$375	6,435
Totals:	\$6,575	\$8,195	\$3,685	\$4,995	\$4,695	\$10,360	\$7,395	\$3,550	\$18,795	\$14,595	\$200	\$8,370	\$91,410

Advertising:

Misc. Ad projects: \$600 in Feb and July = \$1,200

DMA West Western Destination Guide Convene = \$4,800 (Dec)

Cvent – enhanced listing on meeting planner website = \$12,000 (Sept)

DMAI –EmpowerMINT = \$7,300 (Jun)

Northwest Meetings and Events: (\$2,500 each in Jan, Apr, July and Oct) = \$10,000

Meetings News Northwest: (\$1,395 each (1/4 page) in Feb, Apr, Oct and Dec) = \$5,580

Travel:

Mileage stipend at \$200/month for site inspections and meetings = \$2,400

Professional Convention Management Association: attend 2 meetings per year; Apr and June at \$500 each = \$1,000

Washington Society of Association Execs: attend 2 meetings per year; May and Oct at \$500 each = \$1,000

Meeting Planners Intl.: Annual Convention: hotel, meals, and flight = \$1,000 (Mar)

Olympia Spring Sales Blitz: \$500 per staff person, 4 people = \$2,000 (Mar)

Washington Society of Association Execs Convention: hotel, meals, travel for 2 staff @ \$650 each = \$1,300 (Jun)

Olympia Fall Sales Blitz: \$400 per staff person, 3 people = \$1,200 (Oct)

Training Classes: continuing education courses for 4 staff, hotel, meals and travel @ \$2,000 per session (Feb, May, Aug and Sept) = \$8,000

Society of Government Meeting Professionals Winter Workshop: hotel, meals, travel= \$300 (Feb)

Military Reunion Connection Marketplace: hotel, meals, travel = \$530 (July)

National Tour Association: hotel, meals, travel = \$1,600 (Dec)

Northwest Event Show: 2 staff @ \$350 each = \$700 (Oct)

Trade Shows:

Meeting Planner Intl.: Registration (\$300), buyer program (\$675) fees = \$975 (Jan)
Meeting Planner Intl.: Sponsorship = \$1,000 (Feb)
Washington Society of Association Executives: Convention registration for 2 staff @ \$400 each = \$800 (May)
Society of Government Meeting Professionals Winter Workshop: registration = \$100 (Jan)
Your Military Reunion Connection Marketplace = \$695 (July)
National Tour Association = \$1,600 (Oct)
Northwest Event Show: registration = \$3,195 (Sept)

Staff Development:

Continuing Education Training Courses: 4 staff to attend, \$1,000 registration in Feb, May and Sept = \$4,000

Promo Items:

Amenities: \$400: Feb, July and Sept = \$1,200
Logo'd items: \$350 in Feb and Aug = \$700

Dues and Subscriptions:

Washington Society Association Executives Sapphire level sponsorship: \$2,550 (Jan)
Washington Society Association Executives Dues: \$265 each for 2 staff due = \$530 (June)
Meeting Planners International Dues: \$375 (Dec)
Society Government Meeting Professionals Dues: \$400 (Apr)
Religious Conference Management Association Dues: \$195 (May)
Professional Conference Management Association Dues \$485 (Mar)
National Tour Association Dues \$700 (Feb)
Christian Meetings & Conventions Association Dues: \$250 (Jan)
Military Reunion Connection Dues: \$250 (Feb)
NTA Sponsorship: \$700 (Oct)

CONVENTION, TOUR, AND GROUP SALES – *Items Not Included in TPA Budget**

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Customer Events	\$0	\$0	\$5,000	\$0	\$1,775	\$0	\$0	\$0	\$2,000	\$500	\$0	\$0	\$9,275
Hotels and Airfare	\$0	\$0	\$1,140	\$0	\$800	\$340	\$340	\$0	\$340	\$740	\$0	\$0	\$3,700
Entertaining	\$250	\$250	\$750	\$250	\$750	\$250	\$250	\$250	\$750	\$250	\$250	\$250	\$4,500
Gifts	\$100	\$100	\$100	\$50	\$100	\$100	\$100	\$50	\$100	\$100	\$100	\$50	\$1,050
Total	\$350	\$350	\$6,990	\$300	\$3,425	\$690	\$690	\$300	\$3,190	\$1,590	\$350	\$300	\$18,525

Customer Events:

Customer events in Olympia: \$5,000 (Mar)

Planner FAM event: \$2,000 (Sept)

Association of Public Safety Communications Officials Sponsored Break: \$500 (Oct)

Washington Society of Association Executives (WSAE) Sponsorship of Opening Breakfast: \$1,775 (May)

Hotels and Airfare:

Hotel rooms for visiting meeting planners, where comps not available: 10 rooms for 2 nights @ \$85 = \$1,700 (\$340 in Mar, June, July, Sept, and Oct)

Meeting Planner Fly-In: 5 airfares @ \$400 each, 2 per month in Mar, May, and 1 in Oct = \$2,000

Entertaining:

Hosted board meetings for decision makers: meals, tours, \$500 each in Mar, May, Sept = \$1,500

Meals with meeting planners: \$250 per month = \$3,000

Gifts:

Gift Baskets: \$50-\$100 per month = \$1,050

****Note: Items included in Visit TRI-CITIES' general membership budget (private sector).***

Sports Events

Includes:

1 FTE Vice President, Sports Development

1 FTE Sports Development Manager

2019 Actions

- **Sports Council:** Organize and administer activities for the Tri-Cities Sports Council.
- **Advertising:** Place print and digital advertising as appropriate in publications such as: Sports Events, Sports Destination Management, and Connect Sports.
- **Sales Blitz:** Conduct sales calls in October in the greater Seattle area.
- **Promote Resources:** Reprint and update the sports facilities guide.
- **FAM Tours & Services:** Arrange site inspections for tournament planners, provide tools and information for promotional purposes and communicate with tournament planners during their event.
- **Opportunity Fund:** Utilize the opportunity fund specifically to offset tournament costs for groups that block more than 300 rooms per night city-wide.
- **Tradeshows:** Promote the Tri-Cities as a premier sports destination at National Tradeshows Events such as Teams, S.P.O.R.T.S, Connect Sports Marketplace, eSportsTravel Summit, and National Association of Sports Commissions.
- **Promote the Destination:** Sponsor events at annual national sports tradeshows.
- **Bidding Fees:** Bid on new regional/national level tournaments that demand bidding fees to host events.

Performance Measures

- 26,000 Guest rooms booked
- Direct hotel spending of \$3,250,000
- Economic impact of \$7,800,000

SPORTS GROUP SALES

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Advertising	\$100	\$0	\$170	\$0	\$400	\$800	\$0	\$0	\$0	\$0	\$300	\$1,170	\$2,940
Bidding Fees	\$0	\$0	\$0	\$0	\$16,000	\$0	\$0	\$5,000	\$0	\$0	\$0	\$0	\$21,000
Travel	\$75	\$75	\$75	\$2,555	\$75	\$75	\$3,565	\$1,875	\$1,820	\$1,820	\$75	\$75	\$12,160
Trade Show	\$13,390	\$11,000	\$6,400	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$30,790
Staff Development	\$0	\$0	\$0	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$0	\$0	\$2,000
Promo items	\$0	\$0	\$0	\$200	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200
Dues/Subsc.	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$795	\$795
Totals:	\$13,565	\$11,075	\$6,645	\$2,755	\$17,475	\$875	\$4,565	\$6,875	\$1,820	\$1,820	\$375	\$2,040	\$69,885

Advertising:

Miscellaneous Ads to support tournaments: \$1,000 (\$100 Jan; \$170 Mar; \$400 May; \$300 Nov; \$170 Dec)

Sports Events Magazine Featured Listing = \$1,000 (Dec)

Printed Sports Facilities Map = \$800 (Jun)

Bidding Fees:

Senior Softball USA Regional Championship = \$10,000 (May)

US Lacrosse National Team Development Regional Camp = \$5,000 (Aug)

National Association of Intercollegiate Athletics, Softball Opening Rounds = \$6,000 (May)

Travel:

Monthly Mileage Stipend: \$75/month = \$900

National Association of Sports Commissions (NASC) Symposium: \$1,240 per staff (Hotel-\$180 x 3 = \$540; Airfare-\$575; Meals-\$125) x 2 staff = \$2,480 (Apr)

TEAMS Conference: (Hotel-\$180 x 4 = \$720; Airfare-\$875; Meals-\$150) = \$1,745 (Oct)

S.P.O.R.T.S-Relationship Conference: (Hotel-\$180 x 4 = \$720; Airfare-\$875; Meals-\$150) = \$1,745 (Sept)

Connect Sports Marketplace: (Hotel = \$950, Airfare = \$700, Meals = \$150) = \$1,800 (Aug)

eSportsTravel Summit: (Hotel-\$180 x 3 = \$540; Airfare-\$800; Meals-\$150) = \$1,490 (July)

Staff Development, Continuing Education Travel: \$2,000 in May and July = \$4,000

Trade Show:

TEAMS Conference: registration = \$2,600 (Feb)

TEAMS Conference: sponsorship = \$7,400 (Feb)

S.P.O.R.T.S-Relationship Conference: registration \$1,400, sponsorship \$5,000 = \$6,400 (Mar)

National Association of Sports Commissions (NASC) Symposium: \$1,395 for staff #1, \$995 for staff #2 = \$2,390 (Jan)

Connect Sports Marketplace: registration \$4,250, sponsorship \$6,750 = \$11,000 (Jan)

eSportsTravel Summit: registration = \$1,000 (Feb)

Staff Development:

Continuing Education Training Courses: 2 staff to attend, \$1,000 registration in May and July = \$2,000

Promo Items:

Sports Amenities: \$200 (Apr)

Dues and Subscriptions:

National Association of Sports Commissions (NASC) Membership: \$795 (Dec)

SPORTS EVENT SALES – *Items Not Included in TPA Budget **

Customer Events and Entertainment:

Customer Entertainment: \$50/month = \$600

Sports Gifts: \$50/Month = \$600

****Note: Items included in Visit TRI-CITIES' general membership budget (private sector).***

Housing & Group Services

Our group sales strategies include support personnel to help achieve repeat bookings by facilitating and supporting meeting and event planners, ensuring that expectations are exceeded from initial booking through culmination of the event; and that their attendees' visit is a positive experience. We offer registration and reservation assistance to large conventions, making it easier for event planners to host their events here. Housing also increases customer satisfaction for individual travelers through reservation assistance during peak season. Satisfied individual travelers create a positive image of our destination through word of mouth and return travel in off-peak months.

2019 Actions

- **Hot Dates Program:** Coordinate Hot Dates Program; maximizing hotel occupancy during peak season. Assist group and individual travelers find guest rooms within the Tri-Cities. Manage guest room inventory of all hotels within Tri-Cities and act as liaison between hotel partners and guests.
- **VisitTRI-CITIES.com Website:** Support day-to-day management of Visit TRI-CITIES website including creating, developing and managing content, maintain consistent look and feel throughout website, and coordinate web projects across departments.
- **Show Your Badge VIP Program:** Manage all functions of program including securing discounts/specials at member businesses, gathering group information, continuing on-going communications with member businesses and event planners, and tracking.
- **Reporting:** Handle all group tracking including data entry, inventory, keeping files on housing operations and continuing on-going communications with the hotel/DOS reservation personnel. Report on aRes Travel On-line Booking system guestroom reservation activity. Post event reports will be used by the TPA commission to determine and validate the funding appropriations for applicants and payment from the opportunity fund.
- **Group Services:** Establish contact with sports and convention planners who are scheduled to bring groups into the area; develop service promotion package to be sent to planners of forthcoming events; maintain routine written, telephone, and personal contact with the clients, oversees maintenance of all client files.
- **Customer Service Surveys:** Follow up with planners/tournament directors post-event to determine strengths/weakness of delivery of hospitality goods & service.
- **Promote the Destination:** Help build attendance and promote tourism through supply of customized booth materials and scheduling of displays.
- **Sales Staff Support:** Create and distribute all sporting event leads and updates to hotels.

HOUSING & GROUP SERVICES

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Travel	\$30	\$30	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$50	\$45	\$30	\$535
Promo Items	\$2,160	\$0	\$0	\$0	\$0	\$240	\$0	\$0	\$0	\$0	\$0	\$0	\$2,400
Totals:	\$2,190	\$30	\$50	\$50	\$50	\$290	\$50	\$50	\$50	\$50	\$45	\$30	\$2,935

Travel:

Mileage for Convention & Sports Services = \$535

Promo Items:

Registration Bags – 6,000 @ \$.36 = \$2,160 (Jan)

Sunglasses = \$240 (June)

Tourism Development

2019 Actions

- **Website:** The Visit TRI-CITIES website, www.VisitTRI-CITIES.com, has experienced phenomenal growth in the number of unique visits and pageviews due in part to a dedicated search engine optimization strategy and digital advertising campaigns. The website is Visit TRI-CITIES' most important marketing tool and print, television, and digital advertising campaigns all direct to the website as the "call to action." Recent improvements, such as the itinerary builder (UTRIP) enhance the user experience. The recent addition of a Digital Marketing Manager will allow for increased blogging, vlogging, video content and social media platform engagement.
- **Promote the Destination:** Promote increased leisure travel through development of campaigns targeting wine enthusiasts, golfers, outdoor adventurers and cyclists. Visit TRI-CITIES will continue to lead the efforts for branding and marketing the Manhattan Project National Historical Park.
- **Travel Tradeshows:** Target travel and golf related tradeshows in key Northwest markets; participate in one tradeshow to promote the national park; and promote wine tourism through Taste Washington and Vintage Spokane.
- **Materials:** Publications including the Official Tri-Cities Visitor Guide, the Golf in Washington Wine Country brochure, and the Shop, Wine & Dine brochure all support the Tri-Cities brand and are targeted to key markets to increase visitor spending. These publications will be released in six-month intervals to complement each other and maximize their timeliness. Electronic versions are also posted to www.VisitTRI-CITIES.com.
- **Advertise:** The successful Puget Sound region television ad campaign will be joined by both spring and fall campaigns in Portland, Spokane and Boise. Digital and social media advertising will supplement the traditional advertising campaigns.
- **Social Media:** Visit TRI-CITIES promotes the destination and activities of the Tri-Cities Wine Tourism Council through Tri-Cities WA (22,630 followers) on Facebook, as well as through Twitter, Instagram and Pinterest. In 2019 we will increase live video postings and add content to all formats.
- **Tri-Cities Wine Tourism Council:** There has long been the need to assist wine industry related businesses in becoming more cohesive and organized in order to market the region. Visit TRI-CITIES staff provides management and leadership for the Tri-Cities Wine Tourism Council, which works on marketing projects designed to increase wine tourism.
- **Packages:** Work with member hotels to showcase their existing packages to travel media and on the Visit TRI-CITIES website.
- **Consumer e-News:** User generated content on the website and social media channels will be supplemented by quarterly consumer newsletters targeted to interest groups (outdoor recreation, wine, science) to compel readers to plan leisure travel to the region.

TOURISM DEVELOPMENT

	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Total
Advertising	\$5,800	\$27,300	\$13,550	\$21,050	\$48,000	\$44,100	\$13,800	\$50,300	\$37,800	\$4,550	\$3,800	\$1,450	\$271,500
Travel	\$0	\$2,750	\$4,700	\$0	\$0	\$0	\$0	\$0	\$3,000	\$0	\$0	\$0	\$10,450
Staff Development	\$0	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$1,000	\$0	\$0	\$0	\$4,000
Trade Show	\$5,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$5,165	\$1,000	\$0	\$0	\$11,165
Website	\$1,600	\$1,600	\$1,600	\$1,600	\$400	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$1,600	\$18,000
Promo Items	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$1,500	\$0	\$0	\$0	\$0	\$3,000
Totals:	\$12,400	31,650	\$20,850	\$24,150	\$49,400	\$45,700	\$16,400	\$53,400	\$48,565	\$7,150	\$5,400	\$3,050	\$318,155

Advertising:

Golf & Wine Getaway Brochure: Brochure \$8,000 Feb, Ad Inserts \$4,000 Mar = \$12,000

Golf ads in Spokesman Review: Mar, Apr, Oct at \$750 each = \$2,250

Golf Map: \$650 (Dec)

Images for Ad Design = \$5,300 (June)

WSHLA Official Visitor Guide: \$4,000 (Sept)

Social Media/Google Ads = \$800/month (Jan, Feb, Mar, Apr, June, July, Aug, Sept, Oct, Nov, Dec) = \$9,600

Television Commercials in Puget Sound Region \$30,000 each for Spring (May/June) and Fall (Aug/Sept) = \$60,000

Television Commercials in Portland, Spokane, Boise \$30,000 each for Spring (May/June) and Fall (Aug/Sept) = \$60,000

Digital Ad Campaigns targeting golf, wine and cycling \$3,500 in Feb, \$3,000 each in Mar, Apr, May, June, July, Aug, Sept, Oct, Nov = \$30,500

National Park Website Co-Op Marketing \$16,500 in Apr and Aug = \$33,000

Advertising for Hanford Section of the National Park \$10,000 in Feb, May and Jul = \$30,000

Video Footage Production \$5,000 in Mar, May and June = \$15,000

Virtual Reality Production \$5,000 in Jan and Feb = \$10,000

Trade Shows:

Seattle Golf & Travel Show: Exhibit fees due Sept = \$1,600

Spokane Golf & Travel Show: Exhibit fees due Oct = \$1,000

Portland Golf & Travel Show: Exhibit fees due Sept = \$1,500

Spokane Wine Show "Vintage Spokane" in Sept = \$2,065

Equipment/Monitors to support virtual Reality Displays in Jan = \$5,000

Travel:

Seattle Golf & Travel Show: hotels, meals, car rental, parking, and fuel for 2 staff = \$1,700 (Mar)

Spokane Golf & Travel Show: hotels, meals, car rental, parking, and fuel for 2 staff = \$1,200 (Feb)

Portland Golf & Travel Show: hotels, meals, car rental, parking and fuel for 2 staff = \$1,550 (Feb)

Tri-Cities Wine Tourism Council: Quarterly travel allowance to support Tradeshow \$1,000 each show, 2 staff members (Mar, Sept) = \$2,000

Training Classes: continuing education courses for 4 staff, hotel, meals and travel @ \$2,000 per session (Mar, May, Jul and Sept) = \$8,000

Staff Development:

Continuing Education Training Courses: 4 staff to attend, \$1,000 registration in Mar, May, July and Sept = \$4,000

Website/ Internet Marketing:

Invest in Search Engine Optimization for new website: Aristotle Bronze SEO Package \$1,200/month (Jan, Feb, Mar, Apr, June, July, Aug, Sept, Oct, Nov, Dec) = \$14,400

Website Hosting Fee: \$4,700 annually = \$400/month

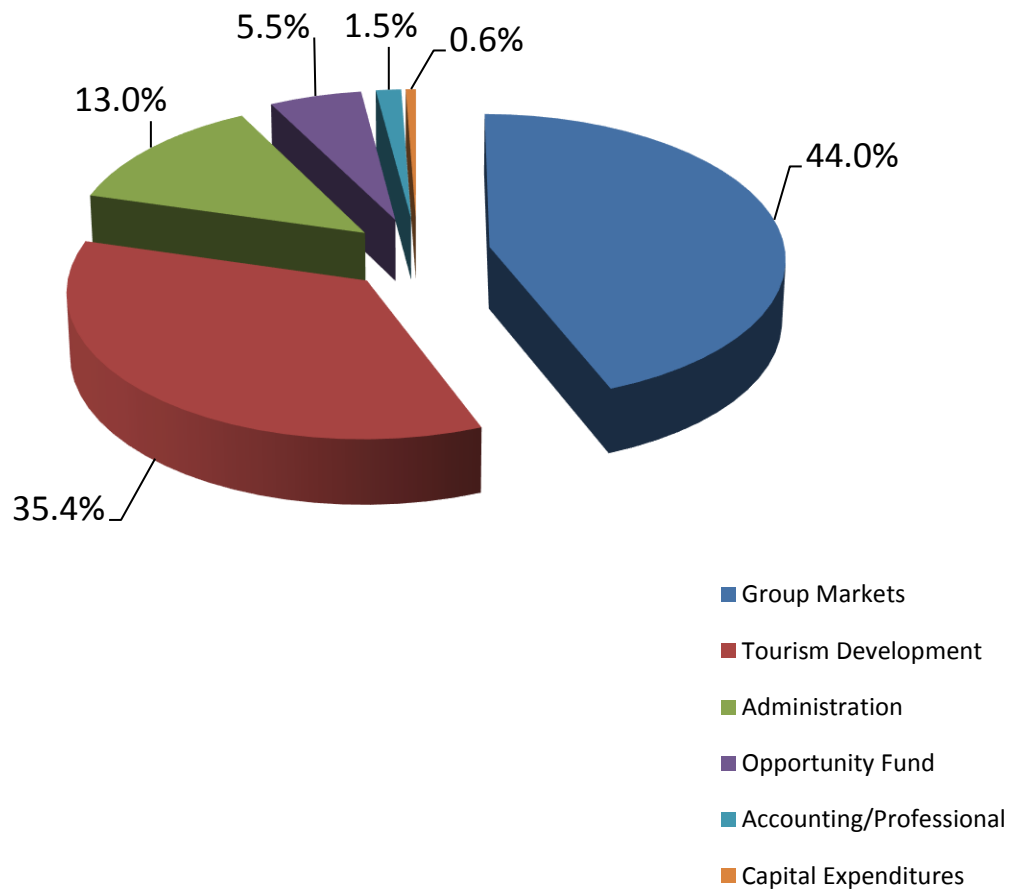
Promo Items:

Registration Bags, Logo'd Swag \$1,500 in Apr and Aug = \$3,000

Budget Summary

Revenues	2018 Budget		Proposed 2019 Budget	
Kennewick	\$625,531	44%	\$716,045	44%
Pasco	\$326,983	23%	\$374,296	23%
Richland	\$469,149	33%	\$537,033	33%
Total:	\$1,421,663	100%	\$1,627,374	100%
Expenditures				
Group Markets	\$649,200	45.7%	\$716,977	44%
City Wide Conventions				
Associations				
Corporate & Government				
SMERF (social, military,				
education, religious, fraternal)				
Sports				
Tourism Development	\$457,930	32.2%	\$573,927	35.4%
Administration	\$201,247	14.2%	\$212,208	13%
(administrative staff, office				
supplies, rent, telephone				
postage, equipment				
maintenance, etc.)				
Opportunity Fund	\$86,500	6%	\$90,000	5.5%
Accounting/Professional	\$23,786	1.7%	\$24,262	1.5%
Capital Expenditures	\$3,000	.2%	\$10,000	.6%
Total:	\$1,421,663	100%	\$1,627,374	100%

Budget Summary



Board of Directors

The strength of any organization begins at the top. Visit TRI-CITIES is served by a Board of Directors that is providing strategic industry leadership for the future.

Board of Directors

- Carl Adrian, Tri-City Development Council
- Ron Anderson, Red Lion Pasco
- Deborah Barnard, Barnard Griffin Winery
- Commissioner Don Barnes, Port of Kennewick
- Jerry Beach, Courtyard by Marriott
- Commissioner Jim Beaver, Benton County
- Troy Berglund, West Richland Chamber of Commerce
- Karen Blasdel, Battelle
- Mark Blotz, Clover Island Inn
- Debbie Bone-Harris, Pasco Chamber of Commerce
- Gloria Boyce, Ben Franklin Transit
- Christine Brown
- Senator Sharon Brown, Washington State Senate
- Mayor Pro Tem Rich Buel, City of West Richland
- Todd Frantz, Tri-City Herald
- Colleen French, Department of Energy
- Shae Frichette, Frichette Winery
- Representative Larry Haler, Washington State House of Representatives
- Monica Hammerberg, Hampton Inn + Suites Pasco
- Suzanne Heaston, Heaston and Thompson Vision Clinic
- Wendy Higgins, The Lodge at Columbia Point
- Ron Hue
- Scott Keller, Port of Benton
- Commissioner Robert Koch, Franklin County
- Council Member Phillip Lemley, City of Richland
- Brian Lubanski, KVEW TV
- Lori Mattson, Tri-City Regional Chamber of Commerce
- Brent Miles, Tri-City Dust Devils
- Kathy Miller, Banner Bank
- Ken Miller, Miller Mertens & Comfort, P.L.L.C.
- Kathy Moore, Mooreshots Direct
- Rae Moss, Mission Support Alliance
- Monte Nail, CPA
- Vijay Patel, A-1 Hospitality
- Corey Pearson, Three Rivers Convention Center
- Maynard Plahuta, B Reactor Museum Association
- Justin Raffa, Mid-Columbia Mastersingers
- Rob Roxburgh, Washington River Protection Solutions
- Council Member Pete Serrano, City of Pasco
- Rosanna Sharpe, The REACH Museum
- Steve Simmons, CG Public House & Catering
- Buck Taft, Tri-Cities Airport/Port of Pasco
- Nikki Torres, Tri-Cities Hispanic Chamber of Commerce
- Staci West, Bechtel National, Inc.
- Council Member Steve Young, City of Kennewick

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Council Agenda Coversheet 	Agenda Item Number	3.e.	Council Date	10/16/2018	Consent Agenda	☒
	Agenda Item Type	Contract/Agreement/Lease			Ordinance/Reso	☐
	Subject	Right of Way Procedures			Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐
	Project #		Permit #		Quasi-Judicial	☐
	Department	Public Works				

Recommendation

Staff recommends that City Council authorize the Mayor to sign the updated Right of Way Procedures, reflecting personnel and policy changes.

Motion for Consideration

I move to authorize the Mayor to sign the updated Right of Way Procedures.

Summary

The City is required to have and maintain current Right of Way Procedures when acquiring right of way for projects that utilize federal funding. City staff is in the process of purchasing right of way required for the federally funded West 10th Avenue Widening Project and is required to update the current Right of Way Procedures. The current Right of Way Procedures were approved by Council on February 5, 2008. The attached Right of Way Procedures updates forms from the Washington State Department of Transportation (WSDOT) Local Agency Guideline (LAG) manual, replaces City Engineer with Deputy Public Works Director as the position that oversees the delivery of the City's right of way program, and increases the administrative settlement that can be authorized by the Public Works Director to \$50,000. It also adds new staff to the list of people approved for involvement in the right-of-way acquisition process. These revisions will bring the City's procedures in compliance with the current WSDOT LAG Manual and will streamline the acquisition process by allowing most administrative settlements to be processed in a timely manner.

Alternatives

None recommended.

Fiscal Impact

None

Through	Bruce Mills Sep 26, 11:10:43 GMT-0700 2018	Attachments: 
Dept Head Approval	Cary Roe Oct 09, 12:54:35 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 00:18:57 GMT-0700 2018	
		☐ Recording Required?

Right of Way Procedures

The City of Kennewick, hereinafter referred to as “AGENCY”, desiring to acquire real property (obtain an interest in, and possession of, real property) in accordance with the Uniform Relocation Assistance and Real Property Acquisition Policies Act and applicable federal regulations (49 CFR Part 24) and state law (Ch. 8.26 RCW), and state regulations (Ch. 468-100 WAC) hereby adopts the following procedures to implement the above statutes and Washington Administrative Code. The AGENCY is responsible for the real property acquisition and relocation activities on projects administered by the AGENCY. To fulfill the above requirements the AGENCY will acquire right-of-way (ROW) in accordance with the policies set forth in the Right of Way Manual M 26-01 and Local Agency Guidelines. The AGENCY has the following expertise and personnel capabilities to accomplish these functions:

1. The following relate to the AGENCY’s request.
 - a. Below is a list of responsible AGENCY individual names and positions, for which the AGENCY has qualified staff to perform the specific right-of-way function(s). Attached are resumes for each individual AGENCY staff listed to perform those functions below, and a brief summary of their qualifications pertaining to the specific ROW function(s) for which they are listed. The procedures shall be updated whenever staffing changes occur. The AGENCY will be approved to acquire based upon staff qualifications.
 - i. **PROGRAM ADMINISTRATION :**
Oversee delivery of the R/W Program on federal aid projects for the agency. Ensures R/W functions are carried out in compliance with federal and state laws, regulations, policies and procedures.

Responsibilities/Expectations:

- Ensures agency’s approved R/W Procedures are current, including staff qualifications, and provides copies to consultants and agency staff;
- Oversight of ROW consultants;
 - o use of consultant contract approved by WSDOT
 - o management of ROW contracts
 - o management of ROW files
 - o reviews and approves actions and decisions recommended by consultants
 - o Overall responsibility for decisions that are outside the purview of consultant functions
- Sets Just Compensation prior to offers being made;
- Approves administrative offer summaries per policy;
- Ensure agency has a relocation appeal process in place prior to starting relocation activities;
- Oversight of Administrative Settlements;
- Obligation authority for their agency;
- Obtain permits (Non-Uniform Relocation Act (URA));
- Ensures there is a separation of functions to avoid conflicts of interest.
- Verifies whether or not ROW is needed, and that the property rights and/or interests needed are sufficient to construct, operate and maintain the proposed projects (see Appendix 25.176).

Bruce Mills - Deputy Public Works Director

(Insert Name and Title of AGENCY Position above & attach resume of qualifications)

- ii. **APPRAISAL**

Prepare and deliver appraisals on federal aid projects for the agency. Ensures that appraisals are consistent and in compliance with state and federal laws, regulations, policies and procedures.

Responsibilities/Expectations:

- Use only qualified agency staff approved by WSDOT to perform appraisal work;
- Use appraiser from WSDOT's Approved Appraiser List if agency does not have qualified staff;
- Prepare Project Funding Estimates (PFE) or, when applicable, True Cost Estimates (TCE);
- Prepare Administrative Offer Summaries (AOS or Appraisal Waiver);
- Obtain specialist reports;
- Coordinate with engineering, program administration, acquisition, relocation, and/or property management as necessary.

A qualified consultant

(Insert Name and Title of AGENCY Position above & attach resume of qualifications)

iii. APPRAISAL REVIEW:

Review appraisals on federal aid projects for the agency to make sure they are adequate, reliable, and have reasonable supporting data, and approve appraisal reports. Ensures appraisals are adequately supported and represent fair market value and applicable costs to cure and are completed in compliance with state and federal laws, regulations, policies and procedures.

Responsibilities/Expectations:

- Use only qualified agency staff approved by WSDOT to perform appraisal review work;
- Use review appraiser from WSDOT's Approved Appraiser List if agency does not have qualified staff;
- Ensures project wide consistency in approaches to value, use of market data and costs to cure;
- Coordinate with engineering, program administration, acquisition, relocation, and/or property management as necessary.

Washington State Department of Transportation Review Appraiser or a qualified consultant

(Insert Name and Title of AGENCY Position above & attach resume of qualifications)

iv. ACQUISITION:

Acquire, through negotiation with property owners, real property or real property interests (rights) on federal aid projects for the agency. Ensures acquisitions are completed in compliance with federal and state laws, regulations, and policies and procedures.

Responsibilities/Expectations:

- Use only qualified staff to perform acquisition activities for real property or real property interests, including donations;
- To avoid a conflict of interest, when the acquisition function prepares an AOS, only acquires property valued at \$10,000 or less;
- Provide and maintain a comprehensive written account of acquisition activities for each parcel;

- Prepare administrative settlement justification and obtain approval;
- Prepare Project Funding Estimates (PFE) or, when applicable, True Cost Estimates (TCE);
- Prepare Administrative Offer Summaries (AOS or Appraisal Waiver);
- Review title, and recommend and obtain approval for acceptance of encumbrances;
- Ensure acquisition documents are consistent with ROW plans, valuation, and title reports;
- Provide a negotiator disclaimer;
- Coordinate with engineering, program administration, appraisal, relocation, and/or property management as necessary;
- Maintain a complete, well organized parcel file for each acquisition.

A qualified consultant, Cary M. Roe - Public Works Director, Bruce Mills - Deputy Public Works Director, Bruce Beauchene – Capital Projects Manager, Heath Mellotte - Design Services Manager, John Cowling - Utility Services Manager, Ron Wilkinson - Senior Design Engineer, Ryan Durham - Engineering Technician III, or Scott Szendre - Field Engineer III

(Insert Name and Title of AGENCY Position above & attach resume of qualifications)

v. **RELOCATION:**

Provide relocation assistance to occupants of property considered displaced by a federally funded projects for the agency. Ensures relocations are completed in compliance with federal and state laws, regulations, policies and procedures.

Responsibilities/Expectations:

- Prepare and obtain approval of relocation plan prior to starting relocation activities;
- Confirm relocation appeal procedure is in place;
- Provide required notices and advisory services;
- Make calculations and provide recommendations for agency approving authority prior to making payment;
- Provide and maintain a comprehensive written account of relocation activities for each parcel;
- Coordinate with engineering, program administration, appraisal, acquisition, and/or property management as necessary;
- Maintain a complete, well organized parcel file for each displacement;
- Ensure occupants and personal property is removed from the ROW.

A qualified consultant

(Insert Name and Title of AGENCY Position above & attach resume of qualifications)

vi. **PROPERTY MANAGEMENT:**

Establish property management policies and procedures that will assure control and administration of ROW, excess lands, and improvements acquired on federal aid projects for the agency. Ensures property management activities are completed in compliance with federal and state laws, regulations, policies and procedures.

Responsibilities/Expectations:

- Account for use of proceeds from the sale/lease of property acquired with federal funds on other title 23 eligible activities;
- Keep R/W free of encroachments;

- Obtain WSDOT/FHWA approval for change in access control along interstate;
- Maintain property records;
- Coordinate with engineering, program administration, appraisal, acquisition, and/or property management as necessary;
- Maintain a complete, well organized parcel file for each displacement;
- Ensure occupants and personal property is removed from the ROW.

Bruce Mills - Deputy Public Works Director and Heath Mellotte - Design Services Manager

(Insert Name and Title of AGENCY Position above & attach resume of qualifications)

- b. Any functions for which the AGENCY does not have qualified staff, the Agency will contract with another local agency with approved procedures, an outside contractor, or the Washington State Department of Transportation (WSDOT). An AGENCY that proposes to use outside contractors for any of the above functions will need to work closely with the WSDOT Local Agency Coordinator (LAC) and Local Programs to ensure all requirements are met. When the AGENCY proposes to have a staff person approved to negotiate who is not experienced in negotiation for FHWA funded projects, the LAC must be given a reasonable opportunity to review all offers and supporting data before they are presented to the property owners.
 - c. An AGENCY wishing to take advantage of an Appraisal Waiver (aka Administrative Offer Summary or AOS) procedure on properties valued up to \$25,000 or less should make their proposed waiver procedure a part of these procedures. The procedure outlined in LAG manual has already been approved using form LPA-003. The AGENCY may submit a procedure different than that shown and it will be reviewed and approved if it provides sufficient information to determine value.
 - d. Attached is a copy of the AGENCY's administrative settlement procedure showing the approving authority(s) and the procedure involved in making administrative settlements.
2. All projects shall be available for review by the FHWA and WSDOT at any time and all project documents shall be retained and available for inspection during the plan development, right-of-way and construction stages, and for a three year period following acceptance of the projects by WSDOT.
 3. Approval of the AGENCY's procedures by WSDOT may be rescinded at any time the AGENCY is found to no longer have qualified staff or is found to be in non-compliance with the regulations. The rescission may be applied to all or part of the functions approved.

Don Britain, Mayor

Date

Washington State Department of Transportation

Approved By:

Local Programs Right of Way Manager

Date

City of Kennewick Right-of-Way Procedures
Agency Staff

Date: September 25, 2018

a. Director of Public Works

Cary M. Roe, P.E.

Cary Roe has over 32 years of engineering experience and has been the City of Kennewick Public Works Director since April of 2014. Cary was the Public Works Director for the City of Federal Way for 20 years and provided administration of Federal Way's right-of-way Section for 20 years.

b. Deputy Public Works Director

Bruce Mills, P.E.

Bruce Mills has 29 years in all phases of ROW negotiation and acquisition, including writing legal descriptions, doing true cost estimates, reviewing appraisals, hiring consultants, negotiating acquisitions, with Whatcom County, Ada County Highway District, and the City of Kennewick.

c. Capital Projects Manager

Bruce Beauchene, P.E.

Bruce Beauchene has over 34 years of engineering experience and has been the City of Kennewick Capital Projects Manager since 2016. Bruce was previously the City of Kennewick City Engineer from the beginning of 2012 through the end of 2015 and supervised the City's right-of-way activities during this time period while working as the City Engineer. Bruce has supervised and been involved in all aspects of right of way activities throughout his entire engineering career including reviewing and approving right of way maps, writing legal descriptions, reviewing and approving parcel appraisals, negotiating right of way and easements acquisitions, and administering appraisal and negotiation contracts with outside contractors.

d. Design Services Manager

Heath Mellotte, P.E.

Heath Mellotte has over 27 years of engineering experience with transportation-related projects from conceptual layout and design, all the way through to completion of construction. Heath has been the City of Kennewick's Design Services Manager since 2017, and was the acting City Engineer at West Richland for several years prior to that. Heath is also a licensed Civil Engineer with Washington State since January, 2000. Heath has managed many projects throughout his career that required obtaining ROW and temporary and permanent easements. Heath has taken multiple

educational right of way classes. The range of classes he has taken includes the following:

- No Right-of Way Verification webinar (attended in Nov. 2017), 23 CFR 710 FINAL RULE - 23 CFR 635 Subpart A & C: webinar (attended in 2017), (SR500B) 23 CFR 710 Subparts B, D & F (attended in 2017)
- NHI - Local Public Agency Real Estate Acquisition: Web-Training (attended in Feb. and March, 2018).

e. Utility Services Manager

John Cowling, P.E.

John Cowling has over 18 years in all phases of ROW negotiation and acquisition, federal/state/local/, including relocations, with cities of Sammamish, Marysville and Mountlake Terrace.

f. Senior Design Engineer

Ron Wilkinson

Ron Wilkinson has over 27 years of engineering experience and has been the City of Senior Design Engineer since 2006. Ron has been involved in producing right of way maps, legal descriptions (reading and writing), identification, acquisition and working with WSDOT Local Programs Real estate South Central Division since 1994. Ron recently participated in the WSDOT Annual ROW meeting. Classes and Webinars associated with right of way include; National Highway Institute two day class (Federal-Aid Right-of-Way Requirements for Local Public Agencies, Spokane, 2012), Basic Right-of-Way 101 Requirements for Federal Participation in Right of Way Projects webinar (attended in 2014), Tips on Dairy Entries (attended in 2015), Administrative Settlement webinar training (attended in 2016), No Right-of Way Verification webinar (attended in March of 2016), 23 CFR 710 FINAL RULE - 23 CFR 635 Subpart A & C: webinar (attended in 2017), (SR500B) 23 CFR 710 Subparts B, D & F (attended in 2017), ROW Training : NHI - Local Public Agency Real Estate Acquisition: 6-hr Web-Training (attended in 2018).

g. Engineering Technician III

Ryan Durham

Ryan Durham has over 17 years of engineering experience and has been the City of Kennewick Engineering Technician III since 2003. Ryan has assisted and helped manage the acquisition of right-of-way on projects since 2008. Ryan has taken multiple educational right of way classes. The range of classes he has taken are from attending and participating in: National Highway Institute (NHI) two (2) day class (Federal-Aid Right-of-Way Requirements for Local Public Agencies, attended in Spokane, 2012), No Right-of Way Verification webinar (attended in March & September of 2016), Basic Right-of-Way 101 Requirements for Federal Participation in Right of Way Projects webinar (attended in 2014), 23 CFR 710 FINAL RULE - 23 CFR 635 Subpart A & C: webinar (attended in 2017), (SR500B) 23 CFR 710 Subparts B, D

& F (attended in 2017), ROW Training : Tips on Dairy Entries (attended in 2015), NHI - Local Public Agency Real Estate Acquisition: 6-hr Web-Training (attended in 2018), Administrative Settlement webinar training (attended in 2016), and Ryan has participated in several WSDOT Annual ROW Meetings.

h. Field Engineer III

Scott Szendre, PLS

Scott Szendre has over 16 years of surveying and engineering experience including writing and reading legal descriptions and researching and staking right of way. Scott has also attended several WSDOT right of way training classes, webinars and annual meetings since 2014. Scott has been the City of Kennewick's Licensed Land Surveyor since 2012.

City of Kennewick Right-of-Way Procedures
Administrative Settlement Policy

Administrative Settlements are occasionally in addition to Just Compensation in order to acquire the necessary Right-of-Way through negotiation. These Administrative Settlements can help eliminate costly condemnation litigation and project construction delays.

When Administrative Settlements occur, the project parcel right-of-way file shall contain rational justification and supporting documentation for the Settlement offer. Prior to approval of the Settlement, the Agency shall give full consideration to all pertinent information including, but not limited to the following:

1. All available appraisals, including the owner's, and the probable range of testimony in a condemnation trial.
2. Ability of the agency to acquire the property, or possession, through the condemnation process to meet the construction schedule. Impact of construction delay pending acquisition.
3. The negotiator's recorded information.
4. Recent court awards in cases involving similar acquisition and appraisal problem.
5. Likelihood of obtaining an impartial jury in local jurisdiction, option of legal counsel where appropriate.
6. Estimate of trial cost weighted against other factors.

All pertinent information will be presented to the Deputy Public Works Director for approval. In the event that the Deputy Public Works Director is uncertain of the eligibility of the settlement, he/or his designee, will contact the Region Local Agency Coordinator for approval. Once the eligibility for settlement has been established by the Deputy Public Works Director, the Public Works Director will sign the authorization to proceed with the negotiated settlement. The signed authorization as well as all documentation will be placed in the right-of-way file.

The level of authority to offer Administrative Settlements will be as follows:

1. The Deputy Public Works Director shall review the proposed settlement with the negotiator and may recommend approval of the just compensation plus up to a \$50,000.00 administrative settlement. A report of the administrative settlement shall be made by the Deputy Public Works Director, and forwarded with recommendation for approval, to the Director of Public Works. Final approval will be made by the Director of Public Works. A copy of the approved administrative settlement shall be included in the property file.
2. All Administrative Settlements over \$50,000.00 per parcel shall be approved by the City Council.

WAIVER OF APPRAISAL PROCEDURE

The City of Kennewick, hereinafter referred to as “AGENCY”, desiring to acquire Real Property according to 23 CFR, Part 635, Subpart C and State directives, and desiring to take advantage of the \$25,000.00 appraisal waiver process approved by the Federal Highway Administration (FHWA) for Washington State, hereby agrees to follow the procedure approved for the Washington State Department of Transportation (WSDOT) as follows:

Rules

- A. The AGENCY may elect to waive the requirement for an appraisal if the acquisition is simple and the compensation estimate indicated on the Project Funding Estimate (PFE) is \$25,000.00 or less including cost-to-cure items. A True Cost Estimate shall not be used with this procedure.
- B. The AGENCY must make the property owner(s) aware that an appraisal has not been completed on the property for offers \$10,000 or less.
- C. The AGENCY must make the property owner(s) aware that an appraisal has not been completed on the property for offers over \$10,000 and up to \$25,000, and that an appraisal will be prepared if requested by the property owner(s).
- D. Special care should be taken in the preparation of the waiver. As no review is mandated, the preparer needs to assure that the compensation is fair and that all the calculations are correct.

Procedures

- A. An Administrative Offer Summary (AOS) is prepared using data from the PFE.
- B. The AOS is submitted to the Deputy Public Works Director for approval.
- C. The Deputy Public Works Director signs the AOS authorizing a first offer to the property owner(s).

CITY OF KENNEWICK

Don Britain, Mayor

Date: _____, 2018

ATTEST:

Terri L. Wright, City Clerk

APPROVED AS TO FORM:

Lisa Beaton, City Attorney

APPROVED:

Local Programs Right of Way Manager

Council Agenda Coversheet 	Agenda Item Number	3.f.	Council Date	10/16/2018	Consent Agenda	☒
	Agenda Item Type	Contract/Agreement/Lease			Ordinance/Reso	☐
	Subject	2018 Justice Assistance Grant CEO Certifications			Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐
	Project #		Permit #		Quasi-Judicial	☐
	Department	Police Department				

Recommendation

That Council authorize the City Manager to sign the 2018 Justice Assistance Grant (JAG) CEO Certifications.

Motion for Consideration

I move to authorize the City Manager to sign the 2018 Justice Assistance Grant (JAG) CEO Certifications.

Summary

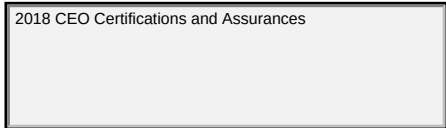
The City of Kennewick Police Department was notified on October 1, 2018 that it was awarded the 2018 Edward Byrne Justice Assistance Grant (JAG) in the amount of \$18,059. As required by the Office of Justice Programs (OJP), we may only access these funds after we submit these certifications and assurances properly executed by the Chief Executive of the Applicant Government. The City of Kennewick meets all of the certifications listed on the 2018 CEO Certification form.

Alternatives

No alternatives exist.

Fiscal Impact

Fiscal impact includes the addition of \$18,059 to the Police Department budget for additional equipment expenses.

Through	Randy Maynard Oct 03, 11:33:45 GMT-0700 2018	Attachments: 
Dept Head Approval	Ken Hohenberg Oct 10, 09:32:34 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 11:23:43 GMT-0700 2018	

☐ Recording Required?

**U.S. DEPARTMENT OF JUSTICE
OFFICE OF JUSTICE PROGRAMS**

Edward Byrne Justice Assistance Grant Program FY 2018 Local Solicitation

Certifications and Assurances by the Chief Executive of the Applicant Government

On behalf of the applicant unit of local government named below, in support of that locality's application for an award under the FY 2018 Edward Byrne Justice Assistance Grant ("JAG") Program, and further to 34 U.S.C. § 10153(a), I certify under penalty of perjury to the Office of Justice Programs ("OJP"), U.S. Department of Justice ("USDOJ"), that all of the following are true and correct:

1. I am the chief executive of the applicant unit of local government named below, and I have the authority to make the following representations on my own behalf and on behalf of the applicant unit of local government. I understand that these representations will be relied upon as material in any OJP decision to make an award, under the application described above, to the applicant unit of local government.
2. I certify that no federal funds made available by the award (if any) that OJP makes based on the application described above will be used to supplant local funds, but will be used to increase the amounts of such funds that would, in the absence of federal funds, be made available for law enforcement activities.
3. I assure that the application described above (and any amendment to that application) was submitted for review to the governing body of the unit of local government (e.g., city council or county commission), or to an organization designated by that governing body, not less than 30 days before the date of this certification.
4. I assure that, before the date of this certification— (a) the application described above (and any amendment to that application) was made public; and (b) an opportunity to comment on that application (or amendment) was provided to citizens and to neighborhood or community-based organizations, to the extent applicable law or established procedure made such an opportunity available.
5. I assure that, for each fiscal year of the award (if any) that OJP makes based on the application described above, the applicant unit of local government will maintain and report such data, records, and information (programmatic and financial), as OJP may reasonably require.
6. I certify that— (a) the programs to be funded by the award (if any) that OJP makes based on the application described above meet all the requirements of the JAG Program statute (34 U.S.C. §§ 10151-10158); (b) all the information contained in that application is correct; (c) in connection with that application, there has been appropriate coordination with affected agencies; and (d) in connection with that award (if any), the applicant unit of local government will comply with all provisions of the JAG Program statute and all other applicable federal laws.
7. I have examined certification entitled "State or Local Government: FY 2018 Certification of Compliance with 8 U.S.C. §§ 1373 & 1644" executed by the chief legal officer of the applicant government with respect to the FY 2018 JAG program and submitted in support of the application described above, and I hereby adopt that certification as my own on behalf of that government. (This provision is not applicable to Indian tribal government applicants.)
8. I have examined certification entitled "State or Local Government: FY 2018 Certification Relating to 8 U.S.C. §§ 1226(a) & (c), 1231(a)(4), 1357(a), & 1366(1) & (3)" executed by the chief legal officer of the applicant government with respect to the FY 2018 JAG program and submitted in support of the application described above, and I hereby adopt that certification as my own on behalf of that government. (This provision is not applicable to Indian tribal government applicants.)

I acknowledge that a materially false, fictitious, or fraudulent statement (or concealment or omission of a material fact) in this certification, or in the application that it supports, may be the subject of criminal prosecution (including under 18 U.S.C. §§ 1001 and/or 1621, and/or 34 U.S.C. §§ 10271-10273), and also may subject me and the applicant unit of local government to civil penalties and administrative remedies for false claims or otherwise (including under 31 U.S.C. §§ 3729-3730 and §§ 3801-3812). I also acknowledge that OJP awards, including certifications provided in connection with such awards, are subject to review by USDOJ, including by OJP and by the USDOJ Office of the Inspector General.

Signature of Chief Executive of the Applicant Unit of
Local Government

Date of Certification

Printed Name of Chief Executive

Title of Chief Executive

Name of Applicant Unit of Local Government

Council Agenda Coversheet 	Agenda Item Number	3.g.	Council Date	10/16/2018	Consent Agenda	☒
	Agenda Item Type	Contract/Agreement/Lease			Ordinance/Reso	☐
	Subject	Toyota Center Refrigeration			Public Mtg / Hrg	☐
	Ordinance/Reso #		Contract #		Other	☐
	Project #	RFB18-019	Permit #		Quasi-Judicial	☐
	Department	Management Services				

Recommendation

That City Council reject all bids for RFB18-019 Toyota Center Ammonia Refrigeration and Glycol System.

Motion for Consideration

I move to reject all bids for RFB18-019 Toyota Center Ammonia Refrigeration and Glycol System.

Summary

Four bids were received on October 9th, 2018 at 2:00PM

APCCO - \$2,058,590.11

Kemper Northwest - \$2,174,827.94

Central Washington Refrigeration - \$2,297,252.34

Permacold - \$2,637,866.40

Engineer's Estimate - \$2,200,000

State law requires that we award contracts to a responsible bidder with the lowest responsive bid. We have reviewed the four bids received and found all to be non-responsive. We are recommending rejection of all bids. The low and high bidder did not provide a valid bid guarantee which is required by law. The second and third bidder did not acknowledge the addendum that was issued and/or provide a valid signature on the bid form. The addendum is standard practice across the state and contains clarifications that were material in nature and acknowledgment is required by the specifications.

Alternatives

None recommended

Fiscal Impact

None.

Through	John Noble Oct 10, 16:57:13 GMT-0700 2018	Attachments: 
Dept Head Approval	Christina Palmer Oct 10, 17:02:16 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 11:24:10 GMT-0700 2018	

☐ Recording Required?

Council Agenda Coversheet 	Agenda Item Number	5.a.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-01 (Katcher)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5771	Contract #		Other	☐
	Project #	CPA 18-01	Permit #	PLN-2018-00172	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-01.

Motion for Consideration

I move to adopt Ordinance 5771.

Summary

CPA 18-01 is a request to change 0.95 acres from Medium Density Residential to High Density Residential. The site is located at 3120 W. 4th Ave. and is adjacent to existing lands designated High Density Residential to the west and north, Medium Density Residential to the east, Low Density Residential to the south.

This request provides an opportunity for infill development. The site is compatible with the properties to the west and provides for less intense uses than those located to the south. The site is located close to schools, transit, parks and other services. Staff is off the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

A public hearing was held on August 20, 2018 where there were no speakers in favor or opposition of the request. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Oct 10, 11:10:33 GMT-0700 2018	Attachments: Ordinance 5771 presentation minutes Staff Report
Dept Head Approval	Gregory McCormick Oct 10, 11:49:39 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 00:43:35 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5771

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-01, KATCHER)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 20, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-01 – 0.95 acres located at 3120 W. 45th Avenue (Medium Density Residential to High Density Residential).

Section 2. The property is legally described as follows:

Medium Density Residential to High Density Residential

LOT 1 OF SHORT PLAT NUMBER 233 RECORDED IN VOLUME 1 SHORT PLATS
PAGE 233, RECORD OF BENTON COUNTY, WASHINGTON: SUBJECT TO
EASEMENTS AND RESTRICTIONS OF RECORD 12-2-65.

EXCEPT THE SOUTH 14 FEET OF LOT 1, FOR STREET RIGHT OF WAY. (# 1990-
001577 1/30/1990)

TOGETHER WITH:

LOT 2 OF SHORT PLAT NUMBER 233 RECORDED IN VOLUME 1 OF SHORT
PLATS PAGE 233, RECORD OF BENTON COUNTY, WASHINGTON, SUBJECT
TO EASEMENTS AND RESTRICTIONS OF RECORD 12-2-65.

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5771 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____

2018 Comprehensive Plan Amendment Review

City Council Meeting

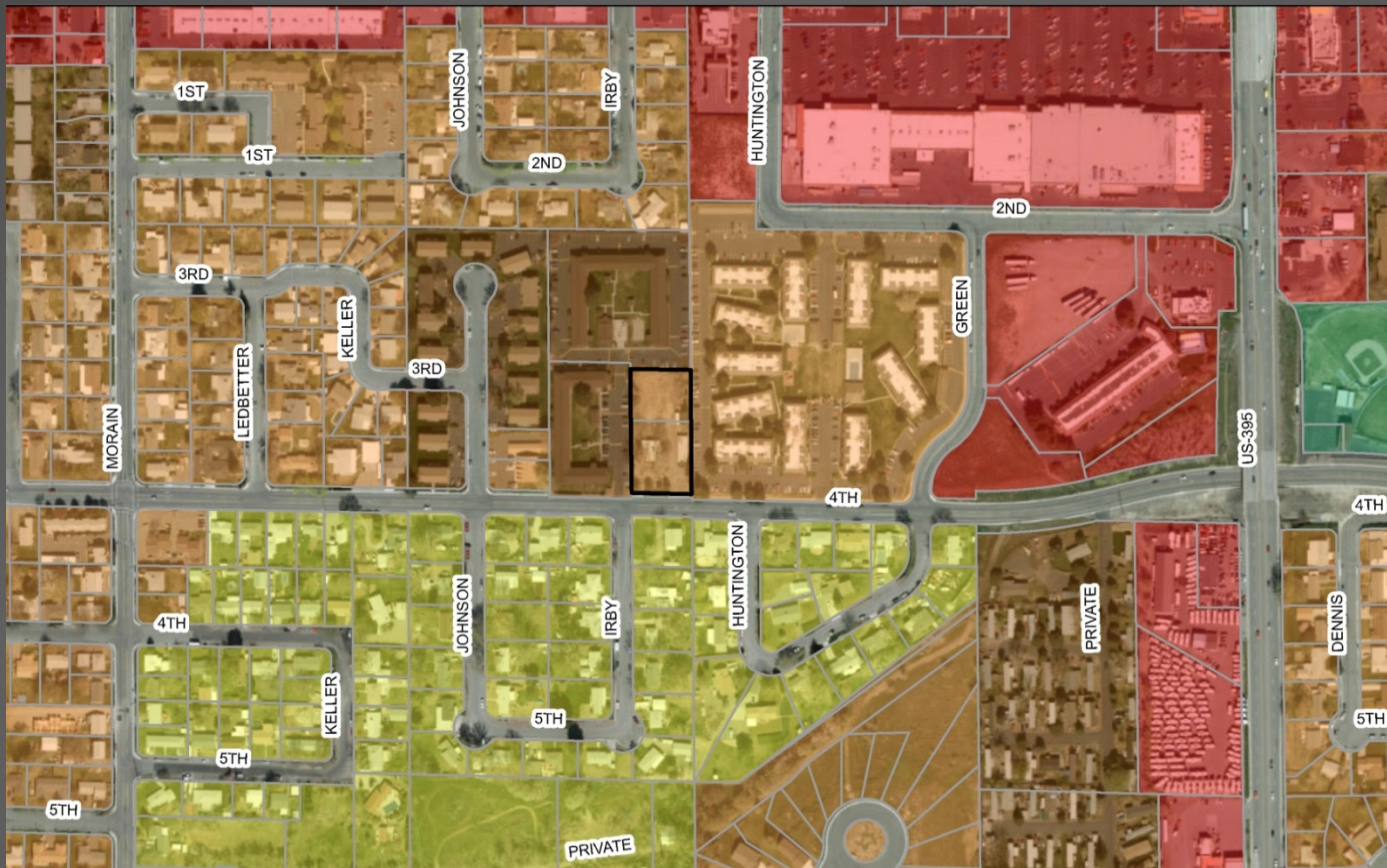
October 16, 2018

CPA 18-01

- MDR to HDR
- 0.95 acres
- 3120 W. 4th Ave.

Key Issues

- HDR to north and west
- Nearby transit and services



**The Planning Commission unanimously
recommends approval of CPA 18-01**

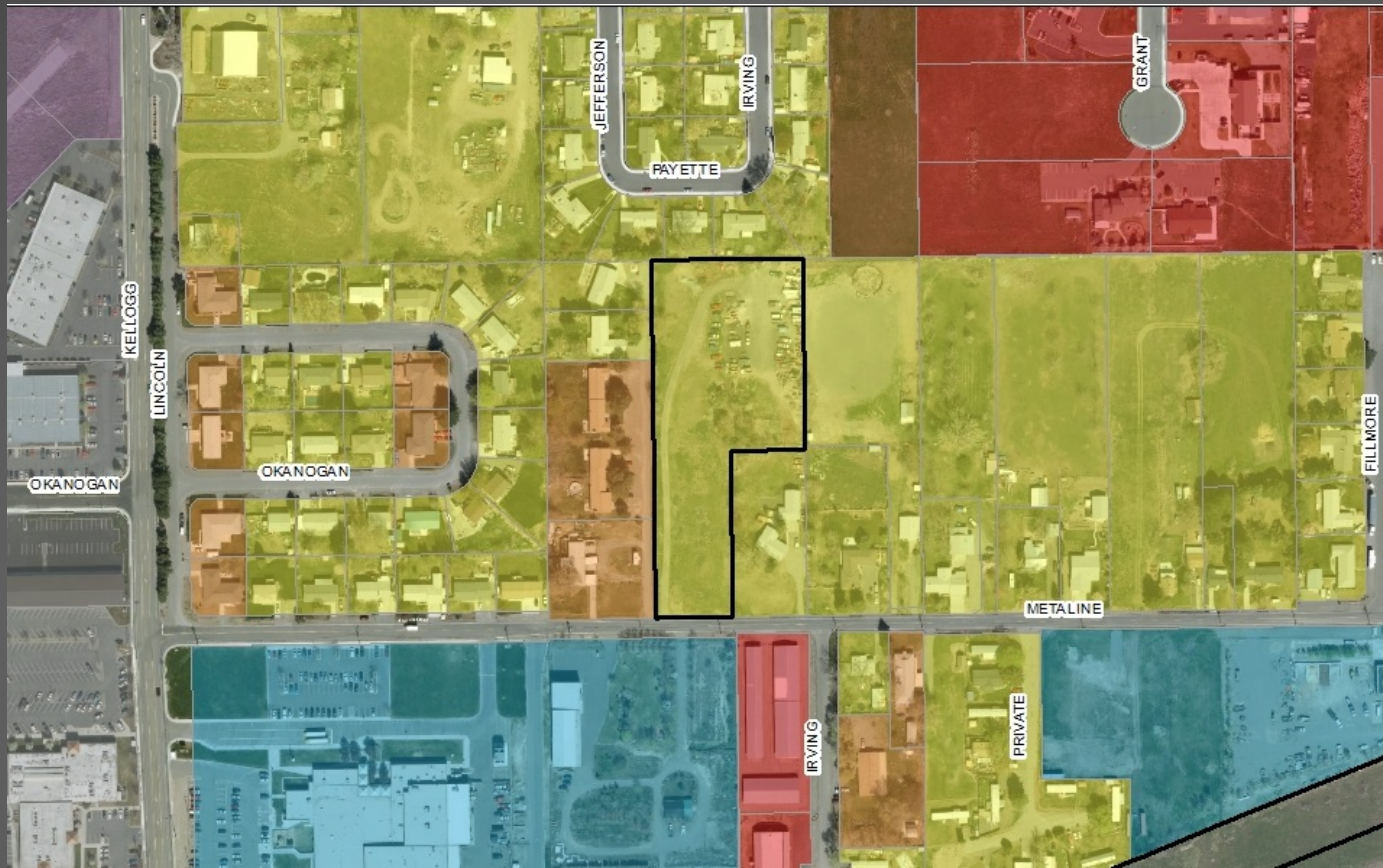
Questions?

CPA 18-02

- LDR to MDR
- 2.5 acres
- 5710 W. Metaline Ave.

Key Issues

- MDR to the west
- Schools and transit nearby



**The Planning Commission unanimously
recommends approval of CPA 18-02**

Questions?

CPA 18-03

- LDR to Commercial
- 0.7022 acres
- 1400 W. 10th Ave.

Key Issues

- At intersection of arterials
- Near higher density development
- Single-family to the north and west
- Slopes from south to north



**The Planning Commission recommends
approval of CPA 18-03
(3-2 vote)**

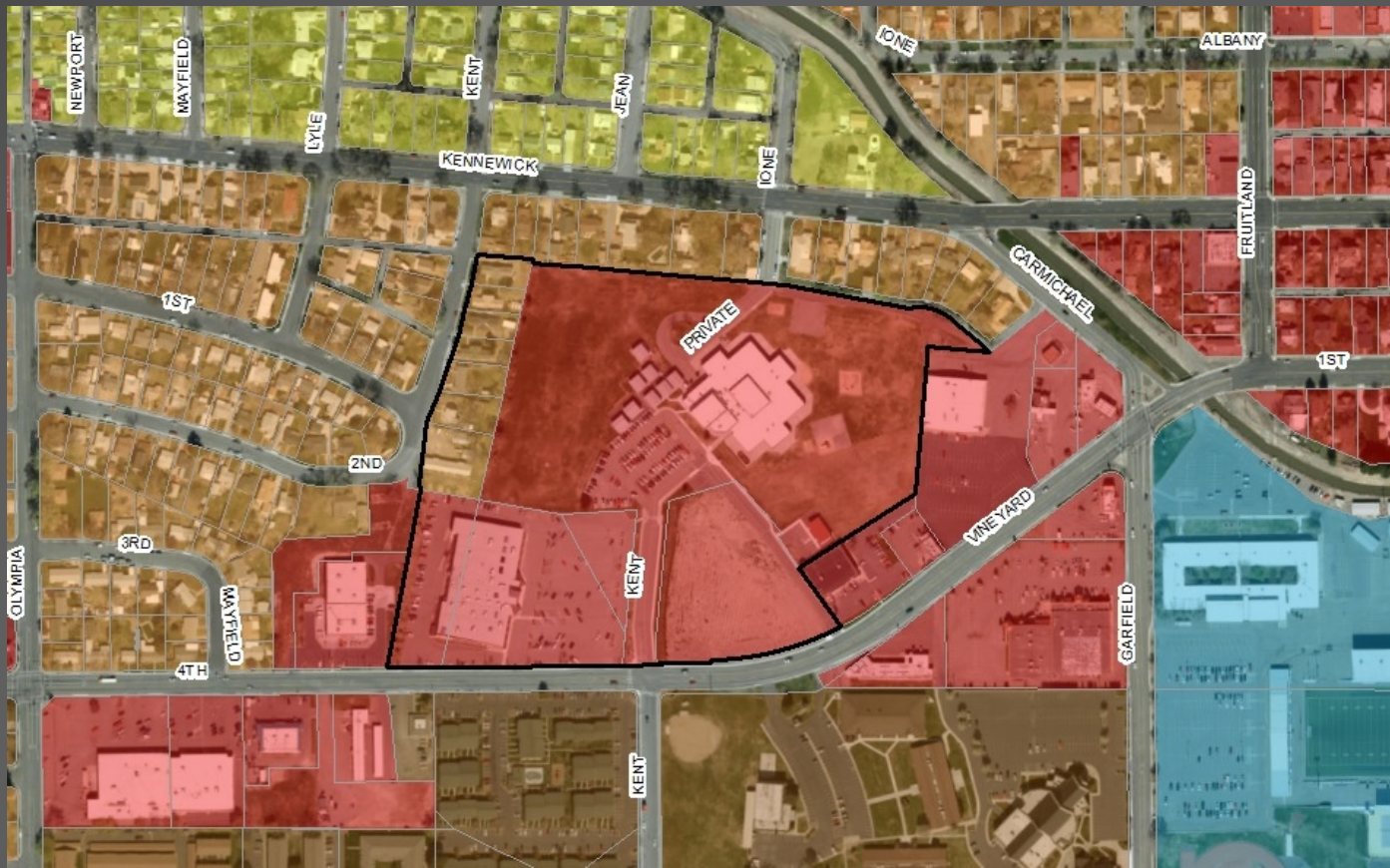
Questions?

CPA 18-04

- Commercial & MDR to Public Facility
- 23.15 acres
- 930 & 1000 W. 4th Ave., 830 W. Vineyard Dr., 13, 17, 21, 25, 29, 105 & 109 S. Kent St.

Key Issues

- KSD campus
- Necessary for parcel combo
- Change to be consistent with use



**The Planning Commission unanimously
recommends approval of CPA 18-04**

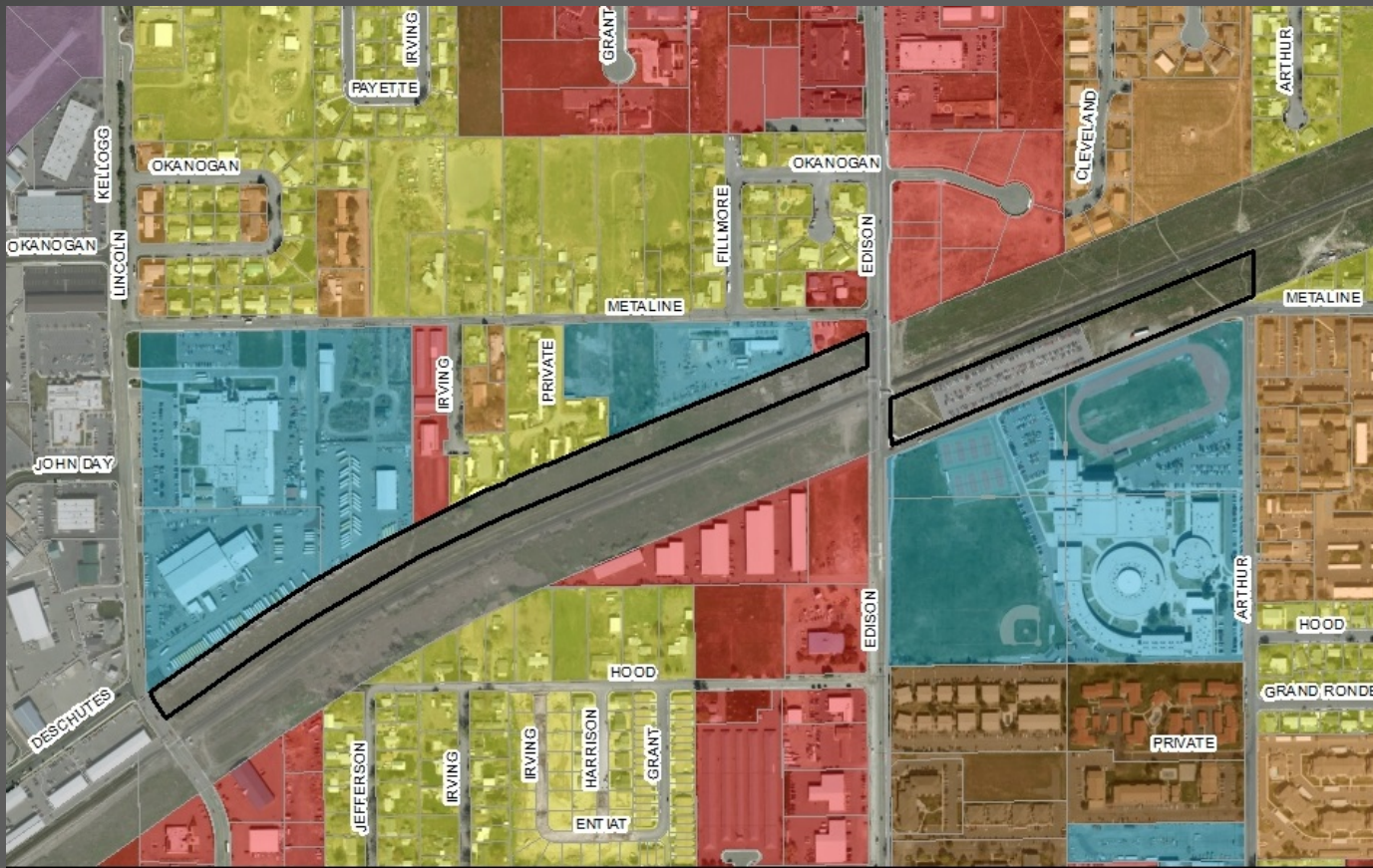
Questions?

CPA 18-05

- Industrial to Public Facility
- 11.56 acres
- BNSF ROW extending from N. Arthur St. to Kellogg St.

Key Issues

- KSD campus
- Change to be consistent with use



**The Planning Commission unanimously
recommends approval of CPA 18-05**

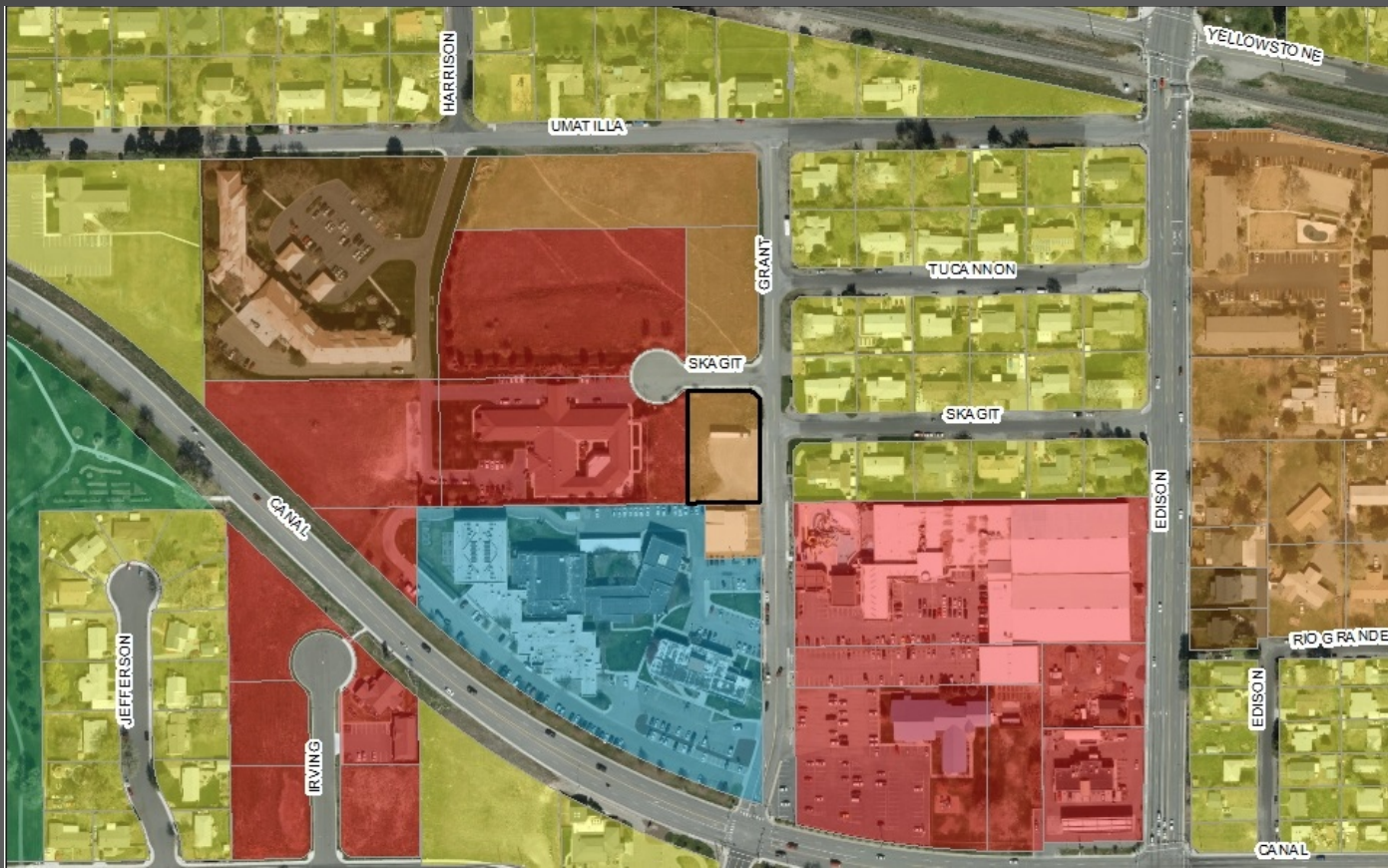
Questions?

CPA 18-06

- MDR to Commercial
- 0.60 acres
- 1369 N. Grant St.

Key Issues

- Commercial to west & NW
- PF (County Annex) and MDR (Fire Station) to south
- Existing single-family to east & NE



**The Planning Commission recommends
approval of CPA 18-06
(3-2 vote)**

Questions?

CPA 18-07

- LDR to MDR
- 1.47 acres
- 1903 W. 19th Ave.

Key Issues

- MDR to south, NW and further west and east
- Parcel to west proposed as MDR
- LDR to north and west



**The Planning Commission recommends
approval of CPA 18-07
(4-1 vote)**

Questions?

CPA 18-08

- LDR to MDR
- 0.23 acres
- 1917 W. 19th Ave.

Key Issues

- MDR to north, NW and further west and east
- Parcel to east proposed as MDR
- LDR to north and west



**The Planning Commission recommends
approval of CPA 18-08
(4-1 vote)**

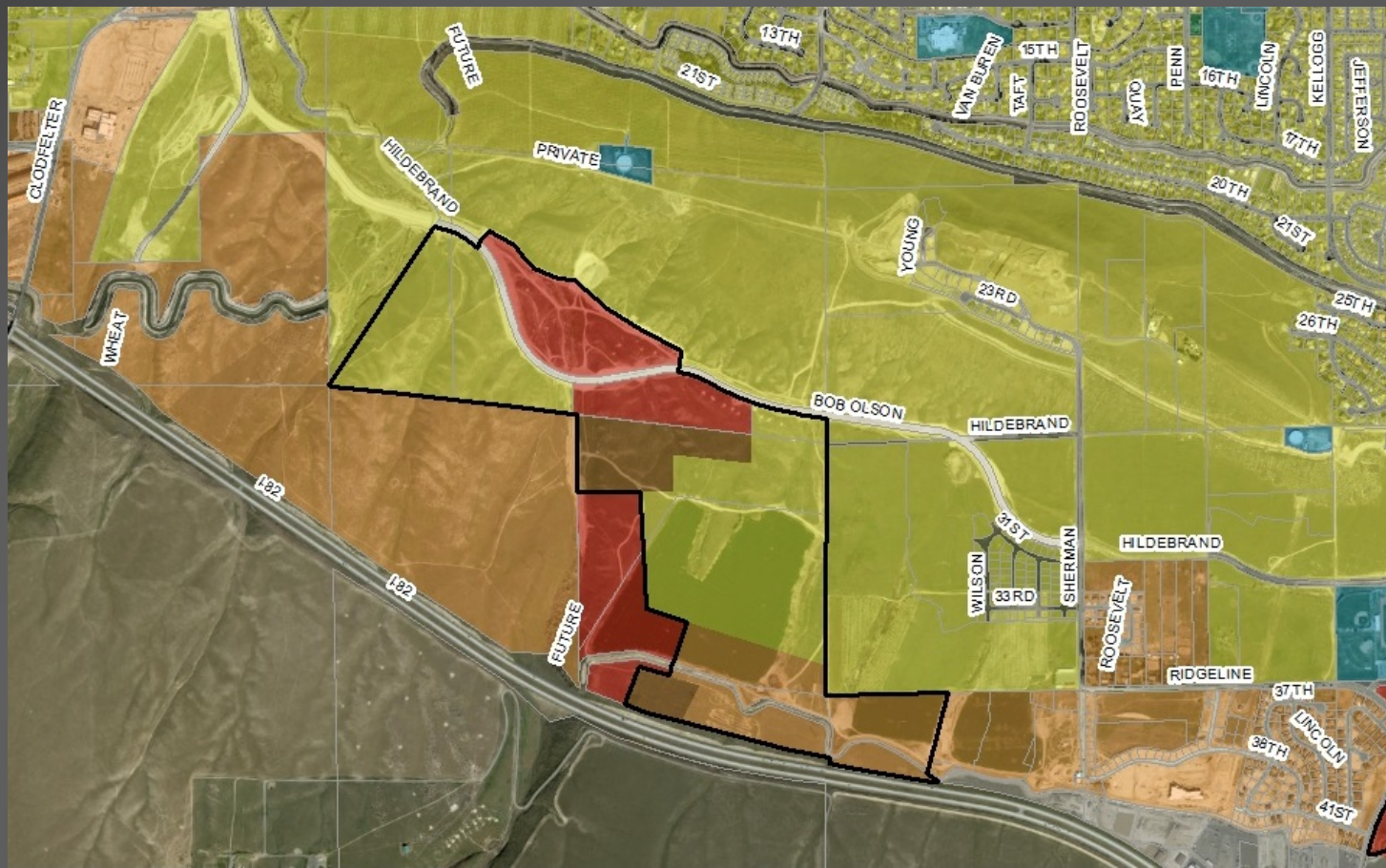
Questions?

CPA 18-09

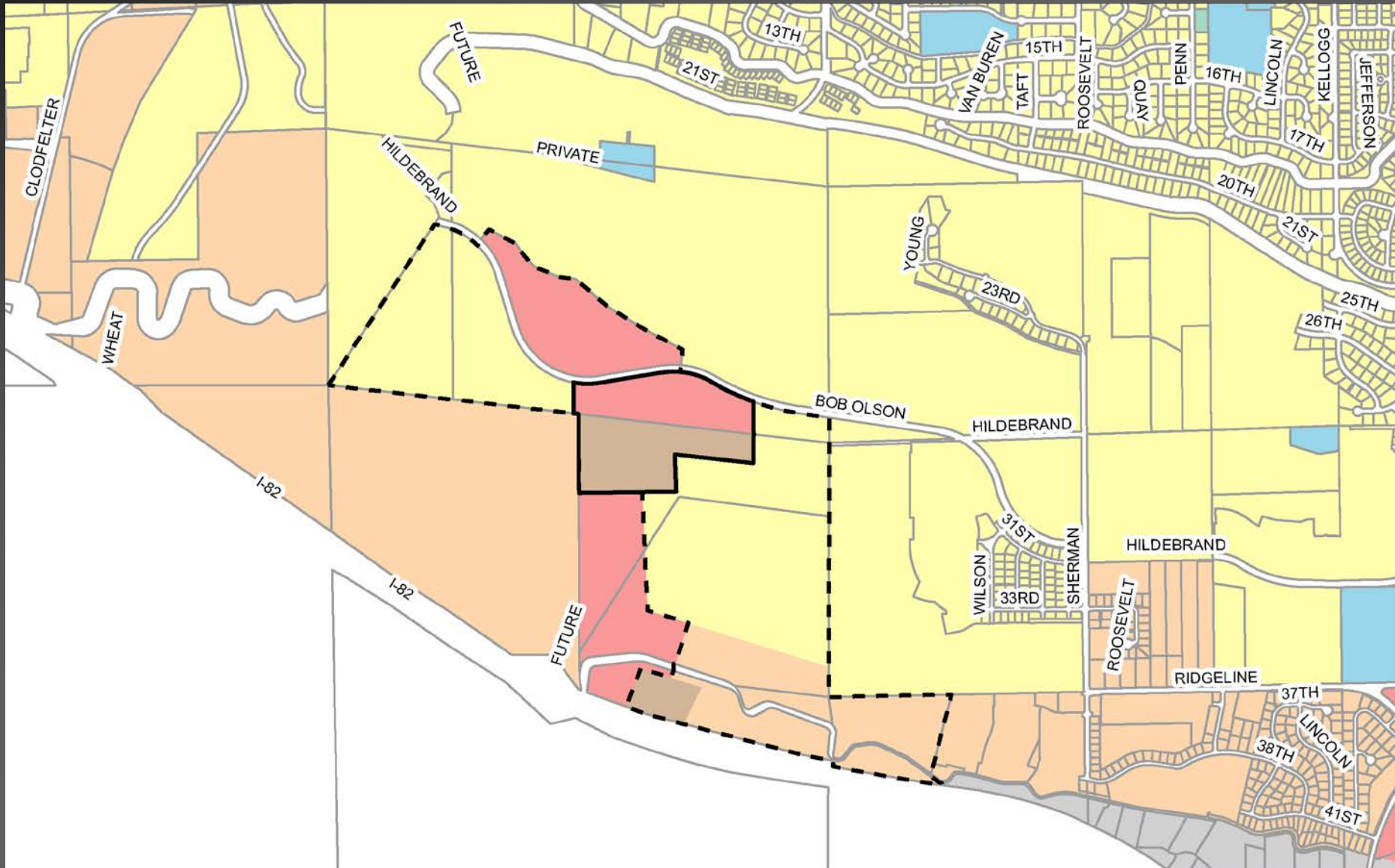
- Commercial, Low, Medium & High Density Residential to Mixed Use
- 286.79 acres
- 8125, 8428, 8598 Bob Olsen Parkway & 4 other unaddressed abutting parcels

Key Issues

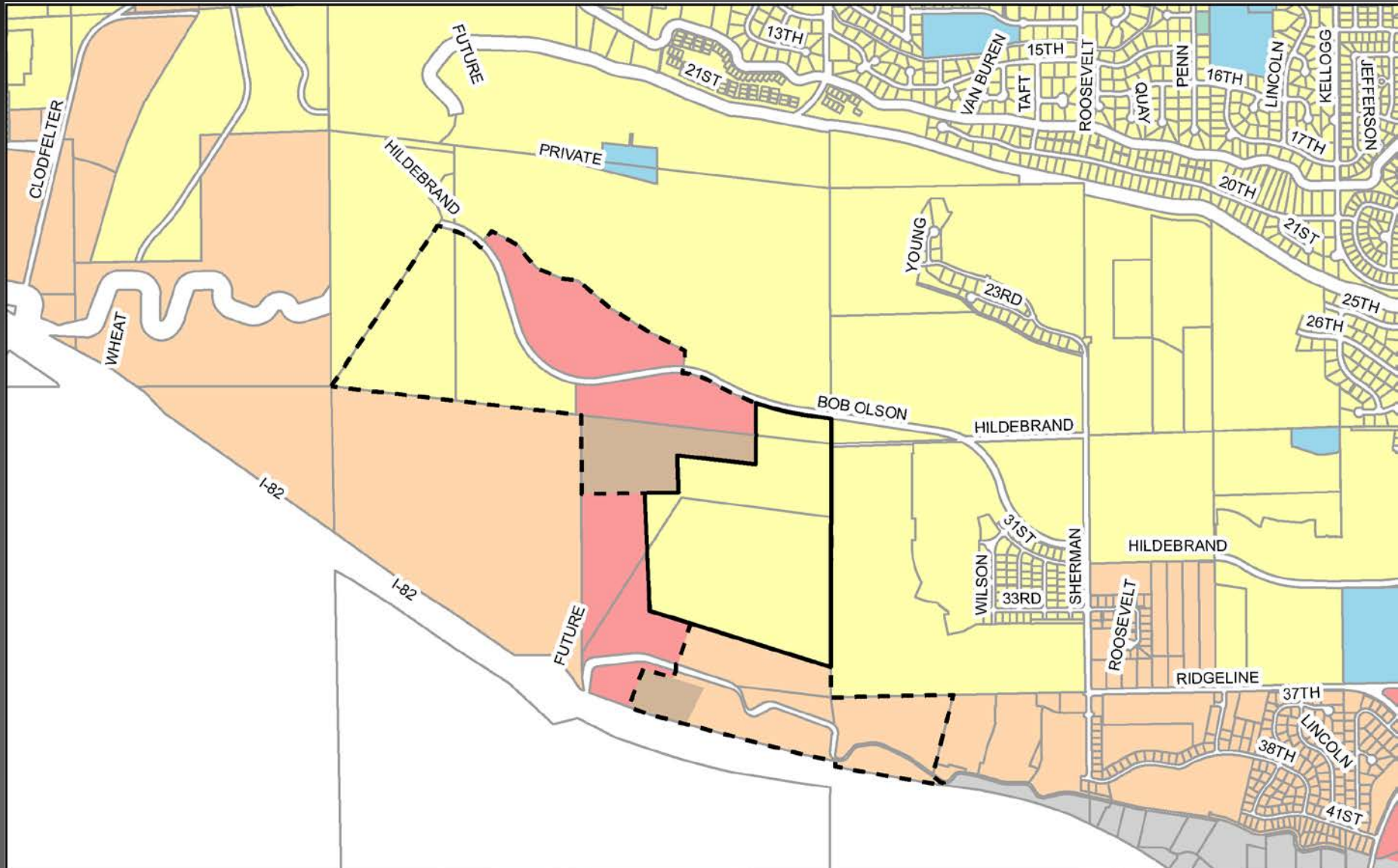
- Size
- Lack of infrastructure/impact planning



Original staff proposal



Applicant-Staff proposal



The Planning Commission unanimously recommends approval of CPA 18-09 as depicted in Exhibit A-8 (Applicant-Staff proposal)

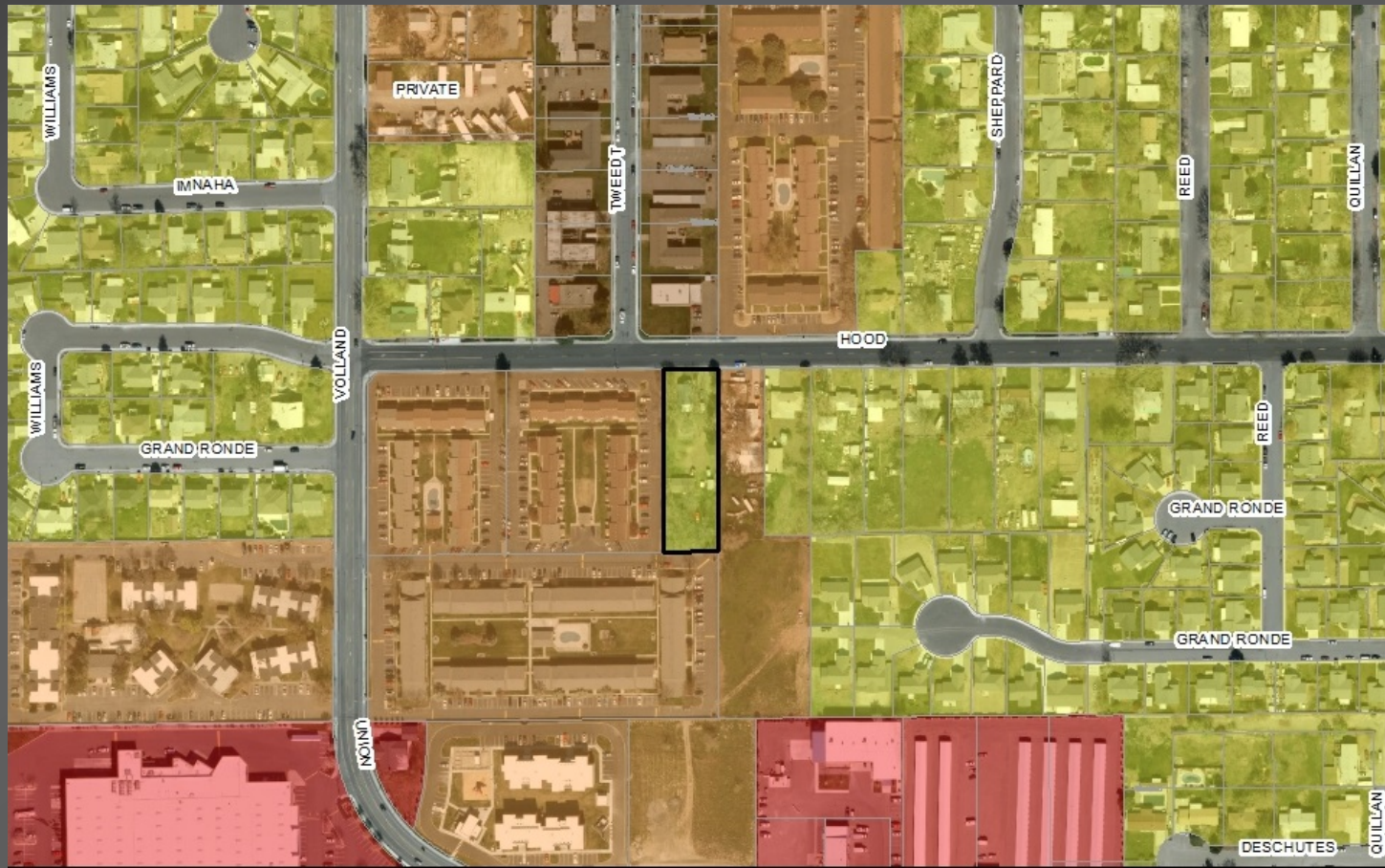
Questions?

CPA 18-10

- Low Density Residential to Medium Density Residential
- 0.6887 acres
- 4311 W. Hood Ave.

Key Issues

- Surrounded by MDR
- HDR to north



**The Planning Commission unanimously
recommends approval of CPA 18-10**

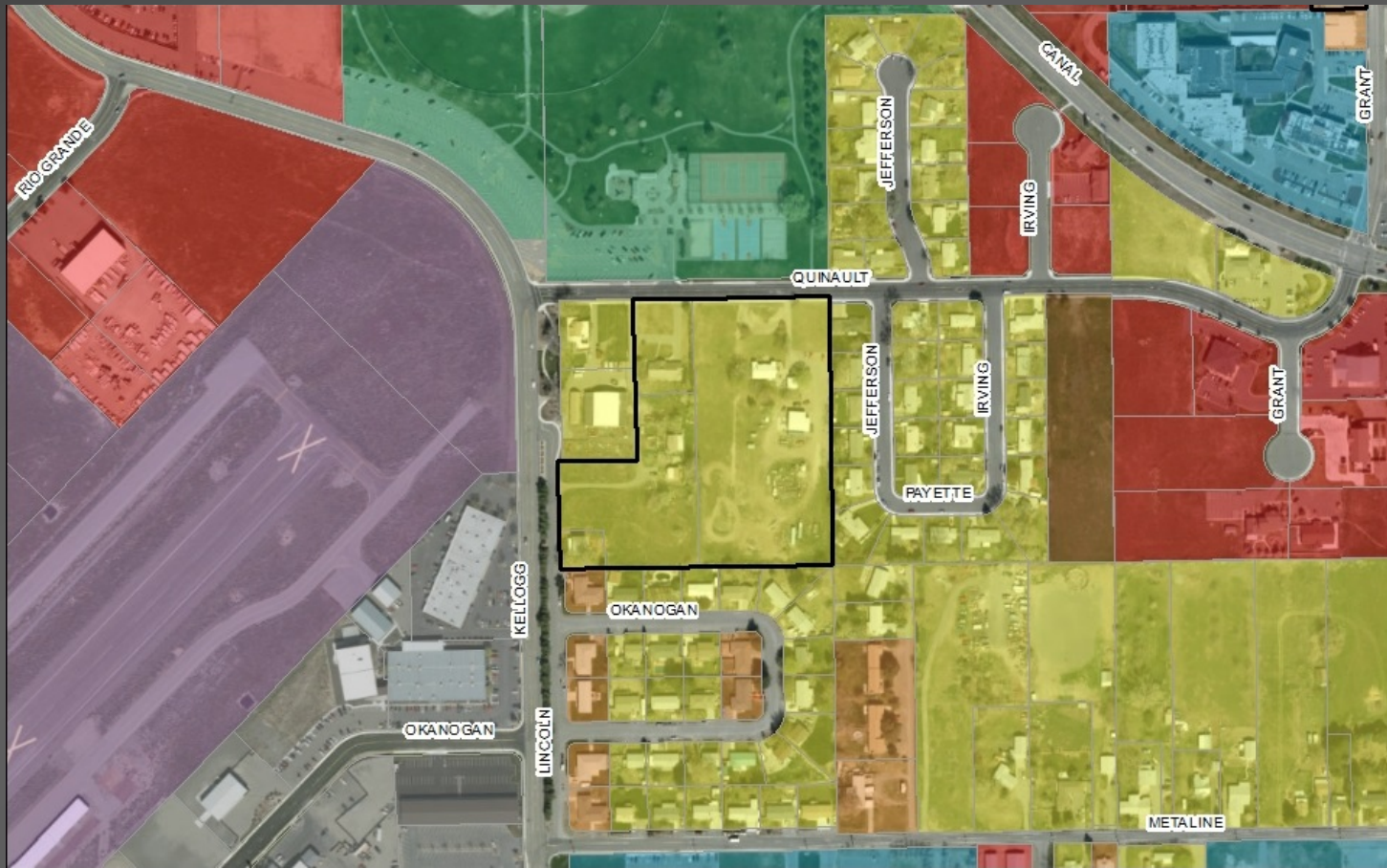
Questions?

CPA 18-11

- Low Density Residential to High Density Residential
- 8.25 acres
- 5927 & 6009 W. Quinault Ave and 1026 & 1048 N. Lincoln St.

Key Issues

- Vista Field
- Comp Plan Deficit
- Missing corner



**The Planning Commission recommends
approval of CPA 18-11
(4-1 vote)**

Questions?

CPA 18-12

- Commercial to Medium Density Residential
- 12.1 acres
- 5603 Ridgeline Dr.

Key Issues

- MDR across the street
- Topography
- Surplus of commercial



**The Planning Commission unanimously
recommends approval of CPA 18-12**

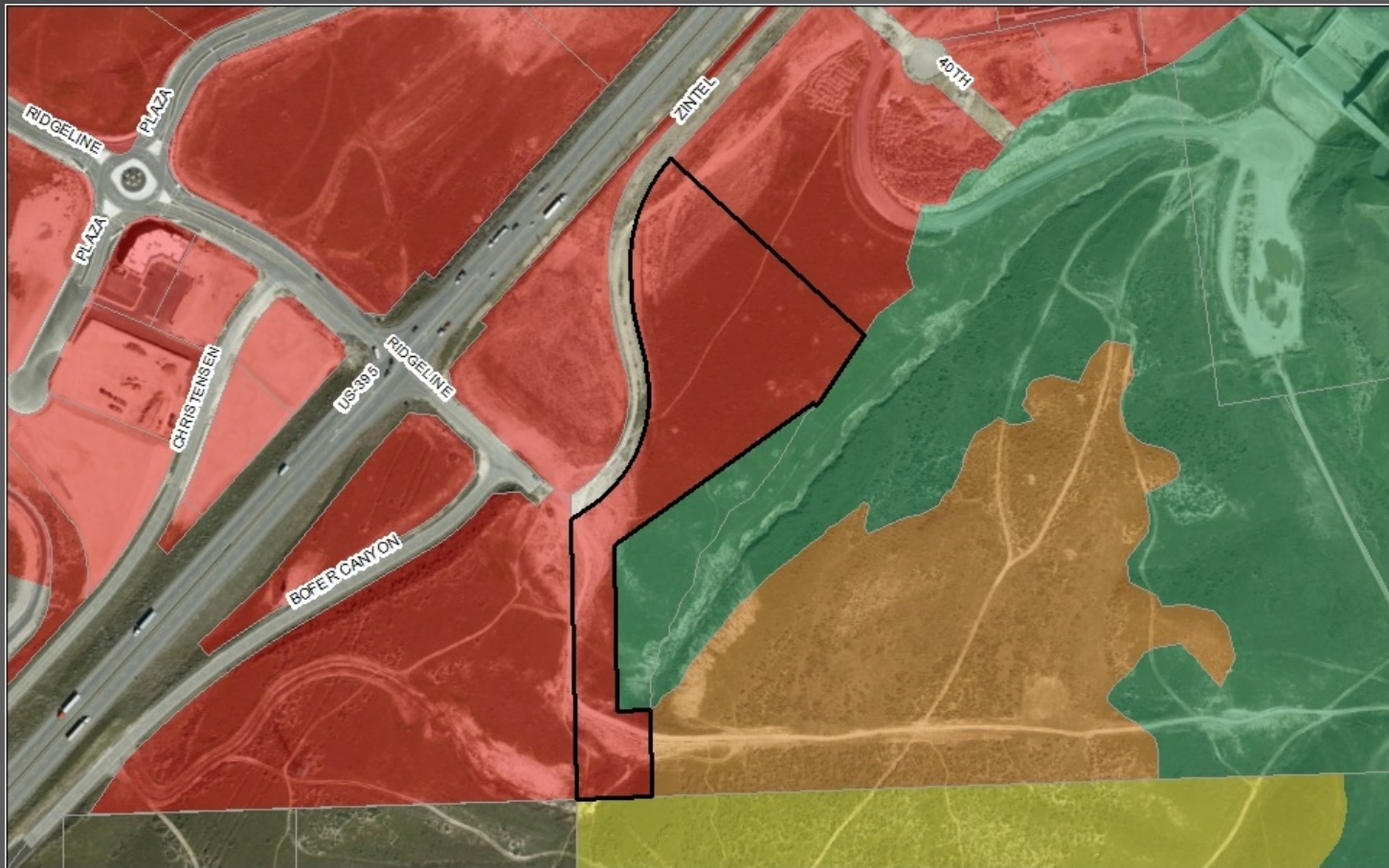
Questions?

CPA 18-13

- Commercial to Medium Density Residential
- 8.4 acres
- 4001 S. Zintel Way

Key Issues

- MDR to the east
- Surplus of Commercial



**The Planning Commission unanimously
recommends approval of CPA 18-13**

Questions?

CPA 18-14

- Commercial to Mixed Use
- 3.235 acres
- 1016 W. Columbia Dr.

Key Issues

- Mixed Use to north and west
- BBRR Plan
- Access to Mixed Use



**The Planning Commission unanimously
recommends approval of CPA 18-14**

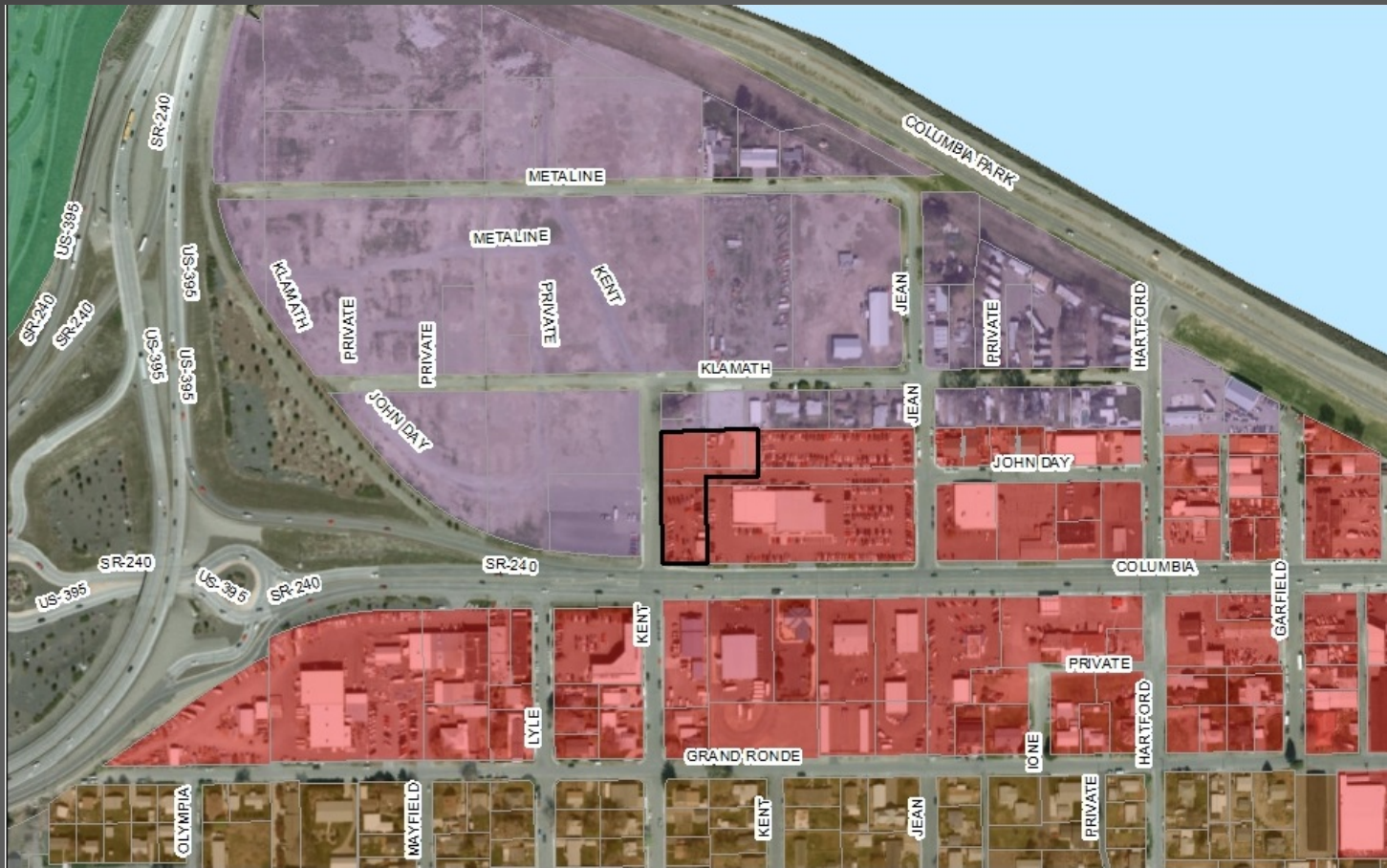
Questions?

CPA 18-15

- Commercial to Mixed Use
- 1.10 acres
- 1116 W. Columbia Dr.

Key Issues

- Mixed Use to north and west
- BBRR Plan
- Access to Mixed Use



**The Planning Commission unanimously
recommends approval of CPA 18-15**

Questions?



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

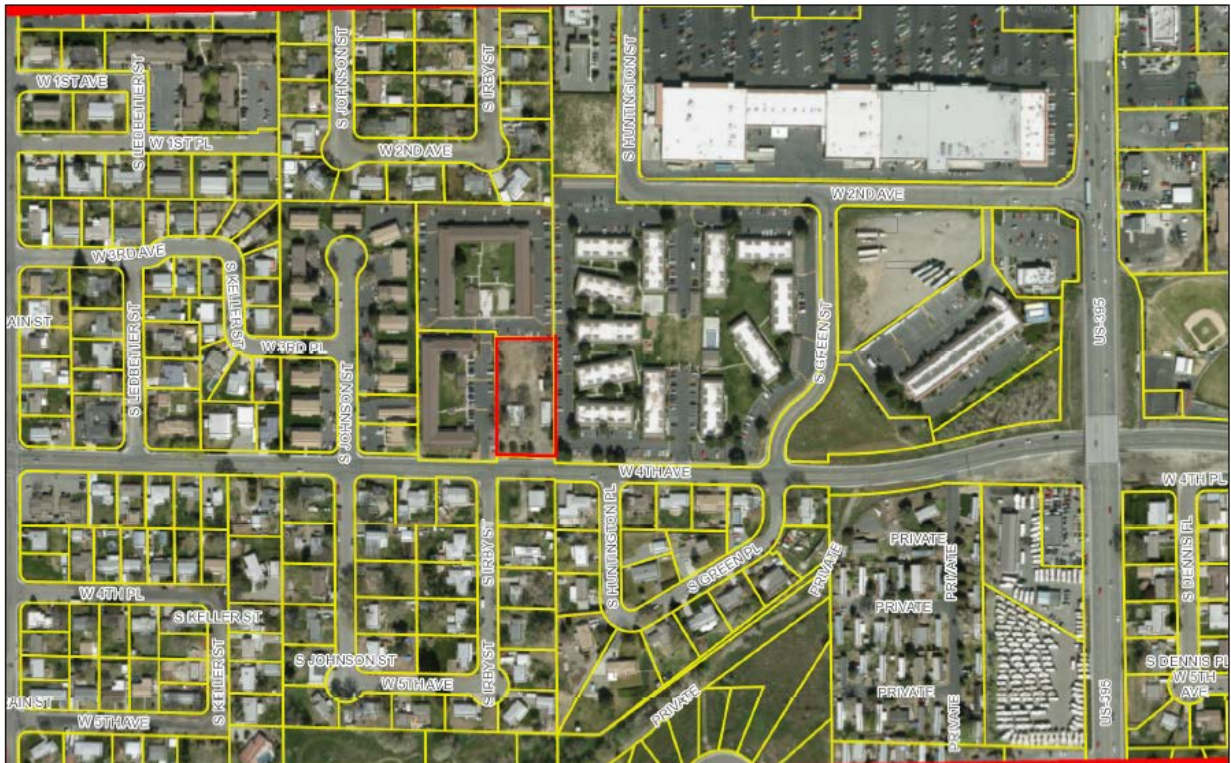
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 18-01

REQUEST: Change .95 acres from Medium Density Residential to High Density Residential

APPLICANT: David and Sheryl Katcher

OWNER: David and Sheryl Katcher



Not to scale

SITE INFORMATION

- **Size:** .95 acres
- **Location:** 3120 W 4th Avenue
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Medium Density Residential
- **Existing Zoning:** Residential Medium Density, (RM)
- **Existing Land Use:** Single Family Residential

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination



APPLICATION PROCESS

- Application Submitted March 1, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018.
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – High Density Residential Zoning – Residential, High Density (RH) Existing Land Uses – apartment complex
South	Comprehensive Plan – Low Density Residential Zoning – Residential, Low Density (RL) Existing Land Uses – single family homes and 4 th Avenue
East	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – apartment complex
West	Comprehensive Plan – High Density Residential Zoning – Residential, High Density (RH) Existing Land Uses – apartment complex

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change .95 acres from Medium Density Residential to High Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by establishing a land use designation that will be comparable to the surrounding land use designations.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change should not have a significant impact on the environment the primary use for the High Density Residential land use designation is residential.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the west which is already designated High Density Residential. Additionally, the property is adjacent to Medium Density Residential and Low Density Residential.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W 4th Avenue that can serve the site. Access to the site is also gained from W 4th Avenue. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
Pursuant to the Comprehensive Plan, the City of Kennewick is in need of additional land with the High Density Residential land use designation. The proposed amendment will be able to allow for future development similar to what currently exists.
6. The current and projected project density in the area; and
High density residential development can occur at a maximum density of 27 dwelling units per acre.
7. The effect, if any upon other aspects of the Comprehensive Plan.
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District requested that it be contacted once the development of the site begins.

ANALYSIS OF REQUEST

This request will add High Density Residential to an existing area of High Density Residential. The supply of High Density Residential land is low in the City.

The site is surrounded to the east, north and west by high density apartment complexes. South of the site are single-family residences.

FINDINGS

1. The applicants are David and Sheryl Katcher, 3120 W 4th Avenue, Kennewick, WA 99336.
2. The owners are the same as the applicants.
3. The request is to change the land use designation for the subject parcel from Medium Density Residential to High Density Residential.
4. The application was received on March 1, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in W 4th Avenue.
6. Access to the site is currently provided from W. 4th Avenue.
7. The proposed amendment is adjacent to High Density Residential and Medium Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 27, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by establishing the same land use designation as adjacent properties. Future uses of the property will be compatible with existing uses.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Industrial to Commercial.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not likely increase population densities in the area.
5. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review will be required to evaluate the associated impacts. Traffic Impact and mitigation fees will be collected at the time of construction if applicable.

RECOMMENDATION

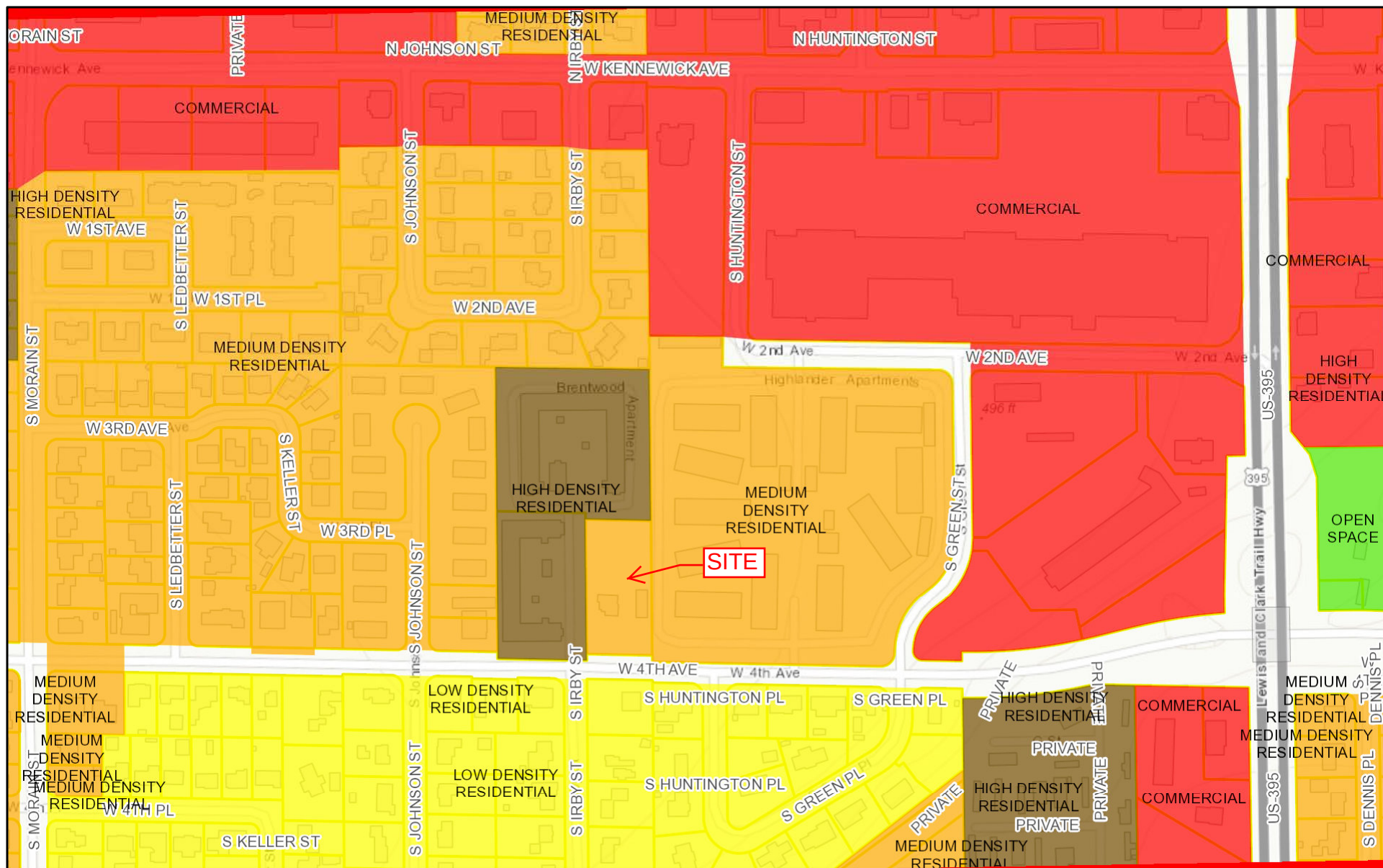
Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-01 and recommend approval to City Council.

MOTION

I move that the Planning Commission concur with the findings and conclusions in staff report 18-01 and recommend to City Council approval of the request.

Land Use Map

Exhibit A-1



August 8, 2018

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

StreetName	Apartment	Mobile Home
SurveyAddressPoint	Building	Parcel
Condo		SurveyAddressPointSupp
<all other values>		



1 inch = 300 feet

1:3,600

0 155 310 620 ft

0 45 90 180 m

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

ArcGIS WebApp Builder
City of Kennewick

**CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES**

APPLICATION (general form)
 PROJECT # CPA 18 01 - PLN- 2018 - 00172 FEE \$ 1294.75

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other CPA

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- 2018- 00172

Applicant: DAVID & SHERYL KATCHER

Address: 3120 W. 4th Ave. Kennewick Wa

Telephone: 360-631-0906 Cell Phone: _____ Fax: _____ E-mail: daksak585@hotmail

Property Owner (if other than applicant): DAVID & SHERYL KATCHER

Address: 3120 W. 4th AVE

Telephone: 360-631-0906 Cell Phone: _____ E-mail: daksak585@hotmail.com

SITE INFORMATION

Parcel No. 1-0389-101-0233-001 Acres .95 Zoning: RM

Address of property: 3120 W. 4th Ave

Number of Existing Parking Spaces 1 Number of Proposed (New) Parking Spaces 34

Present use of property RM

Size of existing structure: 1376 sq. ft. Size of Proposed addition/New structure: 9,900 sq. ft.

Height of building: 10' Cubic feet of excavation: _____ Cost of new construction _____

Benton County Assessor Market Improvement Value: _____

Description of Project: Rezone to RH for Apartments

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: Jan 30 2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

change current use zone from RM to RH

2. What are the reasons for the requested amendment:

would like to build 20 Apartments

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

street lights will increase by 1 additional Light post. Fire impact will increase by 2 fire hydrants; one on 4th Ave. and one on property. Utilities will increase to Accommodate 20/2 bedroom Apartments

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

Comprehensive Plan would add changing one Acre lot from RM zoning to RH zoning. This add more affordable Housing and boarders RH zoning.

5. Include any other substantiated information in support of the requested amendment:

Current property is zoned RM. Property to the West side is zoned RH, Property to the East is zoned RM with special use permit for Apartments (100 units plus)



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

FILE/PROJECT NUMBER: CPA 18-01/PLN-2018-00172/ED 18-03

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designation for a .95 acre parcel from Medium Density Residential to High Density Residential.

PROPONENT: David and Sheryl Katcher, 3120 W 4th Avenue, 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3120 W 4th Avenue

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

☐ 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: July 20, 2018 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 mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
CPA 18-01 File

**KENNEWICK PLANNING COMMISSION
AUGUST 20, 2018
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Morris led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Thomas Helgeson, Charles Torelli, Vice Chairman Victor Morris, and Chairman Ed Pacheco.

Excused: Commissioners Anthony Moore, and Clark Stolle,

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Senior Planner; Steve Donovan, Planner; Melinda Didier, Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated August 6, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Helgeson moved to accept the consent agenda. Commissioner Torelli seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:33 p.m. for Comprehensive Plan Amendment (CPA) #18-01 from Medium Density Residential (MDR) to High Density Residential (HDR) for property located at 3120 W. 4th Avenue. Applicant is David and Sheryl Katcher, 3120 W. 4th Avenue, Kennewick, WA, 99336.

Mr. Muai reviewed the staff review and public hearing process for the first eight of fifteen total Comprehensive Plan Amendments for 2018, and noted that he and Mr. Donovan would be presenting the staff reports.

Mr. Donovan gave a brief overview of the staff report, and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-01 and recommend to City Council approval of the request.

Planning Commission questions included:

None

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-01 closed at 6:35 p.m.

Chairman Pacheco asked for a motion.

Vice Chairman Morris moved to concur with the findings and conclusions in staff report CPA #18-01 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:38 p.m. for Comprehensive Plan Amendment (CPA) #18-02 from Low Density Residential (LDR) to Medium Density Residential (MDR) for property located at 5710 W. Metaline Avenue. Applicant is Sam Davari, 6730 W. 7th Avenue, Kennewick, WA 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-02 and recommend to City Council approval of the request.

Planning Commission questions included:

Are the structures residential in the photo of the re-zone area.

Testimony of Applicant:

None

Testimony in favor:

None

Council Agenda Coversheet 	Agenda Item Number	5.b.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-02 (Davari)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5772	Contract #		Other	☐
	Project #	CPA 18-02	Permit #	PLN-2018-00597	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-02.

Motion for Consideration

I move to adopt Ordinance 5772.

Summary

CPA 18-02 is a request to change 2.5 acres from Low Density Residential to Medium Density Residential. The site is located at 5710 W. Metaline Ave. and is adjacent to existing lands designated Medium Density Residential to the west, Low Density Residential to the north and east, Public Facility and Commercial to the south.

This request provides an opportunity for infill development that will take advantage and make efficient use of newly constructed infrastructure to serve an older area of Kennewick. The site is compatible with the properties to the west and provides for less intense uses than those located to the south. The site is located close to schools, transit, parks and other services. Staff is off the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

A public hearing was held on August 20, 2018 where there were no speakers in favor or opposition of the request. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

none recommended

Fiscal Impact

none at this time

Through	Anthony Muai Oct 08, 16:14:32 GMT-0700 2018	Attachments: ☐ Ordinance 5772 ☐ Minutes ☐ Staff report
Dept Head Approval	Gregory McCormick Oct 09, 14:13:51 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 00:47:41 GMT-0700 2018	

☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5772

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-02, DAVARI)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 20, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-02 – 2.5 acres located at 5710 W. Metaline Avenue (Low Density Residential to Medium Density Residential).

Section 2. The property is legally described as follows:

Low Density Residential to Medium Density Residential

THAT PORTION OF TRACT 26, THE HIGHLANDS, PLAT A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 2, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT; EAST ALONG THE SOUTH LINE THEREOF 465.1 FEET; THENCE NORTH TO A POINT IN THE NORTH LINE OF SAID LOT 467.36 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE WEST ALONG THE NORTH LINE 467.36 FEET TO THE NORTHWEST CORNER OF SAID LOT; THENCE SOUTH ALONG THE WEST LINE OF SAID LOT TO THE POINT OF BEGINNING; EXCEPT THE WEST 193 FEET THEREOF; ALSO EXCEPT THE EAST 135 FEET OF THE SOUTH 300 FEET THEREOF. (AF# 2001-022149)

EXCEPT THE SOUTH 7.00 FEET OF THE WEST 465.10 FEET THEREOF. (AF# 2018-002800).

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5772 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

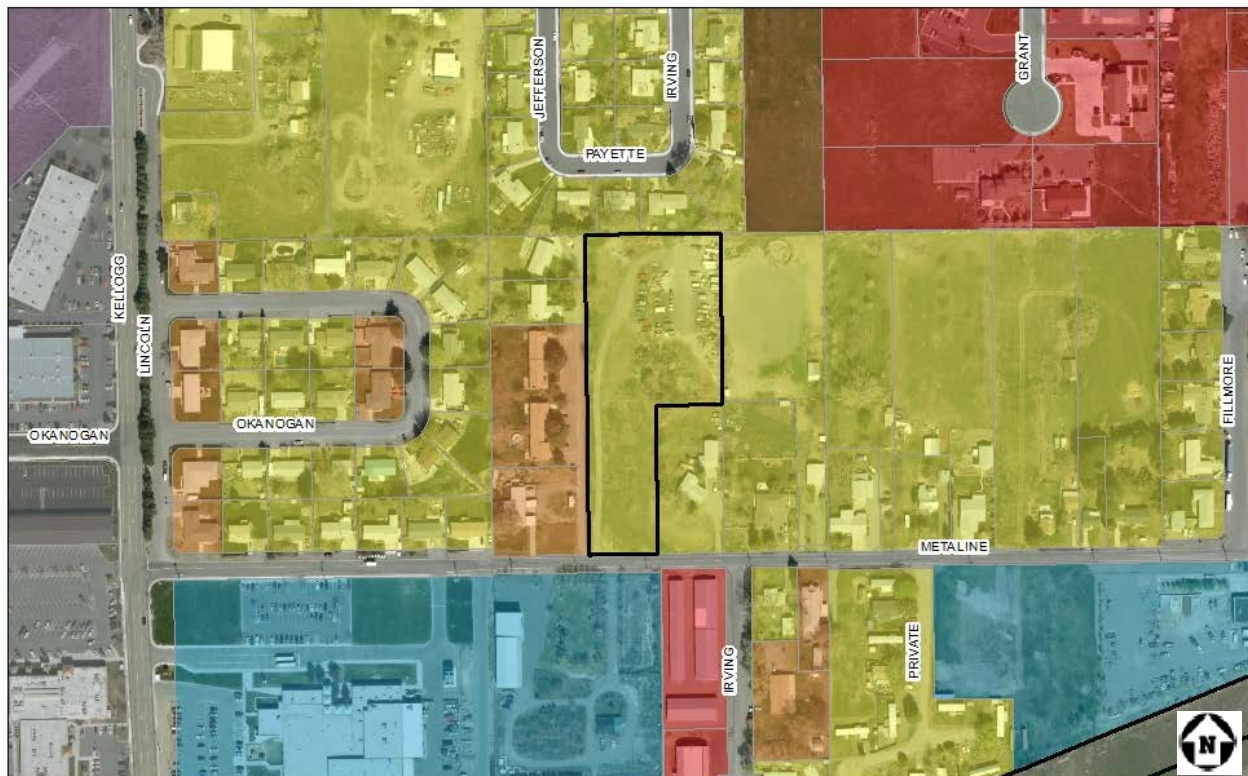
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 18-02

REQUEST: Change 2.5 acres from Low Density Residential to Medium Density Residential

APPLICANT: Sam Davari

OWNER: Sam Davari



Not to scale

SITE INFORMATION

- **Size:** 2.5 acres
- **Location:** 5710 W. Metaline Ave.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Vacant land

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT letter

APPLICATION PROCESS

- Application Submitted March 6, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential, High Density Residential Zoning – Residential, Low (RL); Residential Trailer Park (RTP) Existing Land Uses – Single family homes, vacant land
South	Comprehensive Plan – Commercial, Public Facility Zoning – Public Facility (PF); Commercial, Community (CC) Existing Land Uses – Tri-Tech Skills Center, ministorage
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences, vacant land
West	Comprehensive Plan – Low Density Residential, Medium Density Residential Zoning – Residential, Low (RL); Residential, Medium (RM) Existing Land Uses – Duplexes, single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 2.5 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of money spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;

This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Residential, Low (RL) which allows 7,500 square foot lots. This amounts to 14 single family lots, not considering the land required for streets. The change in land use designation and subsequent zoning would allow for 4,000 square foot lots or approximately 27 single family lots. The change will also allow for multi-family dwellings to be constructed at 13 units per acre. This results in 33 units. The change would increase the amount of impermeable surface requiring the reduced permeable surfaces to absorb the same amount of stormwater. There are, however, code requirements in place to address this issue at the time of development in order to mitigate the impact.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment; however there are no sensitive natural features in the vicinity.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the west which is already designated Medium Density Residential. In addition, the land to the south contains higher intensity designations of Public Facility and Commercial.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The City is currently widening Metaline Ave. and upgrading the waterline and installing sewer and constructing curb, gutter and sidewalk. The project is expected to be complete in November 2018. Once complete the site will have access to all City services as well as other public and private utility services. The site is located close to shopping. Transit is located at the corner. This site is also within walking distance of Lawrence Scott Park, Tri-Tech Skills Center and Kamiakin High School.

Future projects will be assessed park and traffic impact fees. The impact on roads, utilities and public transportation will be addressed at the project phase, but is not expected to reduce service levels below adopted level of service standards established in the Comprehensive Plan.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an identified deficit of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and has significant infrastructure costs that will come with its development. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre. This site provides opportunity to fill in some of the underutilized parcels within the City that already has the necessary infrastructure for development.

6. The current and projected project density in the area
The proposed change will allow for up to 13 units per acre. The current density in the surrounding area is very low compared to what the existing zoning allows. This has likely occurred because there was not access to sewer nearby.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

Staff has received comments from Washington State Department of Transportation recommending that the cumulative effects of proposals to the transportation system be reviewed as projects are proposed. The primary areas affected by this proposal are the Columbia Center Blvd. and Edison St. interchanges with State Highway 240.

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District requested that it be contacted once the development of the site begins. Kennewick Irrigation District indicated that they had no comments.

ANALYSIS OF REQUEST

This request provides an opportunity for infill development that will take advantage and make efficient use of newly constructed infrastructure to serve an older area of Kennewick. The site is compatible with the properties to the west and provides for less intense uses than those located to the south. The site is located close to schools, transit, parks and other services. Staff is of the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

FINDINGS

1. The applicant is Sam Davari (6730 W. 7th Ave., Kennewick, WA 99336).
2. The owners are Sam Davari (6730 W. 7th Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcel from Low Density Residential to Medium Density Residential.

4. The application was received on March 6, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water in W. Metaline Ave. Sewer is currently being installed as part of a City project to widen Metaline Ave. Construction is estimated to be complete in November 2018.
6. Access to the site is currently provided from W. Metaline Ave.
7. The proposed amendment is adjacent to Commercial, Public Facility, High Density Residential, Medium Density Residential and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 3, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of money spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

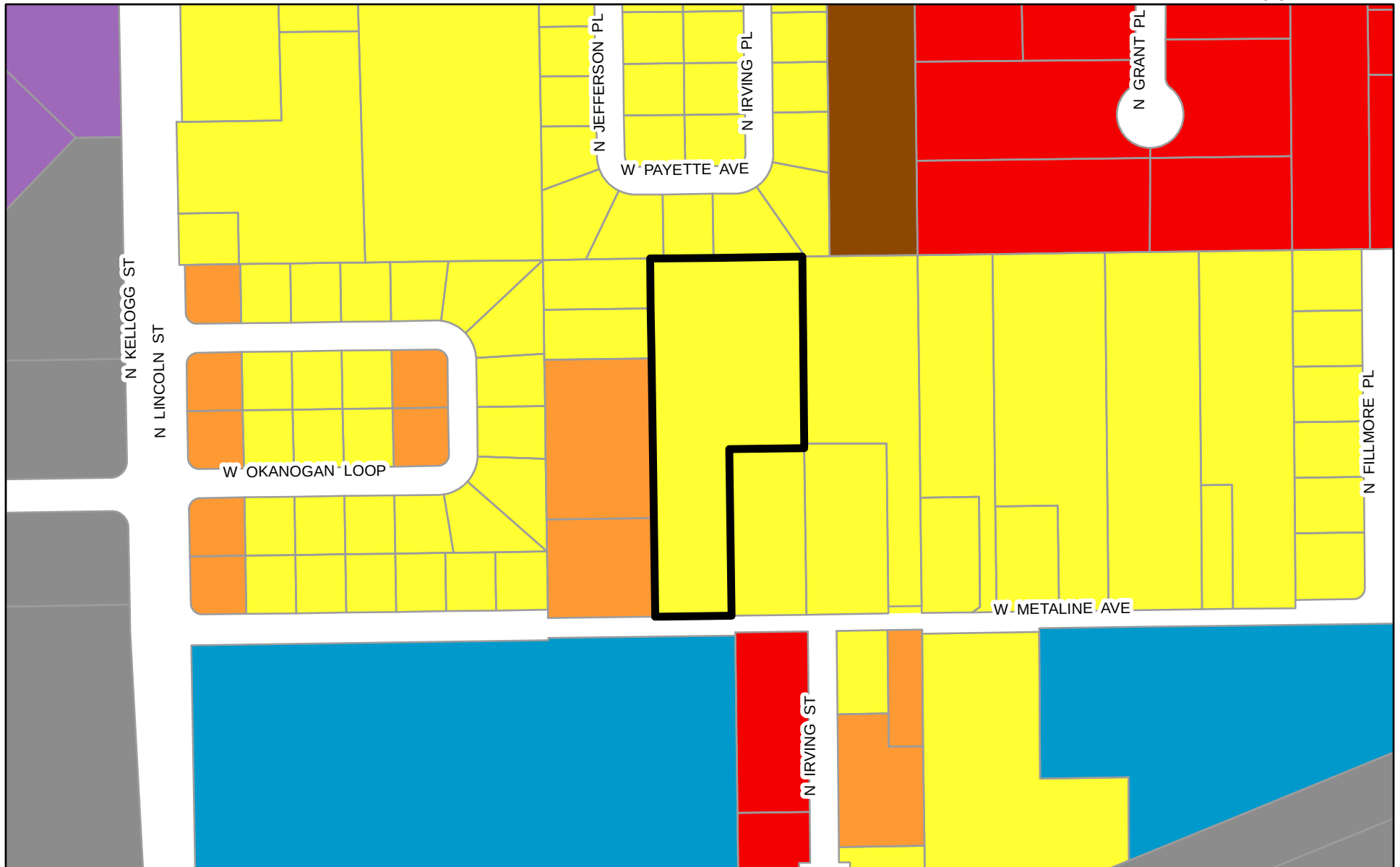
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-02 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-02 contained in the staff report and recommend to City Council approval of the request.



CPA 18-02/PLN-2018-00597



**CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)**

PROJECT # CPA 18-02 PLN- 2018 - 00597 FEE \$ 1,035 + \$259 = \$1,294.00

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Sam Hossein Davari

Address: 6730 W. 7th Avenue Kennewick, WA 99336

Telephone: 509-783-9886 Cell Phone: 940-7048 Fax: 734-8658 E-mail: jbcconstruction@charter.net

Property Owner (if other than applicant): Sam Hossein Davari

Address: 6730 W. 7th Avenue Kennewick, WA 99336

Telephone: 783-9886 Cell Phone: 940-7048 E-mail: jbcconstruction@charter.net

SITE INFORMATION

Parcel No. 1-3399-202-0026-002 Acres 2.5 Zoning: LDR

Address of property: 5710 W. Metairie Avenue Kennewick, WA 99336

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces 34

Present use of property Landscaping business yard

Size of existing structure: N/A sq. ft. Size of Proposed addition/New structure: 3-4 ^{plex} _{units} sq. ft.

Height of building: 35 Cubic feet of excavation: N/A Cost of new construction \$1 million

Benton County Assessor Market Improvement Value: \$60,000

Description of Project: change Land use from LDR To MDR

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Date: 3/5/18

Signature of owner or owner's authorized representative

PAID

MAR - 6 2018

CITY OF KENNEWICK

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment: Change land use from
LDR to MDR
2. What are the reasons for the requested amendment:
Develop and improve this Parcel by constructing 3 or 4
four-story apartment buildings with parking
space and landscaping.
3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:
All utilities (water, sewer, power, etc.)
run in front of the property on Metairie Ave. There
would be no affect in the Comprehensive Plan for the lot and no
affect on public services.
4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented: This requested amendment will improve entire
neighborhood which is underdeveloped with pastures,
storage buildings, duplexes, and single-family homes.
5. Include any other substantiated information in support of the requested amendment:
This lot is surrounded by commercial buildings,
storage buildings, KSD's, duplexes and single-
family homes



Exhibit A-3
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: CPA 18-02/PLN-2018-00597

DESCRIPTION OF PROPOSAL: Change the land use designation of 2.5 acres from Low Density Residential to Medium Density Residential

PROPONENT: SAM DAVARI

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5710 W. METALINE AVE.

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region Exhibit A-4

2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 13, 2018

City of Kennewick
Community Planning Department
210 W 6th Avenue
Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

Subject: COZ 18-02/PLN-2018-00597/Davari
SR 240, W. Metaline Avenue

CPA 18-06/PLN 2018-00950 Tri City Court Club
SR 240, 1350 N. Grant Street

CPA 18-11/PLN 2018-01244 Chavallo
SR 240, W. Quinault Avenue and N. Lincoln Street

We have reviewed the proposed rezones and have the following comments.

We have no objection to the rezones. The subject properties are located near Edison Street and the N. Columbia Center Boulevard interchanges. The interchanges currently function within acceptable safety and operational standards. It is to the benefit of the City, the State, and developers to preserve this interchange efficiency. This should include review of the cumulative impacts by the proposals onto the transportation system.

As developments are proposed, they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

Thank you for the opportunity to review and comment on the proposed rezones. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG:jg/df

cc: 2018-2 SR 240, Benton Co./Kennewick
Kara Shute, Area 3 Maintenance Superintendent

P:\459005\DEVREV\SR240\KennewickCPA18-02

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-01 closed at 6:35 p.m.

Chairman Pacheco asked for a motion.

Vice Chairman Morris moved to concur with the findings and conclusions in staff report CPA #18-01 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:38 p.m. for Comprehensive Plan Amendment (CPA) #18-02 from Low Density Residential (LDR) to Medium Density Residential (MDR) for property located at 5710 W. Metaline Avenue. Applicant is Sam Davari, 6730 W. 7th Avenue, Kennewick, WA 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-02 and recommend to City Council approval of the request.

Planning Commission questions included:

Are the structures residential in the photo of the re-zone area.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-02 closed at 6:41 p.m.

Chairman Pacheco asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-02 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:43 p.m. for Comprehensive Plan Amendment (CPA) #18-03 from Low Density Residential (LDR) to Commercial for property located at 1400 W. 10th Avenue. Applicant is Bruce Baker, N2K Design, 1806 Terminal Drive, Richland, WA 99354.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-03 and recommend to City Council approval of the request.

Planning Commission questions included:

On the spot zoning issues discussed, how does this parcel compare; does this comply with our policies; there is reference to the proposal for convenience store with pumps, are there specific requirements for abutting residential areas with fuel pumps; why were previous applications denied; how has it changed with traffic issues and infrastructure; findings mention mapping error, what is the mapping error; if it passes would it rezone to commercial; if new owner came it would still be commercial; if there are traffic impacts who picks up tab.

Testimony of Applicant:

Bruce Baker
N2K Design
1806 Terminal Drive
Richland 99354

This change would put a commercial area within walking distance of residential, in favor.

Council Agenda Coversheet 	Agenda Item Number	5.c.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-03 (N2K Design)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5773	Contract #		Other	☐
	Project #	CPA 18-03	Permit #	PLN-2018-00720	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-03.

Motion for Consideration

I move to adopt Ordinance 5773.

Summary

CPA 18-03 is a request to change 0.7 acres from Low Density Residential to Commercial. The site is located at 1400 W. 10th Ave. and is adjacent to existing lands designated Low Density Residential to the north, west and south, High Density Residential to the east, Medium Density Residential to the southeast.

The site of this proposal has sat vacant for decades. Its location is not conducive to the development types that are permitted within the zones that implement the Low Density Residential land use designation. This proposal would change the land use designation to Commercial, allowing for a variety of different non-residential uses. The site has topography constraints. It slopes from southwest to northeast and has an elevation difference of 20 feet.

A public hearing was held on August 20, 2018 where there were 2 speakers in favor of the request. There were 3 speakers opposed to the request. A letter was also received from a fourth property owner opposed to the request. A petition signed by 8 property owners opposed to the proposal was also submitted at the hearing. The primary concerns from those opposed to CPA 18-03 are noise, light, traffic, lower property values and increased crime.

The Planning Commission voted 3-2 to recommend approval of the application to the City Council.

Alternatives

Deny the request

Fiscal Impact

None at this time

Through	Anthony Muai Oct 09, 10:25:31 GMT-0700 2018	Attachments: 
Dept Head Approval	Gregory McCormick Oct 09, 14:16:27 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 00:50:03 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5773

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-03, N2K DESIGN)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 20, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-03 – 0.7 acres located at 1400 West 10th Avenue (Low Density Residential to Commercial).

Section 2. The property is legally described as follows:

Low Density Residential to Commercial

THE DESCRIPTION CONTAINED HEREIN DESCRIBES ALL PROPERTY DESCRIBED IN CHICAGO TITLE INSURANCE COMPANY COMMITMENT NO. 62241800130 DATED JANUARY 1, 2018.

THAT PORTION OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 02, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

LOT 7, BLOCK 1, BLUE RIDGE ADDITION TO KENNEWICK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 4 OF PLATS, PAGE 52, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 7; THENCE SOUTH 89°55'00" EAST ALONG THE SOUTH LOT LINE A DISTANCE OF 212.00 FEET;

THENCE NORTH 00°23'00" EAST ALONG THE EAST LOT LINE A DISTANCE OF 170.00 FEET; THENCE NORTH 89°55'00" WEST ALONG THE NORTH LOT LINE A DISTANCE OF 18.00 FEET; THENCE SOUTH 00°23'00" WEST A DISTANCE OF 130.00 FEET; THENCE SOUTH 45°10'24" WEST A DISTANCE OF 42.47 FEET; THENCE NORTH 89°55'00" WEST A DISTANCE OF 164.02 FEET TO THE WEST LOT LINE; THENCE SOUTH 00°23'00" WEST A DISTANCE OF 10.00 FEET TO THE POINT OF BEGINNING. PURSUANT TO STATUTORY WARRENTY DEED RECORDED JANUARY 18, 1991, UNDER AUDITOR'S FILE NUMBER 1991-001018. (AF# 2006-012984) SUBJECT TO A UTILITY EASEMENT OVER, UNDER AND ACROSS THE NORTH 5.00 FEET THEREOF, THE WEST 10.00 FEET THEREOF, AND THE SOUTH 5.00 FEET THEREOF LYING PARALLEL WITH W. 10TH AVENUE RIGHT OF WAY.

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5773 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-03

REQUEST: Change 0.7 acres from Low Density Residential to Commercial

APPLICANT: N2k Design

OWNER: Jaspinder K Dhillon



Not to scale

SITE INFORMATION

- **Size:** 0.7 acres
- **Location:** 1400 W. 10TH AVE.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Vacant land

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** McDonald Comment Letter

APPLICATION PROCESS

- Application Submitted March 14, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning –Residential, Low (RL) Existing Land Uses – Single-family residences
South	Comprehensive Plan –Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Cemetery
East	Comprehensive Plan – High Density Residential; Medium Density Residential (southeast) Zoning – Residential, High (RH); Residential, Medium (RM) (southeast) Existing Land Uses – Apartments and fourplexes (southeast)
West	Comprehensive Plan – Low Density Residential Zoning –Residential, Low (RL) Existing Land Uses – Single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 0.7 acres from Low Density Residential to Commercial.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The applicant has indicated that the proposed amendment would “*provide residential neighborhoods with an option for smaller, more convenient commercial areas available within walking distance.*” In addition the applicant states that it could provide “*more than just a place for people to buy items for daily necessities, it actually becomes a node for people to meet and interact with each other from the same neighborhood, a social gathering place.*” In this way the proposed amendment bears a substantial relationship to the public welfare and health.

2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This parcel slopes from southwest to northeast and has a grade change of 22 feet from the southwest corner to the northeast corner of the lot. Future development on this site, regardless of the land use designation, will likely result in the lower parts of the site being elevated by using retaining walls and backfill. A development requiring the site to be completely level could result in retaining walls in excess of 20 feet in height, however this would occur primarily in the northeast corner of the lot.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
Future development on this site, regardless of the land use designation, will likely result in the lower parts of the site being elevated by using retaining walls and backfill. The site is not located near streams, rivers or lakes.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is not compatible with adjacent land uses to the north and west, however the land uses to the south, southeast and east are more compatible with the proposed designation. To the north and west of the site are single-family homes. To the east and southeast are apartments and fourplexes. To the south is Riverview Heights Cemetery. The proposal has the likelihood of generating development on the site. The applicant has indicated the desire to construct a convenience store and gas station, if approved, which will produce additional traffic and noise.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W. 10th Ave. and S. Olympia St. that can serve the site. Access to the site is also available from W. 10th Ave. and S. Olympia St. Future development will impact the traffic network in the area. In addition, due to the size of the parcel and topography, access to the site may be restricted to ensure traffic safety. This may include access points being required to be setback as far as possible from the intersection and possible turning restrictions into and out of the site. Traffic Impact Fees will be assessed at the time of development to mitigate the impacts created from development, should the request be approved. Public transit is located at the site along W. 10th Ave. There should be no impact to parks, recreation or schools as a commercial property.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

There is adequate Commercial land in the City to serve 20 years population growth. There are several commercial nodes located within a 1-mile radius of the site. The sites are located, from nearest to the subject site to furthest, at; 1) W. 4th Ave. & S. Olympia St., 2) W. 4th Ave. & S. Vancouver St., 3) Vineyard & S. Garfield St., 4) W. Kennewick Ave. & S. Quincy St., 5) W. 10th Ave. & S. Dayton St., 6) US395 & W. 10th Ave., 7) W. 10th Ave. & S. Washington St., and 8) W. 27th Ave. & S. Olympia St. Most of these locations are in need of revitalization and contain at least one convenience store and gas station, which is what the applicant has indicated they would like to build on this site if the proposed amendment is approved.

6. The current and projected project density in the area

Residential development can only occur in Commercial areas as part of a mixed use development. In those cases, a minimum density of 7 dwelling units per acre is required. There are few if any vacant parcels within the area. The projected density will likely remain the same since there is virtually no vacant property within in a ¼ mile radius of the site and the multi-family developments in the vicinity lack sufficient space to expand significantly.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received one letter in opposition of the proposal, suggesting that a change to Medium Density Residential would be more compatible with the surrounding neighborhood. They also cited the slope of the site as well as its proximity to the intersection of W. 10th Ave. and S. Olympia St. as potentially hazardous due to current traffic patterns, potential increase in the number of daily trips to the site and sight visibility issues that may arise with the construction of a large retaining wall to level out the site for development.

AGENCY COMMENTS

Planning staff received comments from the City's Economic Development Division that state:

The City's Economic Development Division notes that the parcel is surrounded by residential low, medium, and high density zoning but no other commercial zoning. The land uses surrounding the property include a variety of multi and single family housing units and a cemetery, but the area is predominantly served by nearby commercial and service uses to the North and East. Considering this as a land use modification only, the commercial areas to the North and East provide many services to residents that would be better suited for revitalization and sustainable efforts to enhance existing commercial areas.

Public Works staff commented that a feasibility review meet was held with the applicant on a development proposal and that comments and requirements were provided at that time and that those would be enforced if this request is approved and the applicant applies to develop the property. Those comments included requirements addressing access to the site, traffic study requirements and traffic impact fees.

ANALYSIS OF REQUEST

The site of this proposal has sat vacant for decades. Its location is not conducive to the development types that are permitted within the zones that implement the Low Density Residential land use designation. This proposal would change the land use designation to Commercial, allowing for a variety of different non-residential uses. The site has topography constraints. It slopes from southwest to northeast

FINDINGS

1. The applicant is N2K DESIGN (1806 Terminal Dr., Richland WA 99354).
2. The owner is JASPINDER K DHILLON (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Low Density Residential to Commercial.
4. The application was received on March 14, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in W. 10th Ave. and S. Olympia St.
6. Access to the site is currently provided from W. 10th Ave. and S. Olympia St.
7. The proposed amendment is adjacent to Low Density Residential, Medium Density Residential and High Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health and welfare.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Commercial.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not likely increase population densities in the area.

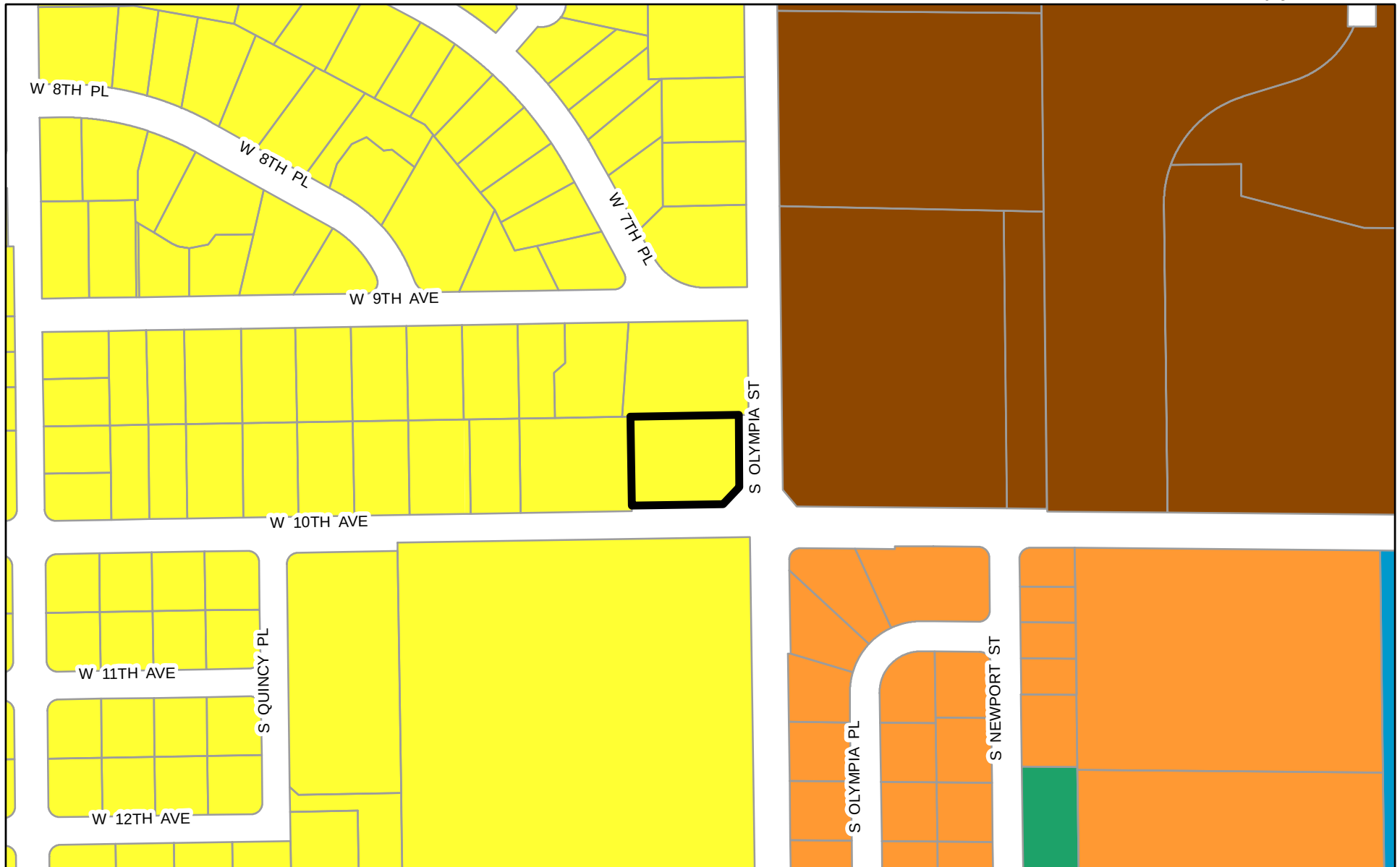
5. Future development of the site will impact the traffic system. At the time of development, traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-03 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-03 contained in the staff report and recommend to City Council approval of the request.



CPA 18-03/PLN-2018-00720



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

PROJECT # _____ - _____ PLN-2018 -00720 FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Bruce Baker - N2K Design

Address: 1806 Terminal Drive, Richland, WA 99354

Telephone: 509.420.2012 Cell Phone: 509.551.7425 Fax: _____ E-mail: bbaker@n2kdesign.com

Property Owner (if other than applicant): Inderjit (Tony) Singh & Jaspinder K Dhillon

Address: 23 Ivy Lane, Pasco, WA 99301

Telephone: _____ Cell Phone: 509.528.5952 E-mail: inpreet@yahoo.com

SITE INFORMATION

Parcel No. 102894170001007 Acres .7022 Zoning: RL

Address of property: 1400 W 10TH Ave, Kennewick, WA 99336

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces TBD

Present use of property Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction TBD

Benton County Assessor Market Improvement Value: \$30,150.00

Description of Project: Land use change from low density residential to commercial neighborhood and build a new neighborhood convenience store with 4 gas pumps.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 3-14-2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Zone change from low density residential (RL) to commercial neighborhood (CN) and allow a neighborhood convenience store with 4 gas pumps to be built on the proposed property.

2. What are the reasons for the requested amendment:

Property owner would like to build a neighborhood convenience store on the proposed undeveloped property currently the land use designation is low density residential (RL).

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

Fire hydrant is adjacent to southwest property corner, irrigation and power is located along the north property line and sewer is in street. Convenience store may have more impact on emergency services than a single family home but less impact on the parks, schools, public transit etc.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

COK Commercial Property Goals - Provide residential neighborhoods with an option for smaller more convenient commercial areas available within walking distance. The neighborhood store is more than just a place for people to buy items for daily necessities, it actually becomes a node for people to meet and interact with each other from the same neighborhood, a social gathering place.

5. Include any other substantiated information in support of the requested amendment:

A neighborhood convenience store is a great use of the undeveloped property, obviously the property is undesirable under the current zone RL for a single family home. The changed use will allow the current property owner to provide a needed amenity to the neighborhood and eliminate the liability of a vacant lot.



Exhibit A-3
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: CPA 18-03/PLN-2018-00720

DESCRIPTION OF PROPOSAL: Change the land use designation of 0.7 acres from Low Density Residential to Commercial

PROPONENT: N2K DESIGN

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1400 W. 10TH AVE.

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: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.

August 7, 2018

Anthony Muai
Senior Planner
City of Kennewick
PO BOX 6108
Kennewick WA, 99336

RE: Comments for the Planning Commission on CPA application CPA 18-03/PLN-2018-00720

This letter is in response to the public notice on CPA 18-03/PLN-2018-00720.

The property in question has been an eyesore for many years and is not contributing to the overall good of the community. The City should certainly look at ways to encourage the site to develop. The question is what type of development would be appropriate on the site given the surrounding uses and geometrics of the adjoining streets? This question was partially answered perhaps 20 years ago when a Commercial Comp Plan amendment proposal for the site was denied due to in part from Public Works concerns over access and traffic problems. The traffic concerns expressed many years ago are probably more germane today.

Access to the property is difficult and does not lend itself well to accommodating commercial traffic. The turn pockets at the intersection of 10th and Olympia interfere with unrestricted access to the site. The grade of 10th also presents challenges for connecting driveways to the site. Large retaining walls (similar to the wall on the east side of the street) may be needed for site development which could create vision problems for motorists' exiting the site. There are already too many distractions for motorists at 10th and Olympia and more distractions should not be added. Adding commercial driveways into the mix is will only exacerbate motorists' distractions and confusion at the intersection. This question may be something that should be reviewed by the Traffic Safety Commission before the Planning Commission makes a final recommendation.

Developing a 2,000 square foot "C" store on the site could generate 1,476 to 2,876 vehicle trips (per the ITE Manual) to and from the site every day. Permitting a couple of fourplexes on the site would allow reasonable use of the property while only adding about 53 additional vehicle trips per day. Changing the land use designation to multi-family would permit reasonable use of the property without creating additional traffic issues and would have far less impact on the surround single-family development.

From a land use perspective, the existing block the site is a part of is fully developed for single-family uses. Typically, best practices often encourage a graduated buffer area between single-family development and commercial development. Ideally this involves multi-family development being located between commercial development and single-family development. In this case the buffer is backwards with the commercial proposal being located between single-family development and the multi-family across the street.

Changing the Comp Plan designation on the property from low-density to medium-density would be supported by current residential policies of the Comp Plan. Approving a Comp Plan Amendment to medium-density residential will allow for infill development in an area where there is existing multi-family development along collector and arterial streets where transit lines exist. This would also allow for differing residential densities in the block while creating compatibility with the surrounding neighborhood. (Refer to the residential goals and policies section of the current Comp Plan)

This site is not large enough to create a commercial center that would be an employment hub or a walkable site to provide various services. The size of the site does not lend itself well to the development of a commercial center that can be designed to be compatible with the surrounding single-family and multi-family uses. This is essentially a small one building site that will end up looking like a spot zone surrounded by a sea of residential zoning on the City's zoning map if the Comp Plan is changed to commercial.

Development should be encouraged on the site and changing the Comp Plan to medium-density residential will allow reasonable use of the site taking care to support and enhance the existing character to the neighborhood. Facilitating medium-density development on the proposed site will promote the orderly and compatible use of land that will be less burdensome on surrounding public facilities (10th & Olympia) than the proposed commercial application.

Please make this letter available to the Planning Commission.

Thank You

Dave McDonald
Impacted property owner

What is spot zoning (particularly in the case of a rezone) and is it always illegal?*Reviewed: 01/14*

Spot zoning is basically disfavored in our state. The basic definition of spot zoning in Washington was outlined in *Narrowsview Preservation Association v. City of Tacoma*, 84 Wn.2d 416 (1974), in which the court said:

We have recently stated that illegal spot zoning is arbitrary and unreasonable zoning action by which a smaller area is singled out of a larger area or district and specially zoned for use classification totally different from and inconsistent with the classification of the surrounding land, not in accordance with a comprehensive plan

The reasons for invalidating a rezone as an illegal spot zone usually include one or more of the following: (1) the rezone primarily serves a private interest, (2) the rezone is inconsistent with a comprehensive plan or the surrounding territory, or (3) the rezone constitutes arbitrary and capricious action. Each situation must be determined on its own facts and it is not always easy to determine conclusively whether a rezone would constitute an illegal spot zone.

According to Richard Settle in *Washington Land Use and Environmental Law and Practice*, the issue with spot zoning is not the differential regulation of adjacent land but the lack of public interest justification for such discrimination. Where differential zoning merely accommodates some private interest and bears no rational relationship to promoting legitimate public interest, it is "arbitrary and capricious" and hence "spot zoning." The term "spot zoning" is not really a distinct legal doctrine. It is really a "misleading term for the application of the constitutional requirements of equal protection and substantive due process." See Settle at section 2.11(c). Courts will overturn a rezone if it grants a "discriminatory benefit to one or a group of owners to the detriment of their neighbors or the community at large without adequate public advantage or justification. . . ." *Bassani v. County Commissioners*, 70 Wn. App. 389 (1993).

EXHIBIT A-5

We, the undersigned be property owners or residents of the area adjacent to 1400 West 10th Avenue hereby state that we oppose the Comprehensive Plan Land Use Designation of 1400 West 10th Avenue from Residential to Commercial. We believe this change violates the restrictive covenants on our properties and that this change will adversely affect the property values of our properties. The change will also affect the quality of life we currently enjoy in our large-lot-view properties. We also believe that this change will increase crime in the area.

Name

Address

Printed Name

Scott Andrews 1418 W 9th Scott Andrews

Jeff Curry 1423 W 9th Ave Jeff

Joann Berg 1417 W 9th Ave Joann Berg

Randall Spurr 1613 W 9th Ave Randall Spurr

Howard Saxton 1415 W 9th Ave Howard Saxton

Connie McElath 1420 W 10th Connie McElath

Walt McElath 1420 W 10th Ave Walt McElath

Dolores Glesner 1518 N. 10th Dolores Glesner

City of Kennewick Planning Commission

Findings and Action

Comprehensive Plan Amendment 85-02 and Change-of-Zone 85-01

Comprehensive Plan Amendment 85-02 -

Mr. Thompson moved, seconded by Mr. Showalter, to deny Comprehensive Plan Amendment 85-02 based on the following 13 Findings:

FINDINGS:

1. Objective and Implementation statements of the Commercial Element of the Comprehensive Plan read as follows:

- a. Objective 1: To develop a balanced system of regional, community and neighborhood shopping areas.

Comment: The proposal overlaps the radius guidelines of Implementation 1, which states a minimum service radius (.5 miles) (an existing market at West 4th and South Olympia is one-half mile to the north); meets the minimum number of families served (approximately 1,100 - recommended number is 1,000); but does not meet the recommended minimum area size (.8 acres - recommended is 5 acres).

- b. Objective 2: To discourage strip commercial developments.

Comment: The area does not appear to lend itself to future strip commercial development.

- c. Objective 5: To indicate neighborhood commercial areas adjacent to major streets, and in locations best suited to the neighborhood to be served. Non-vehicular movement to the neighborhood commercial areas should be encouraged by properly locating the facility so that a minimum of major streets are crossed by the users. Alternate locations in accordance with said objective will be given serious consideration.

Comment: The location is at the intersection of two major arterials. Most pedestrian traffic will need to cross South Olympia Street. Customers from the southeast will need to cross South Olympia and West 10th. The location appears to meet Objective 5.

- d. Objective 6: To permit neighborhood commercial areas only upon adequate justification by economic analysis.

Comment: The proposal was not accompanied by a market study. Information was submitted that indicates the proposal meets minimum requirements for market justification by two convenience store chains.

- e. Objective 7: To limit neighborhood commercial areas to a size commensurate with the purchasing power of the population within the potential service area.

Comment: Same as comment in Finding 1d.

- f. Objective 8: To assure that all commercial areas are well designed and landscaped and that sufficient standards relative to ingress-egress, off-street parking, and buffering from residential areas are of the highest caliber.

Comment: The City does not have design standards or landscaping requirements. Access and off-street parking are dealt with at the time of site plan approval. Any landscaping is with the developer's concurrence.

- g. Objective 10: To establish a workable proportion of developed to undeveloped commercial land; and

Number 4 of the Implementation Section: The unused area devoted to commercial purposes, including vacant property, should not exceed 50% of the total commercially-zoned property within a community area. (At least 50% of the total commercially-zoned property within a community area should be utilized for commercial purposes before any other property is to be zoned Commercial.)

Comment: The commercial survey conducted September 1, 1984 indicates 52% of all commercial land within the City is vacant; 39% of "CN" (Commercial, Neighborhood) zoned commercial land is vacant.

2. The proposed area is located at an intersection with street grades of 8-10%. During icy or snowy weather, any additional stop and go vehicular activity will increase the accident potential associated with traveling this intersection.
3. The proposed amendment conflicts with established land uses in that the area is primarily residential in nature.
4. Commercial development of a poorly designed nature could adversely affect adjacent residential properties. There is an existing single-family dwelling to the north. The dwelling is at a lower elevation than the market site and accordingly, may be subject to problems not necessarily applicable to a flatter site.
5. Needs of the residential properties within and beyond the recommended service areas as defined by the Implementation section of the Comprehensive Plan indicates a neighborhood shopping facility at this location, but preferably further south in order to reduce the overlap with the existing market and variety store at West 4th Avenue and South Olympia.

Google Earth View

Google Earth view of 9th, 10th, and Olympia

Legend

EXHIBIT A-5



200 ft

Google Earth



Taken out of Master
Bedroom Window





Taken out of Kitchen Window



EXHIBIT A-5

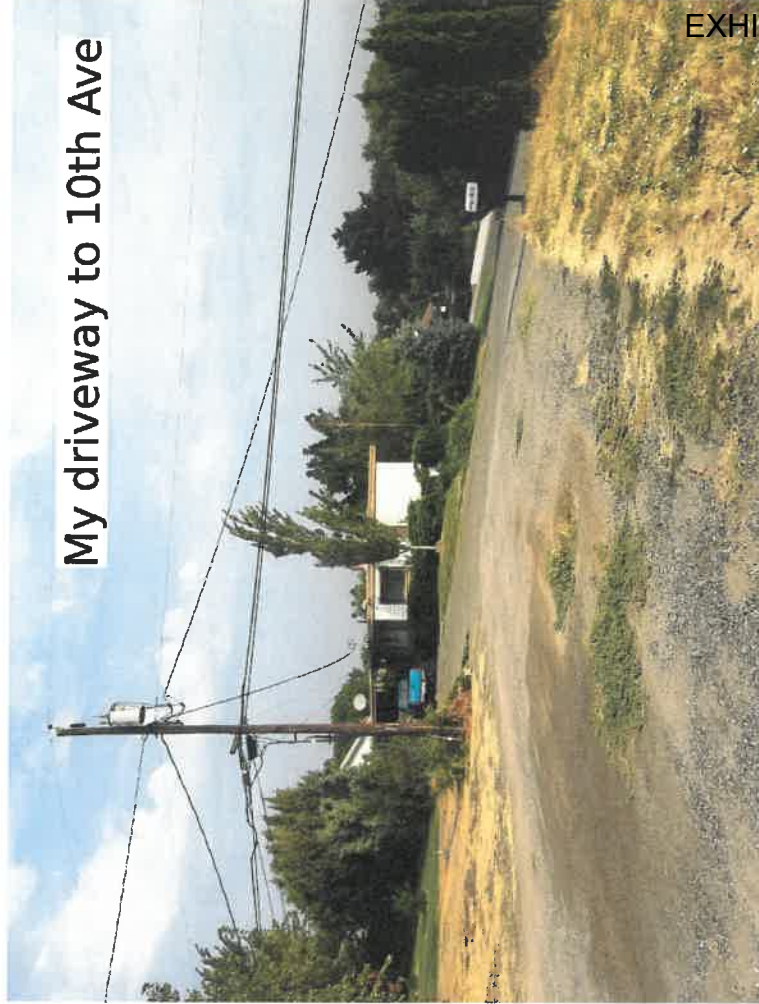


Taken from Front Porch



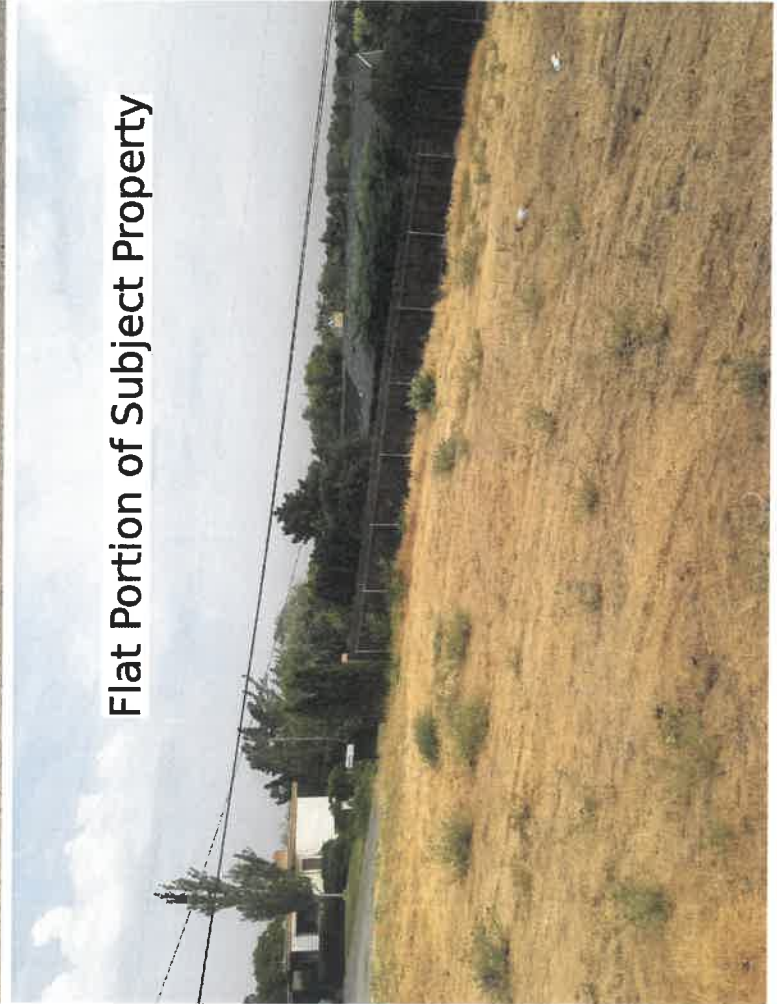


My driveway to 9th Ave

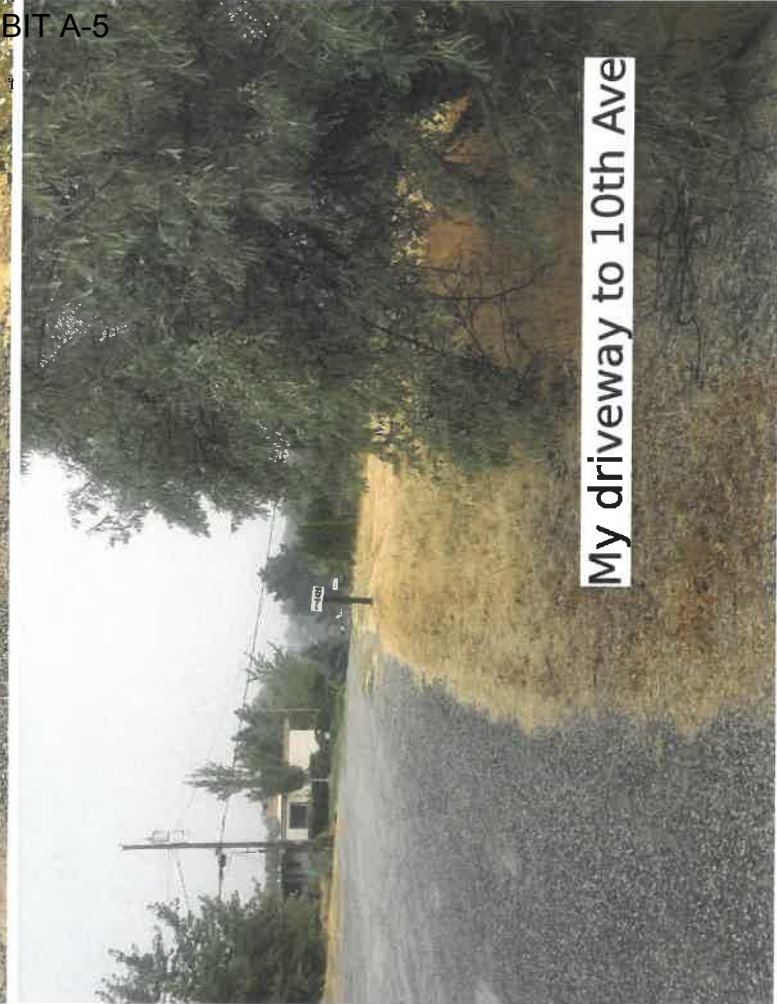


My driveway to 10th Ave

EXHIBIT A-5

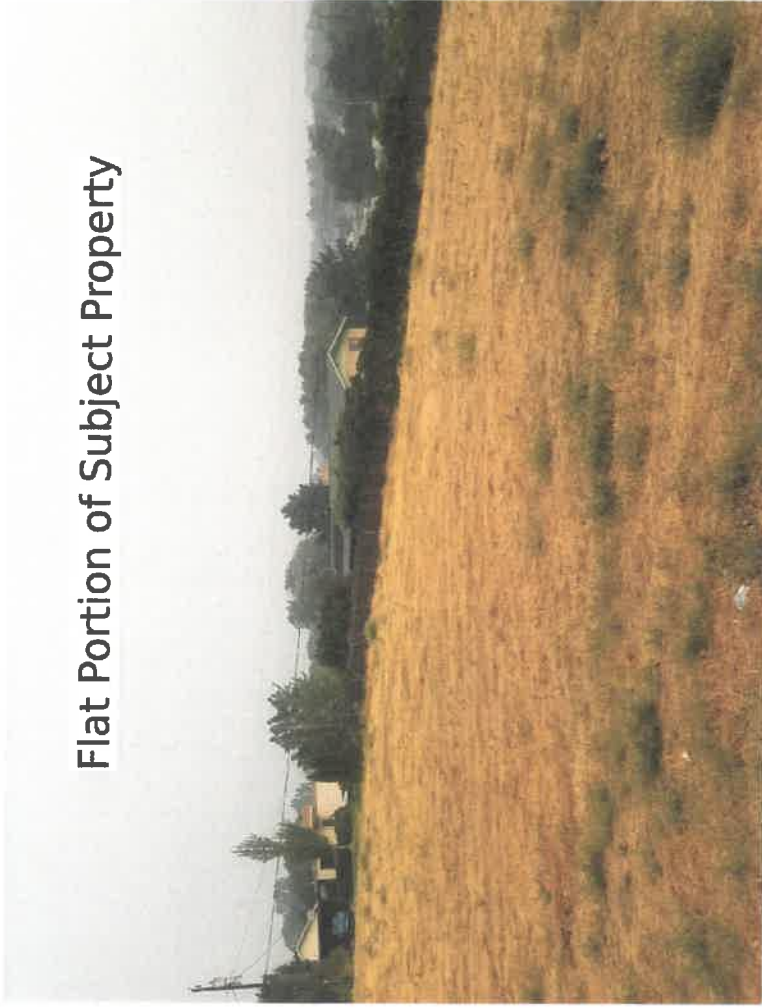


Flat Portion of Subject Property



My driveway to 10th Ave

Flat Portion of Subject Property

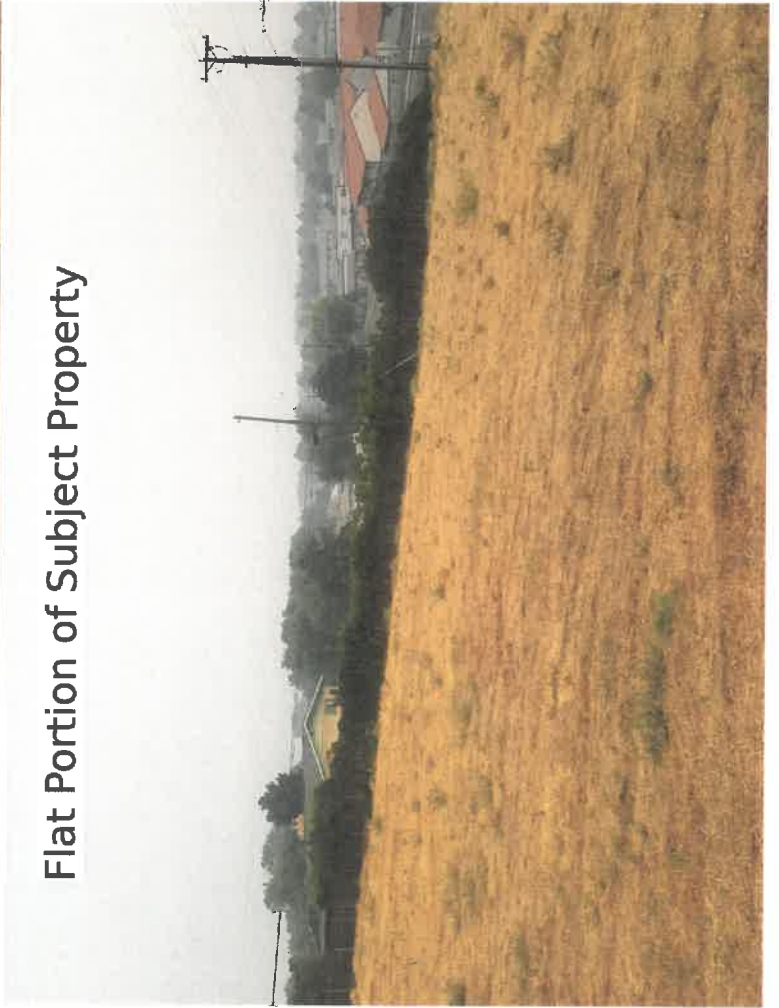


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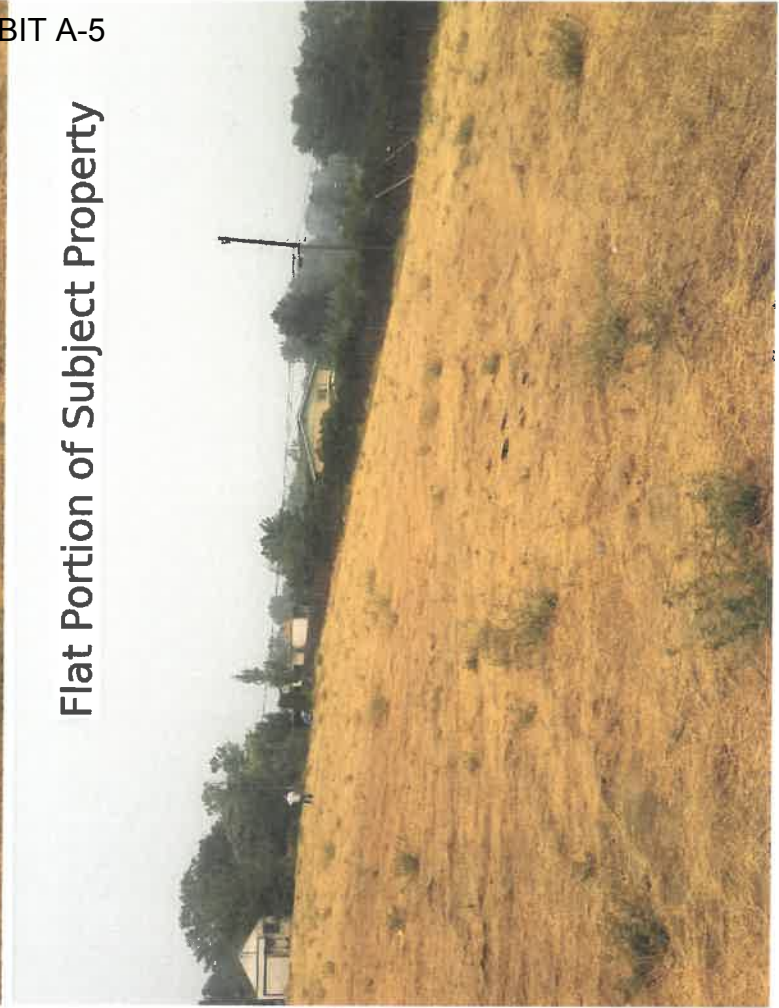


EXHIBIT A-5

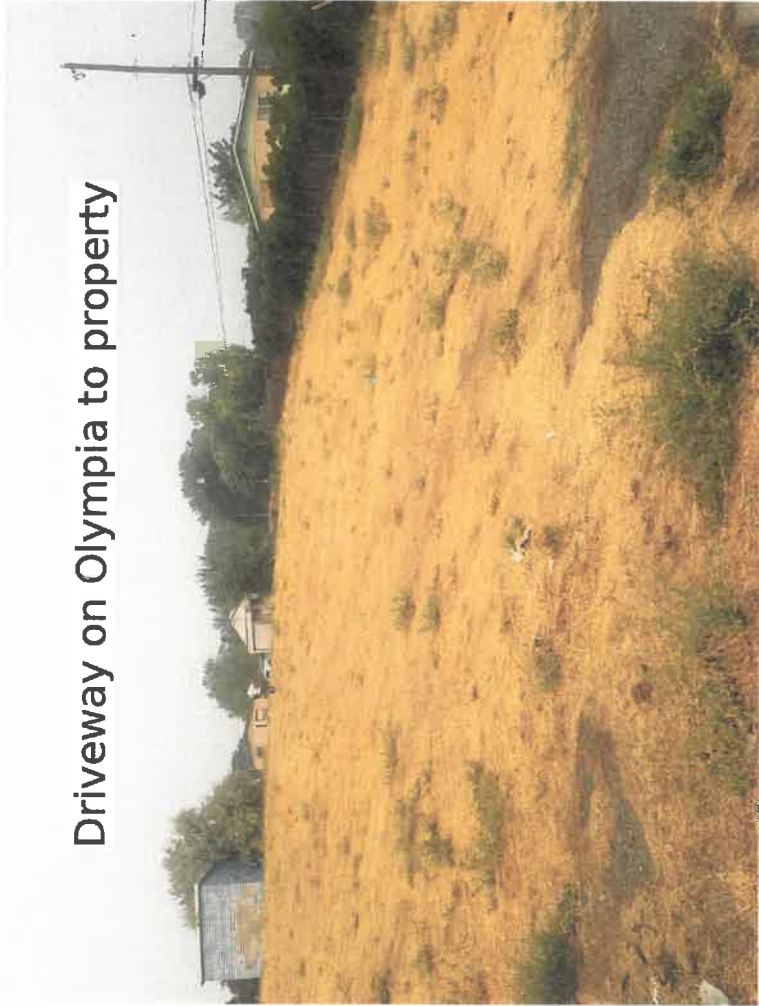
Flat Portion of Subject Property



Flat Portion of Subject Property



Driveway on Olympia to property



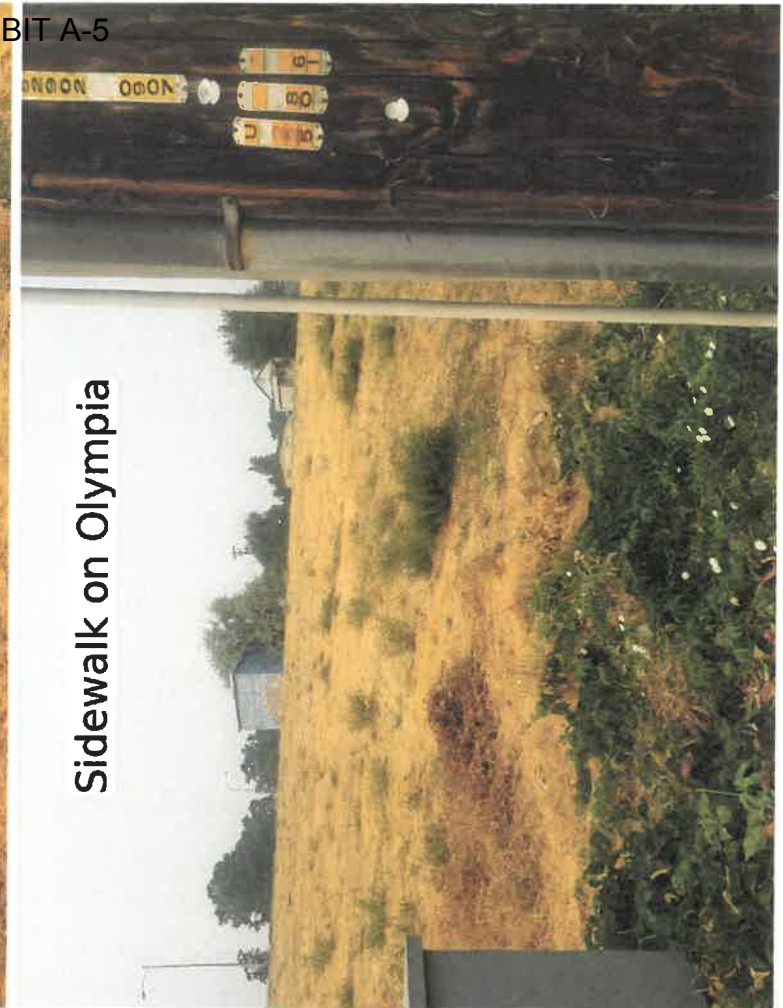
Sidewalk on Olympia



Sidewalk on Olympia



Sidewalk on Olympia



Driveway on Olympia to property

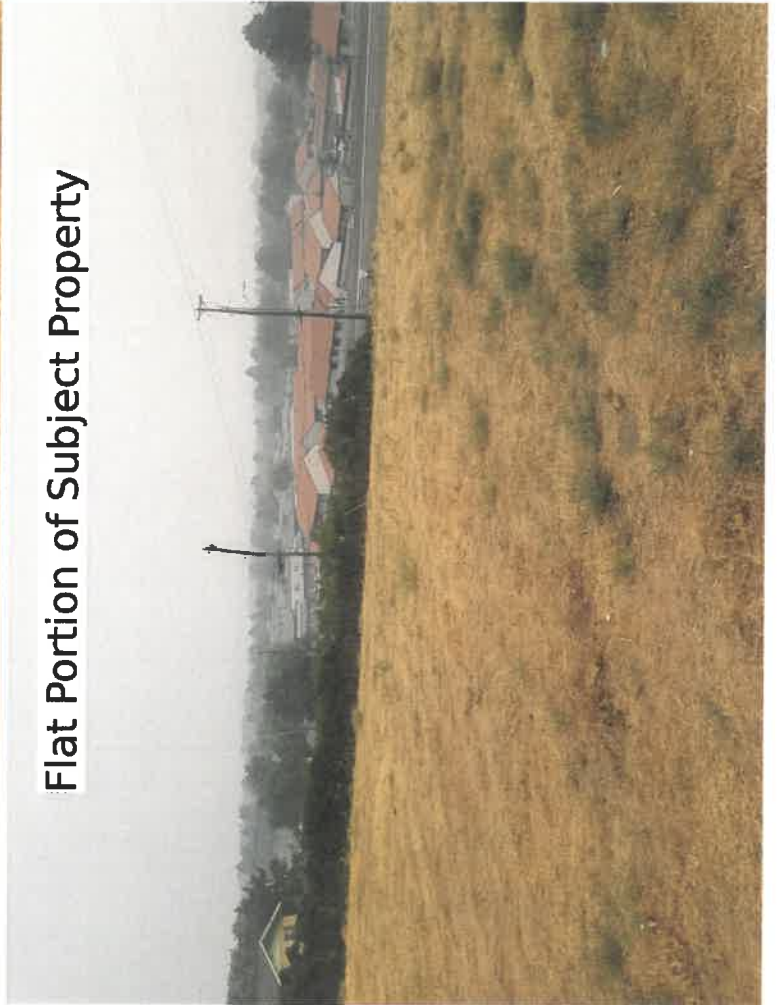


Flat Portion of Subject Property



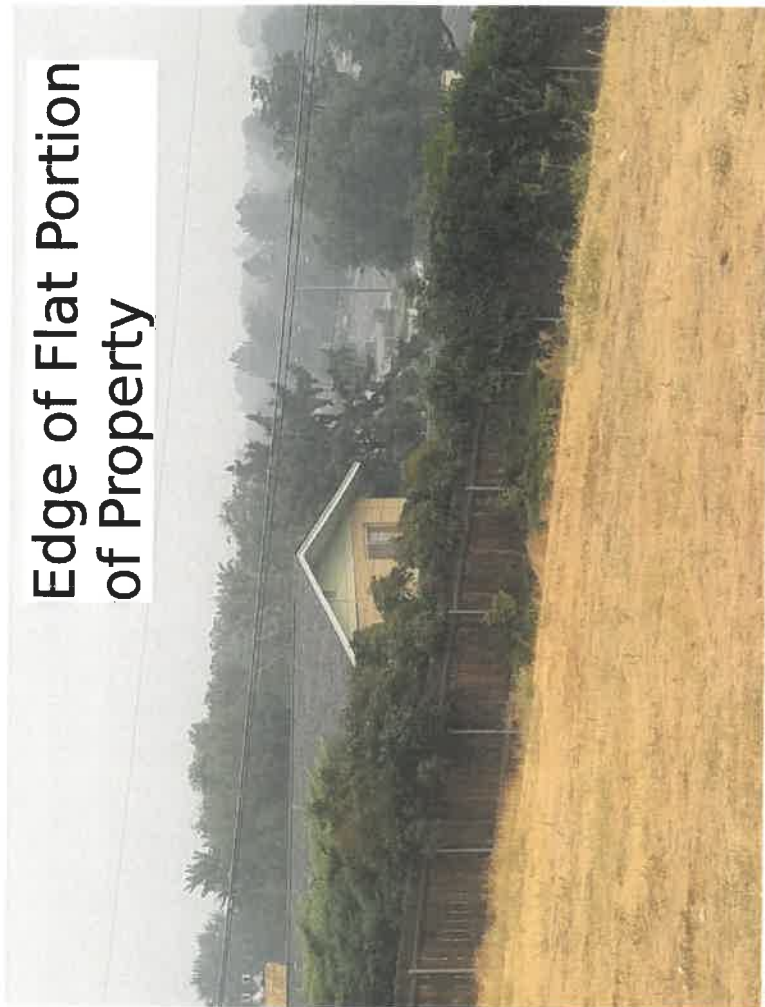
EXHIBIT A-5

Flat Portion of Subject Property



Flat Portion of Subject Property





Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-02 closed at 6:41 p.m.

Chairman Pacheco asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-02 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:43 p.m. for Comprehensive Plan Amendment (CPA) #18-03 from Low Density Residential (LDR) to Commercial for property located at 1400 W. 10th Avenue. Applicant is Bruce Baker, N2K Design, 1806 Terminal Drive, Richland, WA 99354.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-03 and recommend to City Council approval of the request.

Planning Commission questions included:

On the spot zoning issues discussed, how does this parcel compare; does this comply with our policies; there is reference to the proposal for convenience store with pumps, are there specific requirements for abutting residential areas with fuel pumps; why were previous applications denied; how has it changed with traffic issues and infrastructure; findings mention mapping error, what is the mapping error; if it passes would it rezone to commercial; if new owner came it would still be commercial; if there are traffic impacts who picks up tab.

Testimony of Applicant:

Bruce Baker
N2K Design
1806 Terminal Drive
Richland 99354

This change would put a commercial area within walking distance of residential, in favor.

Testimony in favor:

Jose Chavallo
5927 W Quinault St
Kennewick 99336

Mr. Chavallo noted that he grew up in neighborhood, in favor of it.

Testimony neutral or against:

Howard Saxton
1415 W. 9th Avenue
Kennewick 99336

The original property developer believed commercial use will be detrimental to residential neighborhood; will devalue property due to noise and light glare; people will be using my driveway to pull in and out of the convenience store, traffic is an issue; comp plan looks at if there is a commercial use.

The Chairman called a recess at 7:00 pm to 7:05 pm in order to review Mr. Saxton's handouts, which were entered into record as Exhibit A-5.

Dolores Glesener
1518 W. 10th Avenue
Kennewick 99336

Was at meeting in 1985 when the application was denied; traffic accidents are numerous; what traffic studies have been done; what are associated costs and budget changes; will it be a public tax burden; I have a nice large lot and enjoy it.

Scott Andrews
1415 W. 9th Avenue
Kennewick 99336

There are 2 gas convenience stores nearby, 3 additional with one mile, plenty within walking distance; ask commission to consider fact that its moving up 3 designations, going up from low density residential to commercial; doesn't pass the test.

Staff final comments:

None

Public Testimony for CPA 18-03 closed at 7:09 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report CPA #18-03 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Torelli seconded the motion.

Planning Commission discussion included: To clarify for the folks here, the mission of the board here is not an endorsement of what the development could be, there are very stringent regulations for noise and light and far from making into gas station; City Council has final say; understands the problems, in 30 years the lot has always been weedy with signs parked there; same designation for 4 decades, corner lot to collect signs, going to commercial is not all bad; have observed property for a long time, always hoped for a residence constructed; love to see something else there; we all know progress is going to happen for good of the community.

The motion passed on a 3-2 roll call vote; Commissioners Rettig, Torelli and Helgeson in favor, Vice Chairman Morris and Chairman Pacheco opposed.

Chairman Pacheco opened the public hearing at 7:14 p.m. for Comprehensive Plan Amendment (CPA) #18-04 from Medium Density Residential (MDR) and Commercial to Public Facility for property located at 930 & 1000 W. 4th Ave, 830 W. Vineyard Dr., 13, 17,21,25,29,105 & 109 S. Kent St. Applicant is Doug Carl, Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA, 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-04 and recommend to City Council approval of the request.

Planning Commission questions included:

On the land use map is there existing public facility for this site; on the land use map isn't 4th street actually right of way; are homes no longer there.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-04 closed at 7:18 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report CPA #18-04 and forward a recommendation to City Council APPROVAL of the request.

Vice Chairman Morris seconded the motion.

Council Agenda Coversheet	Agenda Item Number	5.d.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-04 (Knutzen Engineering)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5774	Contract #		Other	☐
	Project #	CPA 18-04	Permit #	PLN-2018-00811	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-04.

Motion for Consideration

I move to adopt Ordinance 5774.

Summary

CPA 18-04 is a request to change 23.15 acres from Medium Density Residential and Commercial to Public Facility. The site is located at 930 & 1000 W. 4TH Ave., 830 W. Vineyard Dr., 13, 17, 21, 25, 29, 105 & 109 S. Kent St. and is adjacent to existing lands designated Medium Density Residential to the north and west, Commercial to the south, west and east, High Density Residential to the south.

This request will establish a land use designation for a site that is currently being used for an elementary school and school administration. The proposed land use will reflect what the site is being used for. It is possible that since the size of the elementary school is increasing, so too will the vehicular traffic to the site. The majority of the site will serve the surrounding residences.

A public hearing was held on August 20, 2018 where there were no speakers in favor or opposition of the request. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Oct 09, 10:51:20 GMT-0700 2018	Attachments: Ordinance 5774 minutes Staff Report
Dept Head Approval	Gregory McCormick Oct 09, 14:20:07 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 00:51:30 GMT-0700 2018	

☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5774

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-04, KNUTZEN ENGINEERING)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 20, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-04 – 23.15 acres located at 930 and 1000 West 4th Avenue, 830 W. Vineyard Drive, 13, 17, 21, 25, 29, 105 and 109 South Kent Street (Medium Density Residential and Commercial to Public Facility).

Section 2. The property is legally described as follows:

Parcel A (tax parcels 1-0189-200-0005-011 and 1-0189-200-0005-012)

That portion of the South Half of the Northwest Quarter of Section 1, Township 8 North, Range 29 East, W.M., Benton County, Washington, partially consisting of vacated portions of Olmsted Addition to Kennewick (Kennewick Ordinance Nos. 235, 329, 341 and 462) collectively described as follows:

Commencing at the Northwest corner of vacated Lot 4, Block 35, Olmsted Addition to Kennewick, as recorded in Volume 2 of Plats, Page 26, records of Benton County, Washington; Thence South 84°07'00" East along the North line of said vacated Lot 4 for 135.00 feet to the True Point of Beginning; Thence continuing South 84°07'00" East for 606.28 feet; Thence South 78°06'00" East for 300.00 feet; Thence along a non-tangent curved line to the right having a radius of 125.00 feet with a chord bearing of South 73°33'36" East, and a chord distance of 103.69, and said curve having an arc length of 106.92 feet; Thence South 48°43'00" East for 117.00 feet; Thence North 84°30'58" West for 148.03 feet; Thence South 05°29'02" West for

349.42 feet; Thence South 58°36'41" West for 330.00 feet; Thence South 34°10'07" East for 173.00 feet to a point on the Northerly right of way line of Vineyard Drive; Thence along the curved right of way line having a radius of 676.14 feet with a chord bearing of South 76°42'59" West, and chord distance of 319.59 feet and said curve having an arc length of 322.64 feet; Thence South 00°23'02" West for 10.00 feet; Thence North 89°37'00" West for 112.12 feet; Thence continuing North 89°37'00" West for 99.50 feet; Thence North 06°27'27" East for 370.35 feet; Thence South 88°10'13" West for 180.16 feet; Thence North 78°52'00" West for 199.03 feet; Thence North 13°48'00" East for 577.25 feet to the True Point of Beginning; EXCEPT that portion conveyed to the City of Kennewick for road purpose in deed recorded under Auditor's File No. 1992-025107. *Description compiled by deeds 1991-007865, 2010-015184 and 2016-007792 as well as Record Survey 4773 AF# 2016-027508*

Parcel B (Tax Parcel 1-0189-211-0013-001)

That portion of the South Half of the Northwest Quarter of Section 1, Township 8 North, Range 29 East, W.M., Benton County, Washington, partially consisting of vacated portions of Olmsted Addition to Kennewick (Kennewick Ordinance Nos. 235, 329 and 341) as well as vacated South Kent Street (Kennewick Ordinance No. 3586) described as follows:

Commencing at the West quarter corner of said section, said corner bears North 88°45'17" West 2641.66 feet from the center quarter corner of said Section; Thence South 89°37'00" East along the centerline of West 4th Avenue for 582.30 feet; Thence North 00°23'00" East for 30.00 feet to the Northerly right-of-way line of said Avenue; Thence South 89°37'00" East along said right-of-way line for 269.32 feet to the True Point of Beginning; Thence South 89°37'00" East along said right-of-way line for 559.87 feet; Thence North 06°27'27" East for 370.35 feet; Thence South 88°10'13" West for 180.16 feet; Thence North 78°52'00" West for 340.00 feet; Thence South 11°42'00" West for 433.15 feet to the True Point Beginning. *Description compiled by deed 2008-012708.*

Parcel C (Tax Parcels 1-0189-211-0005-000, 1-0189-211-0006-000, 1-0189-211-0007-000, 1-0189-211-0008-000, 1-0189-211-0009-000, 1-0189-211-0010-000 and 1-0189-211-0011-000)

That portion of the South Half of the Northwest Quarter of Section 1, Township 8 North, Range 29 East, W.M., Benton County, Washington, partially consisting of vacated portions of Olmsted Addition to Kennewick (Kennewick Ordinance Nos. 329 and 341) collectively described as follows:

Beginning at the Northwest corner of vacated Lot 4, Block 35, Olmsted Addition to Kennewick, as recorded in Volume 2 of Plats, Page 26, records of Benton County, Washington; Thence South 84°07'00" East along the North line of said vacated Lot 4 for 135.00 feet; Thence South 13°48' West for 577.37 feet; Thence North 78°52' West for 147.50 feet, more or less, to a point on a line which bears South 8°21' West from the intersection of the south line of Midland Road (now known as West 1st Avenue) and the East line of Moliere Road (now known as South Kent Street) produced; Thence North 8°21' East for 131.34 feet to a point on said East line produced; Thence Northeasterly along said East line for 28 feet, more or less, to a point that is the Northwesterly corner of the parcel described in deed recorded under Auditor's File No. 2016-034714; Thence continuing Northeasterly along said East line of Moliere Road to the point of beginning; TOGETHER WITH portion of adjacent alley way to the North, as vacated under

Kennewick Ordinance No. 3330 and recorded under Auditor's File No 1991-018279, which attaches by operation of law; AND TOGETHER WITH portion of adjacent South Kent Street to the West, as vacated under Kennewick Ordinance No. 3586 and recorded under Auditor's File No 1994-040052, which attaches by operation of law. *Description compiled by deeds 2016-027783, 2017-008479, 2017-008478, 2017-008489, 2017-008493 and 2016-034714.*

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5774 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 17th day of October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



APPLICATION PROCESS

- Application Submitted March 22, 2018
- Application routed for comments June 28, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018.
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – Single -Family Residences
South	Comprehensive Plan – High Density Residential Zoning – Residential, High Density (RH) Existing Land Uses – Apartments
East	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Various Commercial Businesses
West	Comprehensive Plan – Medium Density Residential and Commercial Zoning – Residential, Medium Density and Commercial, Community (CC) Existing Land Uses – Single-Family Residences and Various Commercial Businesses

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 23.15 acres from Medium Density Residential and Commercial to Public Facility.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by utilizing the majority of the site for an elementary school. It is unlikely negative environmental impacts will result from future uses of the site.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change will eliminate seven single-family residences, all school district uses will remain the same. No known significant environmental impacts are to be generated on-site by the proposed amendment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment. The likely impact would be stormwater runoff; however the KMC requires that all stormwater be retained on-site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the west which is already designated Commercial. In addition, the land to the south is part of a separate application to change the land use designation for those sites from Industrial to Commercial as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in S Kent Street and w 4th avenue that can serve the site. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact Fees will be collected at the time of construction if applicable.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There is a deficit of Public Facility land in the City to serve 20 years population growth. This particular area will provide additional school services for the existing residential population in the immediate area.
6. The current and projected project density in the area
The proposed amendment will not impact the density of the area; it will allow the on-site uses to service the surrounding residents.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration, Benton Public Utility District and the Kennewick Irrigation District, responded to the proposal, but they issued no comments.

ANALYSIS OF REQUEST

This request will establish a land use designation for a site that is currently being used for an elementary school and school administration. The proposed land use will reflect what the site is being used for. It is possible that

since the size of the elementary school is increasing, so too will the vehicular traffic to the site. The majority of the site will serve the surrounding residences.

FINDINGS

1. The applicant is Kennewick School District, 1000 W 4th Avenue, Kennewick, WA 99336.
2. The owner is Kennewick School District, 1000 W 4th Avenue, Kennewick, WA 99336.
3. The request is to change the land use designation for the subject parcels from Medium Density Residential and Commercial to Public Facility.
4. The application was received on March 22, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 28, 2018.
5. The site is currently served by City water and sewer in S Kent Street and W 4th Avenue.
6. Access to the site is currently provided from S Kent Street and W 4th Avenue.
7. The proposed amendment is adjacent to Commercial, High Density Residential and Medium Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
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11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by utilizing the majority of the site for an elementary school. It is unlikely negative environmental impacts will result from future uses of the site.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial and Medium Density Residential to Public Facility.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not likely increase population densities in the area.
5. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact and mitigation fees will be collected at the time of construction if applicable.

Recommendation

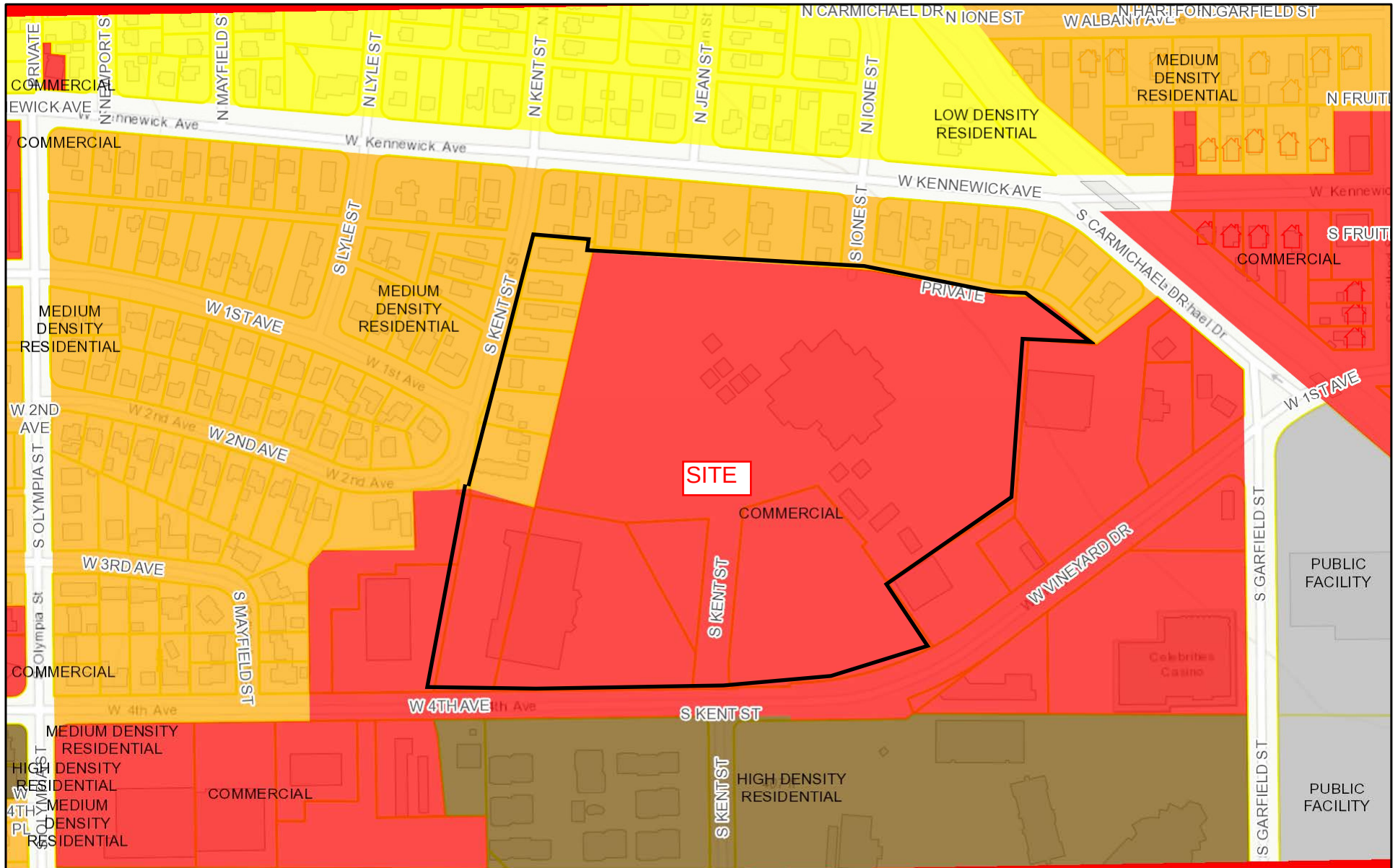
Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-04 and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions in staff report 18-04 and recommend to City Council approval of the request.

Land Use Map

Exhibit A-1



August 8, 2018

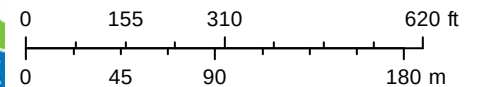
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StreetName		Apartment		Mobile Home
SurveyAddressPoint		Building		Parcel
	<all other values>		Condo	SurveyAddressPointSupp



1 inch = 300 feet

1:3,600



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

ArcGIS WebApp Builder
City of Kennewick

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

PROJECT # _____ - _____ PLN-2018 _____ -00811 FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
 Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Kennewick School District, Doug Carl

Address: 1000 W 4th Ave, Kennewick, WA, 99336

Telephone: (509) 222-7667 Cell Phone: (509) 430-8295 Fax: (509) 222-5057 E-mail doug.carl@ksd.org

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail doug.carl@ksd.org

SITE INFORMATION

Parcel No. See Attached Acres 23.15 Zoning: See attached

Address of property: See Attached

Number of Existing Parking Spaces 376 Number of Proposed (New) Parking Spaces 0

Present use of property Elementary School/Residential/Administration/Vacant

Size of existing structure: 41,571 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 24 ft Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: See Attached

Description of Project: Proposed comprehensive plan amendment from MDR and commercial to Public Facility

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 3/20/2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Amend Comprehensive plan for 7 parcels from Medium Density Residential (MDR) and 3 parcels from Commercial (C) to Public Facility (PF).

2. What are the reasons for the requested amendment:

Amistad Elementary is constructing a new school on the existing school grounds, which includes moving and increasing the building and adding 7 residential lots to the project site. The school district has purchased and vacated the existing homes and owns 3 adjacent commercial lots and would like the comprehensive plan and zoning to accurately reflect the use.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

There will be no negative impacts or affects to any Comprehensive Plan elements. The Land Use element and Capital Facilities element both make provisions for projecting and planning for schools. All utilities are currently available on-site and will continue to be utilized.

The existing utilities associated with the homes will be abandoned according to City policies. No change to fire, police or parks services.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

The request will implement the goals noted in section 2-Essential Public Facilities and section 4-Capital Facilities Plan by allowing the expansion of an existing school to provide for the community and meet the projected growth.

5. Include any other substantiated information in support of the requested amendment:

This amendment will allow the Kennewick School District to utilize the property to it maximum potential to serve the community needs by providing efficient land use, including parking, circulation, landscaping and building design.



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

FILE/PROJECT NUMBER: CPA 18-04/PLN-2018-00811

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designations for seven parcels from Medium Density Residential and three parcels (for a total of 23.15 acres) from Commercial to Public Facility.

PROPONENT: Kennewick School District 1000 W 4th Avenue, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 13 S Kent Street, 17 S Kent Street, 21 S Kent Street, 25 S Kent Street, 29 S Kent Street, 105 S Kent Street, 109 S Kent Street, 1000 W 4th Avenue, 930 W 4th Avenue and 910 W 4th Avenue.

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

☐ 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).

Gregory J. McCormick

Date: **July 20, 2018**

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 mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
CPA 18-04 File

Planning Commission discussion included: To clarify for the folks here, the mission of the board here is not an endorsement of what the development could be, there are very stringent regulations for noise and light and far from making into gas station; City Council has final say; understands the problems, in 30 years the lot has always been weedy with signs parked there; same designation for 4 decades, corner lot to collect signs, going to commercial is not all bad; have observed property for a long time, always hoped for a residence constructed; love to see something else there; we all know progress is going to happen for good of the community.

The motion passed on a 3-2 roll call vote; Commissioners Rettig, Torelli and Helgeson in favor, Vice Chairman Morris and Chairman Pacheco opposed.

Chairman Pacheco opened the public hearing at 7:14 p.m. for Comprehensive Plan Amendment (CPA) #18-04 from Medium Density Residential (MDR) and Commercial to Public Facility for property located at 930 & 1000 W. 4th Ave, 830 W. Vineyard Dr., 13, 17,21,25,29,105 & 109 S. Kent St. Applicant is Doug Carl, Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA, 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-04 and recommend to City Council approval of the request.

Planning Commission questions included:

On the land use map is there existing public facility for this site; on the land use map isn't 4th street actually right of way; are homes no longer there.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-04 closed at 7:18 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report CPA #18-04 and forward a recommendation to City Council APPROVAL of the request.

Vice Chairman Morris seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:19 p.m. for Comprehensive Plan Amendment (CPA) #18-05 from Industrial to Public Facility for property located at 5000 & 5501 W. Metaline Avenue. Applicant is Doug Carl, Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA, 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-05 and recommend to City Council approval of the request.

Planning Commission questions included:

What is the railroad right of way distance; anything built nearby to have to keep minimum right-of-way distance from railroad.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-05 closed at 7:24 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report CPA #18-05 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included:

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:25 p.m. for Comprehensive Plan Amendment (CPA) #18-06 from Medium Density Residential (MDR) to Commercial for

Council Agenda Coversheet	Agenda Item Number	5.e.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-05 (Knutzen Engineering)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5775	Contract #		Other	☐
	Project #	CPA 18-05	Permit #	PLN-2018-00812	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-05.

Motion for Consideration

I move to adopt Ordinance 5775.

Summary

CPA 18-05 is a request to change 11.56 acres from Industrial to Public Facility. The site is located at 5000 & 5501 W Metaline Ave. and is adjacent to existing lands designated Public Facility, Commercial, Low Density Residential, and Industrial.

This request will change the land use designation to Public Facility which will allow the sites to be used by the Kennewick School District to meet its future needs. The amendment will allow the district to centralize its facility services and expand the footprint of the Kamiakin High School grounds.

A public hearing was held on August 20, 2018 where there were no speakers in favor or opposition of the request. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Oct 09, 11:52:36 GMT-0700 2018	Attachments: 
Dept Head Approval	Gregory McCormick Oct 09, 14:20:54 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 00:54:46 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5775

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-05, KNUTSEN ENGINEERING)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 20, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-05 – 11.56 acres located at 5501 West Metaline Avenue and 5000 W. Metaline Avenue (Industrial to Public Facilities).

Section 2. The property is legally described as follows:

Industrial to Public Facilities

THAT PORTION OF THE BNSF RAILWAY COMPANY'S (FORMERLY NORTHERN PACIFIC RAILWAY COMPANY) 400.0 FEET WIDE RIGHT OF WAY BEING 200.0 FEET TO EACH SIDE OF SAID RAILWAY COMPANY'S MAIN TRACK CENTERLINE, AS ORIGINALLY LOCATED AND CONSTRUCTED UPON, OVER AND ACROSS THE EAST HALF OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN IN BENTON COUNTY, WASHINGTON, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 33; THENCE SOUTH 00°39'30" WEST ALONG THE WEST LINE THEREOF A DISTANCE OF 341.57 FEET TO THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID LINE, NORTH 68°45'00" EAST, PARALLEL WITH SAID MAIN TRACK CENTERLINE, A DISTANCE OF 1463.25 FEET TO THE EASTERLY MARGIN OF NORTH ARTHUR STREET EXTENDED

NORTHERLY; THENCE SOUTH 00°49'56" WEST, ALONG SAID MARGIN, A DISTANCE OF 140.29 FEET TO THE SOUTHEASTERLY MARGIN OF SAID RAILWAY RIGHT OF WAY; THENCE SOUTH 68°45'00" WEST, ALONG SAID MARGIN, A DISTANCE OF 1462.79 FEET TO THE WEST LINE OF SAID SOUTHEAST QUARTER; THENCE NORTH 00°39'30" EAST, ALONG SAID LINE, A DISTANCE OF 140.12 FEET TO THE POINT OF BEGINNING.

SUBJECT TO NORTH EDISON STREET.

ALSO SUBJECT TO THAT PORTION CONVEYED TO THE CITY OF KENNEWICK FOR PUBLIC ROAD PURPOSES BY DEED RECORDED JANUARY 6, 2010, UNDER AUDITOR'S FEE NUMBER 2010-000253.

ALSO SUBJECT TO WEST METALINE AVENUE (AF# 2016-005352).

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5775 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



APPLICATION PROCESS

- Application Submitted March 22, 2018
- Application routed for comments June 28, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018.
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – Single -Family Residences
South	Comprehensive Plan – High Density Residential Zoning – Residential, High Density (RH) Existing Land Uses – Apartments
East	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Various Commercial Businesses
West	Comprehensive Plan – Medium Density Residential and Commercial Zoning – Residential, Medium Density and Commercial, Community (CC) Existing Land Uses – Single-Family Residences and Various Commercial Businesses

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 23.15 acres from Medium Density Residential and Commercial to Public Facility.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by utilizing the majority of the site for an elementary school. It is unlikely negative environmental impacts will result from future uses of the site.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change will eliminate seven single-family residences, all school district uses will remain the same. No known significant environmental impacts are to be generated on-site by the proposed amendment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment. The likely impact would be stormwater runoff; however the KMC requires that all stormwater be retained on-site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the west which is already designated Commercial. In addition, the land to the south is part of a separate application to change the land use designation for those sites from Industrial to Commercial as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in S Kent Street and w 4th avenue that can serve the site. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact Fees will be collected at the time of construction if applicable.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There is a deficit of Public Facility land in the City to serve 20 years population growth. This particular area will provide additional school services for the existing residential population in the immediate area.
6. The current and projected project density in the area
The proposed amendment will not impact the density of the area; it will allow the on-site uses to service the surrounding residents.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration, Benton Public Utility District and the Kennewick Irrigation District, responded to the proposal, but they issued no comments.

ANALYSIS OF REQUEST

This request will establish a land use designation for a site that is currently being used for an elementary school and school administration. The proposed land use will reflect what the site is being used for. It is possible that

since the size of the elementary school is increasing, so too will the vehicular traffic to the site. The majority of the site will serve the surrounding residences.

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13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial and Medium Density Residential to Public Facility.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
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Recommendation

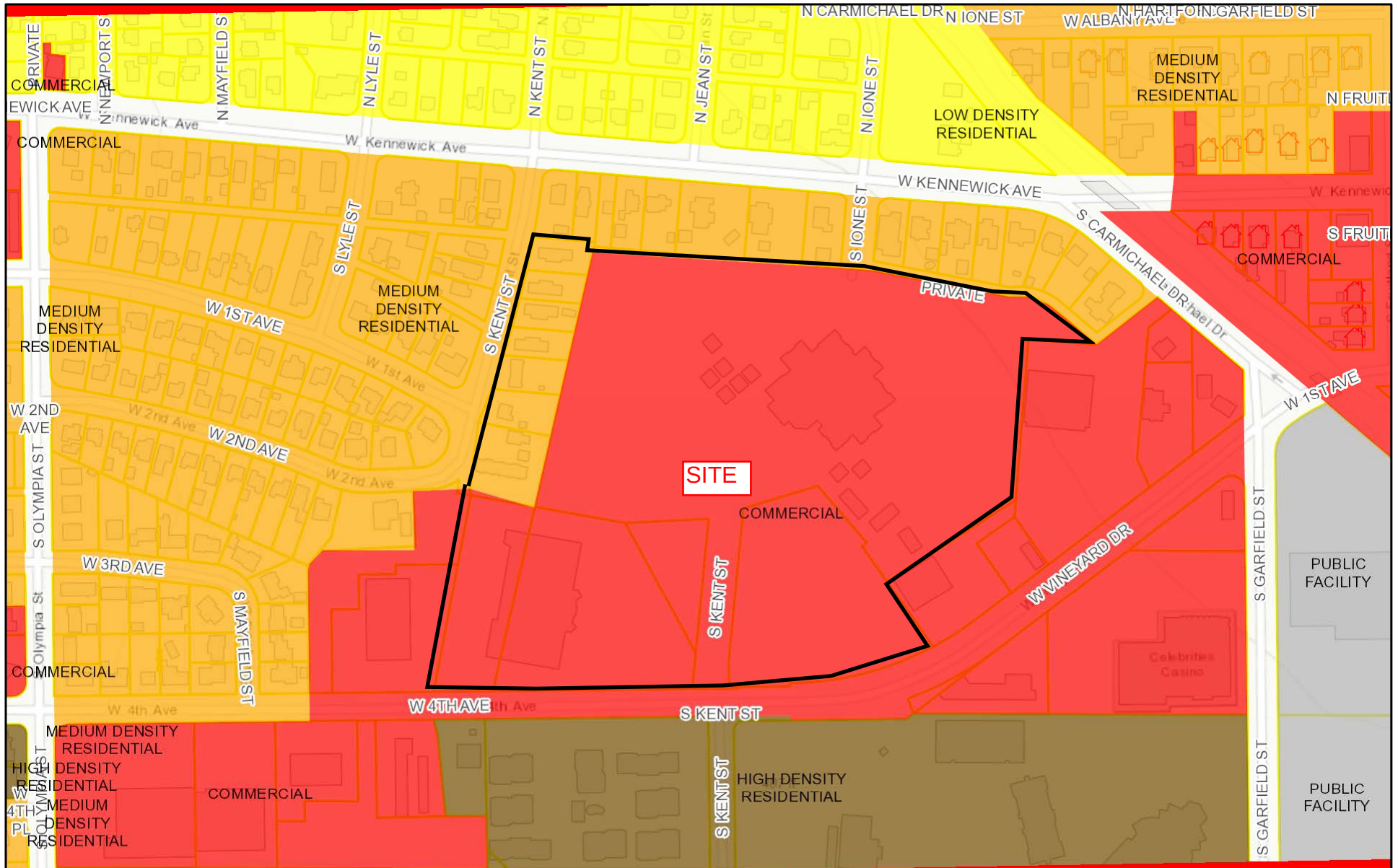
Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-04 and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions in staff report 18-04 and recommend to City Council approval of the request.

Land Use Map

Exhibit A-1



August 8, 2018

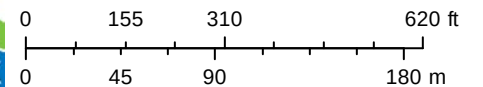
This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName		Apartment		Mobile Home
SurveyAddressPoint		Building		Parcel
	<all other values>	Condo		SurveyAddressPointSupp



1 inch = 300 feet

1:3,600



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

ArcGIS WebApp Builder
City of Kennewick

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

PROJECT # _____ - _____ PLN-2018 _____ -00811 FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

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Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
 Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Kennewick School District, Doug Carl

Address: 1000 W 4th Ave, Kennewick, WA, 99336

Telephone: (509) 222-7667 Cell Phone: (509) 430-8295 Fax: (509) 222-5057 E-mail doug.carl@ksd.org

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail doug.carl@ksd.org

SITE INFORMATION

Parcel No. See Attached Acres 23.15 Zoning: See attached

Address of property: See Attached

Number of Existing Parking Spaces 376 Number of Proposed (New) Parking Spaces 0

Present use of property Elementary School/Residential/Administration/Vacant

Size of existing structure: 41,571 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 24 ft Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: See Attached

Description of Project: Proposed comprehensive plan amendment from MDR and commercial to Public Facility

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 3/20/2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Amend Comprehensive plan for 7 parcels from Medium Density Residential (MDR) and 3 parcels from Commercial (C) to Public Facility (PF).

2. What are the reasons for the requested amendment:

Amistad Elementary is constructing a new school on the existing school grounds, which includes moving and increasing the building and adding 7 residential lots to the project site. The school district has purchased and vacated the existing homes and owns 3 adjacent commercial lots and would like the comprehensive plan and zoning to accurately reflect the use.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

There will be no negative impacts or affects to any Comprehensive Plan elements. The Land Use element and Capital Facilities element both make provisions for projecting and planning for schools. All utilities are currently available on-site and will continue to be utilized.

The existing utilities associated with the homes will be abandoned according to City policies. No change to fire, police or parks services.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

The request will implement the goals noted in section 2-Essential Public Facilities and section 4-Capital Facilities Plan by allowing the expansion of an existing school to provide for the community and meet the projected growth.

5. Include any other substantiated information in support of the requested amendment:

This amendment will allow the Kennewick School District to utilize the property to it maximum potential to serve the community needs by providing efficient land use, including parking, circulation, landscaping and building design.



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

FILE/PROJECT NUMBER: CPA 18-04/PLN-2018-00811

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designations for seven parcels from Medium Density Residential and three parcels (for a total of 23.15 acres) from Commercial to Public Facility.

PROPOSER: Kennewick School District 1000 W 4th Avenue, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 13 S Kent Street, 17 S Kent Street, 21 S Kent Street, 25 S Kent Street, 29 S Kent Street, 105 S Kent Street, 109 S Kent Street, 1000 W 4th Avenue, 930 W 4th Avenue and 910 W 4th Avenue.

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

☐ 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).

Gregory J. McCormick

Date: **July 20, 2018**

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 mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
CPA 18-04 File

Planning Commission discussion included: To clarify for the folks here, the mission of the board here is not an endorsement of what the development could be, there are very stringent regulations for noise and light and far from making into gas station; City Council has final say; understands the problems, in 30 years the lot has always been weedy with signs parked there; same designation for 4 decades, corner lot to collect signs, going to commercial is not all bad; have observed property for a long time, always hoped for a residence constructed; love to see something else there; we all know progress is going to happen for good of the community.

The motion passed on a 3-2 roll call vote; Commissioners Rettig, Torelli and Helgeson in favor, Vice Chairman Morris and Chairman Pacheco opposed.

Chairman Pacheco opened the public hearing at 7:14 p.m. for Comprehensive Plan Amendment (CPA) #18-04 from Medium Density Residential (MDR) and Commercial to Public Facility for property located at 930 & 1000 W. 4th Ave, 830 W. Vineyard Dr., 13, 17,21,25,29,105 & 109 S. Kent St. Applicant is Doug Carl, Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA, 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-04 and recommend to City Council approval of the request.

Planning Commission questions included:

On the land use map is there existing public facility for this site; on the land use map isn't 4th street actually right of way; are homes no longer there.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-04 closed at 7:18 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report CPA #18-04 and forward a recommendation to City Council APPROVAL of the request.

Vice Chairman Morris seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:19 p.m. for Comprehensive Plan Amendment (CPA) #18-05 from Industrial to Public Facility for property located at 5000 & 5501 W. Metaline Avenue. Applicant is Doug Carl, Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA, 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-05 and recommend to City Council approval of the request.

Planning Commission questions included:

What is the railroad right of way distance; anything built nearby to have to keep minimum right-of-way distance from railroad.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-05 closed at 7:24 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report CPA #18-05 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included:

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:25 p.m. for Comprehensive Plan Amendment (CPA) #18-06 from Medium Density Residential (MDR) to Commercial for

Council Agenda Coversheet 	Agenda Item Number	5.f.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-06 (Tri-City Court Club)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5776	Contract #		Other	☐
	Project #	CPA 18-06	Permit #	PLN-2018-00950	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-06.

Motion for Consideration

I move to adopt Ordinance 5776.

Summary

CPA 18-06 is a request to change 0.6 acres from Medium Density Residential to Commercial. The site is located at 1369 N. Grant St. and is adjacent to existing lands designated Commercial to the north and west, Medium Density Residential to the north and south, Public Facility to the south, Low Density Residential and Commercial to the east.

This request will create an addition to an existing commercial area. It is the applicant's intention to use the site as employee parking for the Tri-City Court Club. It is important to note that once the Commercial land use designation is established the implementing zoning districts allow various commercial uses.

A public hearing was held on August 20, 2018 where there 2 people spoke in favor of the request. A neighboring property owner spoke in opposition of the request. Concerns were expressed over potential increase in traffic and noise, the number of commercial uses that would be allowed and the proximity to Callaway Gardens Alzheimer's Special Care Center. The Planning Commission voted 3-2 to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Oct 09, 13:11:33 GMT-0700 2018	Attachments: 
Dept Head Approval	Gregory McCormick Oct 09, 14:22:06 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 00:56:17 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5776

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-06, TRI-CITY COURT CLUB)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 20, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-06 – 0.6 acres located at 1369 North Grant Street (Medium Density Residential to Commercial).

Section 2. The property is legally described as follows:

Medium Density Residential to Commercial

That portion of the NE quarter of the NW quarter of Section 33, Township 09 North, Range 29 East, W.M. records of Benton County, Washington. Described as follows:

Lot 6, Short Plat No 1560, recorded under auditor's file no 86-7602, records of Benton County, Washington.

Together with and subject to easements, reservations, covenants and restrictions, of record and in view.

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5776 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____



APPLICATION PROCESS

- Application Submitted April 3, 2018
- Application routed for comments June 28, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018.
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Medium Density Residential and Commercial , Low Density Residential Zoning – Residential Medium Density, Commercial, Office (CO) and Unincorporated Benton County Existing Land Uses – vacant land and single –family residential
South	Comprehensive Plan – Public Facility and Commercial Zoning – Public Facility and Commercial, Community Existing Land Uses – Benton County Facilities and Health Club
East	Comprehensive Plan – Low Density Residential, Unincorporated Benton County Zoning – Unincorporated Benton County Existing Land Uses – Single-family residences
West	Comprehensive Plan – Commercial Zoning – Commercial, Office (CO) Existing Land Uses – vacant land and care center

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change .6 acres from Medium Density Residential to Commercial.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by limiting the possibility of potentially hazardous uses. The proposed land use designation will be the same as the as the property to the west of the site.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
No negative effects on the physical environment are anticipated as a result of the propped amendment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment. The likely impact would be stormwater runoff, however the KMC requires that all stormwater be contained and disposed of on site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with the land use designation to the west which is already designated Commercial. In addition, the land to the south is use for a fire station, various County government offices and a health club.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in N Grant Street that can serve the site. Access to the site is also gained from N Grant Street. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact Fees will be collected at the time of construction if applicable.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
There is adequate Commercial land in the City to serve 20 years population growth. This particular area has the potential to serve the surrounding businesses and residences.
6. The current and projected project density in the area; and
The current maximum density is 13 units per acre. The Commercial land use designation would allow for a minimum density of 7 units per acre and maximum of density of 27 units per acre in a mixed use development.
7. The effect, if any upon other aspects of the Comprehensive Plan.
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received comments from a surrounding property own, the comments are attached.

AGENCY COMMENTS

Staff has received responses comments from Washington State Department of Transportation, Benton Public Utility District, Kennewick Irrigation District and the Bonneville Power Administration; no specific comments were submitted by the agencies.

ANALYSIS OF REQUEST

This request will create an addition to an existing commercial area. It is the applicant's intention to use the site as employee parking for the Tri-City Court Club. It is import to note that once the Commercial land use designation is established the implementing zoning districts allow various commercial uses.

FINDINGS

1. The applicant is Tri-City Court Club, 1350 N Grant Street, Kennewick, WA 99336.
2. The owner is Carlton Cadwell, 1361 Gage Boulevard, Richland, WA 99352.
3. The request is to change the land use designation for the subject parcel from Medium Density Residential to Commercial.
4. The application was received on April 3, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 28, 2018.
5. The site is currently served by City water and sewer in N Grant Street.
6. Access to the site is currently provided from N Grant Street.
7. The proposed amendment is adjacent to Commercial, Public Facility, Medium Density Residential and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment by limiting the possibility of potentially hazardous uses. The proposed land use designation will be the same as the as the property to the west of the site.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcel from Medium Density Residential to Commercial.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not likely increase population densities in the area.
5. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact and mitigation fees will be collected at the time of construction if applicable.

Recommendation

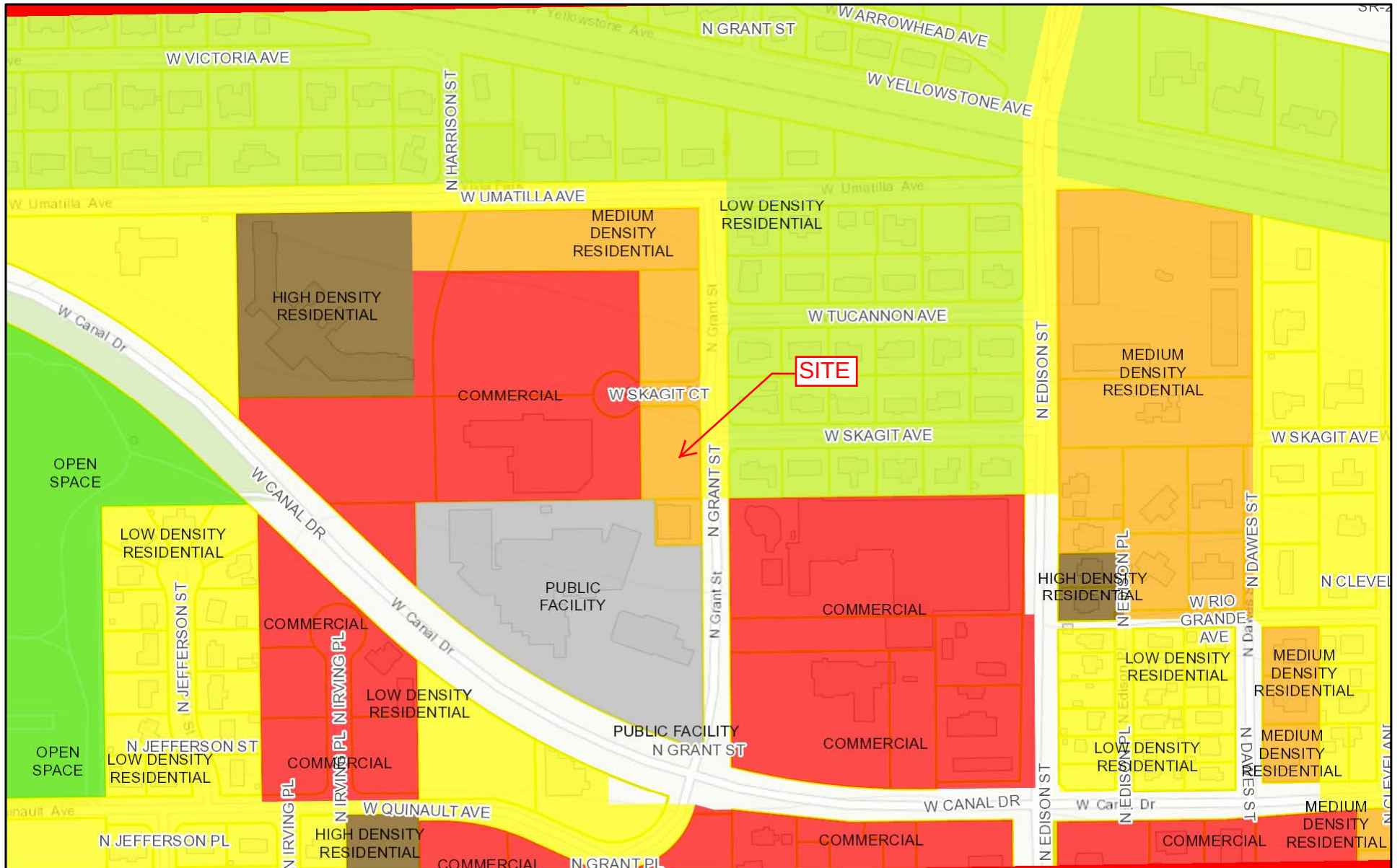
Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-06 and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions in staff report 18-06 and recommend to City Council approval of the request.

Land Use Map

Exhibit A-1



August 8, 2018

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

StreetName	Apartment	Mobile Home
SurveyAddressPoint	Building	Parcel
Condo		SurveyAddressPointSupp
<all other values>		



1 inch = 300 feet

1:3,600

0 155 310 620 ft

0 45 90 180 m

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

ArcGIS WebApp Builder
City of Kennewick

PAID

APR 03 2018

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

CPA PROJECT # 18-06 PLN- 2018-00950 FEE \$ 1,294.00 BY [Signature] CITY OF KENNEWICK

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Tri-City Court Club / Carlton Cadwell (owner)

Address: 1350 N. Grant St., Kennewick, WA 99336

Telephone: 509-783-5465 Cell Phone: 509-396-3712 ext. 125 Fax: 509-736-0765 E-mail carlc@cadwell.com

Property Owner (if other than applicant): Carlton Cadwell

Address: 1361 Gage Blvd. Richland, Wa 99352

Telephone: 509-627-5881 Cell Phone: 509-551-0023 E-mail carlc@cadwell.com

SITE INFORMATION

Parcel No. 13399201156006 Acres 0.6000 Zoning: RM

Address of property: undetermined

Number of Existing Parking Spaces none defined Number of Proposed (New) Parking Spaces approximately 56

Present use of property vacant gravel lot

Size of existing structure: none sq. ft. Size of Proposed addition/New structure: none sq. ft.

Height of building: none Cubic feet of excavation: min. flatten existing Cost of new construction Approx. \$20,000

Benton County Assessor Market Improvement Value: Assessed value \$100,630, improvements unknown

Description of Project: Change land use designation from medium density residential to commercial.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 3-23-18

APR 03 2018

DEVELOPMENT SERVICES

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Change zoning land use from medium density residential to commercial.

2. What are the reasons for the requested amendment:

To support already existing commercial property - to move Tri-City Court Club employee parking out of the main parking lot and onto this property which would provide more parking for members and guest.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

The effect is minimal - it would slightly reduce the medium density residential amount of land by .6 acres. There will be little effect on water & sewer. Power will be affected with the addition of lights on the lot. We will need water for landscape only. Zero impact on fire, police, parks or schools. Less fire hazard due to paved lot instead of weeds.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

This project would meet the commercial goal #2: to sustain and enhance viable commercial areas. There would be improvement to the area by having landscaped areas and the addition of side walks.

5. Include any other substantiated information in support of the requested amendment:

Tri-City Court Club has grown over the years in programs and services. We share a parking lot with Quinalt Baptist Church.

The Church plans to have a christian school use their facility & needs more parking. We have approx. 180 employees which limits parking for members & guest. We also serve Tri-Tech on Fridays adding another 50 cars to our parking lot.



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

FILE/PROJECT NUMBER: CPA 18-06/PLN-2018-00950/ED 18-12

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designation for one parcel from Medium Density Residential to Commercial.

PROPONENT: Tri-City Court Club, c/o Carlton Cadwell, 1350 N. Grant Street, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1369 N Grant Street

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

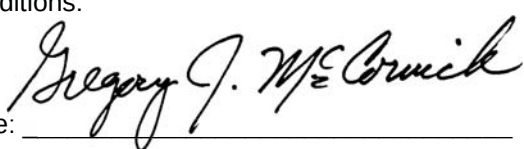
☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: July 20, 2018

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 mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
CPA 18-06 File

From: [Marina Tiede](#)
To: [Permit-Documents](#)
Subject: PLN-2018-00950/CPA 18-06
Date: Tuesday, July 10, 2018 9:01:16 PM

Dear Sir or Madam,

I am writing to express my initial concerns of the proposal to re-zone 1369 N. Grant St from Medium Density Residential to Commercial per proposal PLN-2018-00950/CPA 18-06.

The re-zoning will increase noise and traffic potentially effecting the well being of the residents, including the safety of kids and elderly that live within the Benton County Residential Area. I am also concerned about the safety of the residents and visitors of the memory care residential facility adjacently located.

Concerns of increased trash/litter exist as well as the potential for increased vandalism for the surrounding residents due the significant increase of people in and out of the lot at various hours.

If re-zoned to Commercial it will allow certain exemptions for types of noise and increase the allowed decibels emitted from the property. The increased noise allowance is counterintuitive to the residents initial choice at purchase of their homes to live in a quiet residential area.

I am concerned the increased congestion will impede the entrance and exit efficiency of the Benton County Fire Facility. In addition to the local residents/pedestrians safety with increase traffic. I also have concerns with the safety of the pedestrians originating from the commercial lot if approved and the Fire Department's ability to safely and quickly respond to incidents without endangering pedestrians or holding up the process to due increased people and traffic activity.

Currently, the lot is being utilized as a commercial parking lot for the Tri-City Court Club. The lot was bulldozed and temporary parking spots marked on the ground. Since, its use as a parking lot I have observed issues of pedestrian safety and a significant increase in noise such as honking, loud voices and car noises. Pedestrians have been observed crossing the road at various places and hours while increased traffic vehicles speed by.

The parcel proposed for re-zoning is surrounded on 3 sides by residential quiet living. Zoning it as commercial will impact the residential living within the area and their expected environment at the time of the purchase of their homes and/or land.

The homes in the area were purchased with the knowledge they were located in a residential area and suitable for the owners free from commercial elements. Many of the homes are located within a Benton County Pocket and re-zoning to commercial would omit the county and quiet appeal of the adjacent properties; potentially impacting the properties value.

Thank you for considering and performing thorough review of my concerns,

Sincerely,
Marina Tiede
509-308-2337

From: [Anthony Muai](#)
To: [Steve Donovan](#)
Subject: FW: Confirmation/Additional Comments Re: PLN-2018-00950/CPA 18-06
Date: Monday, July 16, 2018 7:20:25 AM

I uploaded the first email into OnBase, but I have not uploaded this one yet. I also have not replied to Marina.

From: Diane Kalinowski **On Behalf Of** Permit-Documents
Sent: Friday, July 13, 2018 1:14 PM
To: Anthony Muai
Subject: FW: Confirmation/Additional Comments Re: PLN-2018-00950/CPA 18-06

This came into Permit Docs e-mail. I let them know that I forwarded to you & provided your e-mail address.

Thanks! ☺

Diane

From: Marina Tiede [mailto:mtiede9553@yahoo.com]
Sent: Friday, July 13, 2018 9:07 AM
To: Permit-Documents
Subject: Confirmation/Additional Comments Re: PLN-2018-00950/CPA 18-06

Dear Sir or Madam,

I am writing to confirm my previous comments have been received. Please confirm receipt of this email and previous one.

I also wish to provide additional comments.

I know there is a thorough process for which land is assessed for the possibilities of re-zoning but I am double checking that the review will include the impact of ANY potential commercial development on the land if re-zoned and not focus strictly on the current stated intent.

It's my understanding that there is no law requiring the requestor to stick to or maintain their current intent, in this case a parking lot for the Tri-City Court Club. My concern is that once re-zoned the property could be utilized for many other commercial opportunities that would have a more severe impact on the neighboring community, traffic, noise, lightening, etc. I know the city will perform a full review of the impact of re-zoning 1369 N Grant St to commercial for any commercial application and not just of the current intended use.

I have concerns the re-zoning to commercial which is currently within a residential area is not a public necessity or convenience; it is simply to accommodate a foreseen expansion need of a private business. A business where only customers that can afford the private club dues will benefit; leaving out a large portion of the general public.

At the time the Tri-City Court Club's permit to build a waterpark was approved the city and the court club were aware of the potential of inadequate parking. To address this concern the court club had submitted a plan indicating they had permission from the adjacent church to allow their members to park there as a short term solution.

At the time of the permit approval, there must have been cognitive knowledge of additional commercial

un-developed property within the area in order to accommodate their potential need for parking in the future. The preconceived knowledge that the lot in question would be re-zoned for their commercial use would not have been possible at the time.

Thank you for your time and the review of my questions and concerns. Please feel free to contact me to further discuss any questions or concerns above.

As requested above please confirm the receipt of these comments.

Sincerely,

Marina Tiede
509-308-2337

From: Marina Tiede <mtiede9553@yahoo.com>
To: "permit-documents@ci.kennewick.wa.us" <permit-documents@ci.kennewick.wa.us>
Sent: Tuesday, July 10, 2018 9:03 PM
Subject: PLN-2018-00950/CPA 18-06

Dear Sir or Madam,

I am writing to express my initial concerns of the proposal to re-zone 1369 N. Grant St from Medium Density Residential to Commercial per proposal PLN-2018-00950/CPA 18-06.

The re-zoning will increase noise and traffic potentially effecting the well being of the residents, including the safety of kids and elderly that live within the Benton County Residential Area. I am also concerned about the safety of the residents and visitors of the memory care residential facility adjacently located.

Concerns of increased trash/litter exist as well as the potential for increased vandalism for the surrounding residents due the significant increase of people in and out of the lot at various hours.

If re-zoned to Commercial it will allow certain exemptions for types of noise and increase the allowed decibels emitted from the property. The increased noise allowance is counterintuitive to the residents initial choice at purchase of their homes to live in a quiet residential area.

I am concerned the increased congestion will impede the entrance and exit efficiency of the Benton County Fire Facility. In addition to the local residents/pedestrians safety with increase traffic. I also have concerns with the safety of the pedestrians originating from the commercial lot if approved and the Fire Department's ability to safely and quickly respond to incidents without endangering pedestrians or holding up the process to due increased people and traffic activity.

Currently, the lot is being utilized as a commercial parking lot for the Tri-City Court Club. The lot was bulldozed and temporary parking spots marked on the ground. Since, its use as a parking lot I have observed issues of pedestrian safety and a significant increase in noise such as honking, loud voices and car noises. Pedestrians have been observed crossing the road at various places and hours while increased traffic vehicles speed by.

The parcel proposed for re-zoning is surrounded on 3 sides by residential quiet living. Zoning it as commercial will impact the residential living within the area and their expected environment at the time of

the purchase of their homes and/or land.

The homes in the area were purchased with the knowledge they were located in a residential area and suitable for the owners free from commercial elements. Many of the homes are located within a Benton County Pocket and re-zoning to commercial would omit the county and quiet appeal of the adjacent properties; potentially impacting the properties value.

Thank you for considering and performing thorough review of my concerns,

Sincerely,
Marina Tiede
509-308-2337

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:19 p.m. for Comprehensive Plan Amendment (CPA) #18-05 from Industrial to Public Facility for property located at 5000 & 5501 W. Metaline Avenue. Applicant is Doug Carl, Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA, 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-05 and recommend to City Council approval of the request.

Planning Commission questions included:

What is the railroad right of way distance; anything built nearby to have to keep minimum right-of-way distance from railroad.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-05 closed at 7:24 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report CPA #18-05 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included:

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:25 p.m. for Comprehensive Plan Amendment (CPA) #18-06 from Medium Density Residential (MDR) to Commercial for

property located at 1369 N. Grant Street. Applicant is Carlton Cadwell, Tri-City Court Club, 1350 N. Grant St., Kennewick, WA, 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-06 and recommend to City Council approval of the request.

Planning Commission questions included:

Regarding fire station located there, even though still residential zoning, concern is what are potential traffic impacts of fire station and ability to serve community if something is placed there; do emergency vehicles go directly out onto Grant Street; would that impact changing the zoning if Fire personnel object.

Testimony of Applicant:

Janelle Klashke
Tri City Court Club manager
1350 N. Grant St
Kennewick 99336

Next door is church and we have agreed to share parking, we've grown in 46 years and so has church, zone change is for employee parking; employee base has grown, have over 200 employees and a great need for parking; fire station is volunteer County fire station and doesn't have a lot of activity; concerns of neighborhood being in danger of excess traffic willing to put in crosswalk; no additional noise for adding parking; we will maintain new parking lot to same standards as existing parking; commercial all around area, changing to commercial warranted.

Testimony in favor:

Jose Chavallo
5927 W Quinault Ave
Kennewick 99336

In favor; change is hard, but change is a good thing.

Testimony neutral or against:

Marina Tiede
5419 W. Skagit Avenue
Kennewick 99336

Request for comp plan shows residential; would be against current comprehensive plan; this lot has not been built due to investment property; when property purchased quiet neighborhood with little traffic; can't speculate it will be used as parking lot, potentially could be another commercial use; look past current ambition and reasoning for re-zoning; no sidewalks, but lots of foot traffic for the bus stop; increased traffic/people in area; discussed concerns regarding fire trucks and safety; changing land use in the zone can impact noise/light in this zone; one zoned as parking; large trucks parked there.

Staff final comments:

None

Public Testimony for CPA 18-06 closed at 7:43 p.m.

Chairman Pacheco asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-06 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: Tougher to buy into, to the west is the Calaway Gardens Alzheimer unit, retirement facility, church, court club agreement, both businesses want to expand into each other, concerned about impacts.

The motion passed 3-2; Commissioners Rettig, Helgeson and Chairman Pacheco in favor, with Commissioner Torelli and Vice Chairman Morris opposed.

Chairman Pacheco opened the public hearing at 7:46 p.m. for Comprehensive Plan Amendment (CPA) #18-07 from Low Density Residential (LDR) to Medium Density Residential (MDR) for property located at 1903 W. 19th Avenue. Applicant is Brad Beauchamp, BMB Development, 105 E. 19th Avenue, Kennewick, WA, 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-07 and recommend to City Council approval of the request.

Planning Commission questions included:

None

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

Rosalee Chacon
1905 S. Tacoma St
Kennewick 99336

Concerned about traffic and privacy issues if apartments are constructed; parking is all over the area; visibility issues; neighbor has emailed the city for traffic problems; duplexes have cars in no parking zone.

Council Agenda Coversheet 	Agenda Item Number	5.g.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-07 (Beauchamp)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5777	Contract #		Other	☐
	Project #	CPA 18-07	Permit #	PLN-2018-01062	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-07.

Motion for Consideration

I move to adopt Ordinance 5777.

Summary

CPA 18-07 is a request to change 1.47 acres from Low Density Residential to Medium Density Residential. The site is located at 1903 W. 19th Ave. and is adjacent to existing lands designated Medium Density Residential to the south and northwest, Low Density Residential to the north west and east. One adjacent property to the west is proposed to be changed to Medium Density Residential as part of CPA 18-08.

This request provides an opportunity for infill development that will take advantage and make efficient use of existing infrastructure. The site is compatible with the properties immediately to the northwest and south. The property immediately to the west is proposed to be changed to Medium Density Residential as well, as part of CPA 18-08, and there are also lands designated Medium Density Residential 200 feet to the east and 330 feet to the west. The site is located close to schools, transit, parks and other services. Staff is off the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

A public hearing was held on August 20, 2018 where there were no speakers in favor of the request. There was one speaker that was neutral. She expressed concerns that the existing on-street parking in the area reduces visibility and increases the likelihood of an accident. She also expressed a concern over the possible loss of privacy. One letter was also received from the person who spoke at the hearing. The letter expressed the same concerns. The Planning Commission voted 4-1 to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Oct 09, 16:25:48 GMT-0700 2018	Attachments: 
Dept Head Approval	Gregory McCormick Oct 10, 08:48:48 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 00:57:14 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5777

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-07, BEAUCHAMP)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 20, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-07 – 1.47 acres located at 1903 West 19th Avenue and 1863 West 19th Avenue (Low Density Residential to Medium Density Residential).

Section 2. The property is legally described as follows:

Low Density Residential to Medium Density Residential

ADDRESS: 1903 W 19TH AVE

SECTION 11, TOWNSHIP 8 NORTH, RANGE 29 EAST, QUARTER SE: SHORT PLAT #3571, LOT 1. RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3571, RECORDS OF BENTON COUNTY, WASHINGTON. (AF#2018-017766, 06/20/2018)

ADDRESS: 1863 W 19TH AVE

SECTION 11, TOWNSHIP 8 NORTH, RANGE 29 EAST, QUARTER SE: SHORT PLAT #3571, LOT 2. RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 3571, RECORDS OF BENTON COUNTY, WASHINGTON. (AF#2018-017766, 06/20/2018)

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5777 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-07

REQUEST: Change 1.47 acres from Low Density Residential to Medium Density Residential

APPLICANT: Brad & Gloria Beauchamp

OWNER: BMB Development, LLC



Not to scale

SITE INFORMATION

- **Size:** 1.47 acres
- **Location:** 1863 & 1903 W. 19TH AVE.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Single-family residence

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** Chacon Comments

APPLICATION PROCESS

- Application Submitted April 11, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential, Medium Density Residential Zoning – Residential, Low (RL); Residential, Medium (RM); Existing Land Uses – Single family residences, duplex residences
South	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium (RM) Existing Land Uses – Four-plex residences
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences
West	Comprehensive Plan – Low Density Residential Zoning – Residential, Suburban (RS) Existing Land Uses – Single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 1.47 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of money spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;

This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Residential, Low (RL) which allows 7,500 square foot lots. This amounts to 8 single family lots, not considering the land required for streets. The change in land use designation and subsequent zoning would allow for 4,000 square foot lots or approximately 16 single family lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 13 units per acre. This results in 19 units.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The change would likely increase the amount of impermeable surface at construction requiring the reduced permeable surfaces to absorb the same amount of stormwater. There are, however, code requirements in place to address this issue at the time of development in order to mitigate the impact.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the northwest, south and southeast which is already designated Medium Density Residential. In addition, the property directly to the west has a proposal to change from Low Density Residential to Medium Density Residential as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W. 19th Ave. that can serve the site. Access to the site is also provided by W. 19th Ave. Public transit is located approximately 650 feet away near the intersection of S. Vancouver St. and W. 19th Ave. Canyon View Elementary is located approximately 2/3 of a mile from the site and Horse Heaven Hills Middle School is located approximately 1 mile from the site. Parks are located approximately 1 mile from the site to the north and to the south.

Future projects will be assessed park and traffic impact fees. The impact on roads, utilities and public transportation will be addressed at the project phase, but is not expected to reduce service levels below adopted level of service standards established in the Comprehensive Plan.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an identified deficit of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and has significant infrastructure costs that will come with its development. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre. This site provides opportunity to fill in some of the underutilized parcels within the City that already has the necessary infrastructure for development.

6. The current and projected project density in the area

The proposed change will allow for up to 13 units per acre. The current density in the surrounding area is very low compared to what the existing zoning allows. This has likely occurred because there was not access to sewer nearby.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

A comment was received from an adjoining property owner expressing concerns with what could be developed. The primary concern is that if an apartment complex is built, there would be more on street parking that would create a sight distance obstruction at an intersection (W. 19th Ave. and S. Tacoma St.) that is already difficult to see at.

AGENCY COMMENTS

Multiple agencies were notified of this proposal and give the opportunity to comment on it. Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

ANALYSIS OF REQUEST

This request provides an opportunity for infill development that will take advantage and make efficient use of newly constructed infrastructure to serve an older area of Kennewick. The site is compatible with the properties immediately to the northwest and south. The property immediately to the west is proposed to be changed to Medium Density Residential as well, as part of CPA 18-08, and there are also lands designated Medium Density Residential 200 feet to the east and 330 feet to the west. The site is located close to schools, transit, parks and other services. Staff is off the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

FINDINGS

1. The applicant is Brad & Gloria Beauchamp (105 E 19th Ave, Kennewick, WA 99337).
2. The owner is BMB Development, LLC (3411 Canyon Lakes Dr., Kennewick, WA 99337).

3. The request is to change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
4. The application was received on April 11, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in W. 19th Ave.
6. Access to the site is currently provided from W. 19th Ave.
7. The proposed amendment is adjacent to Low Density Residential and Medium Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of money spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.

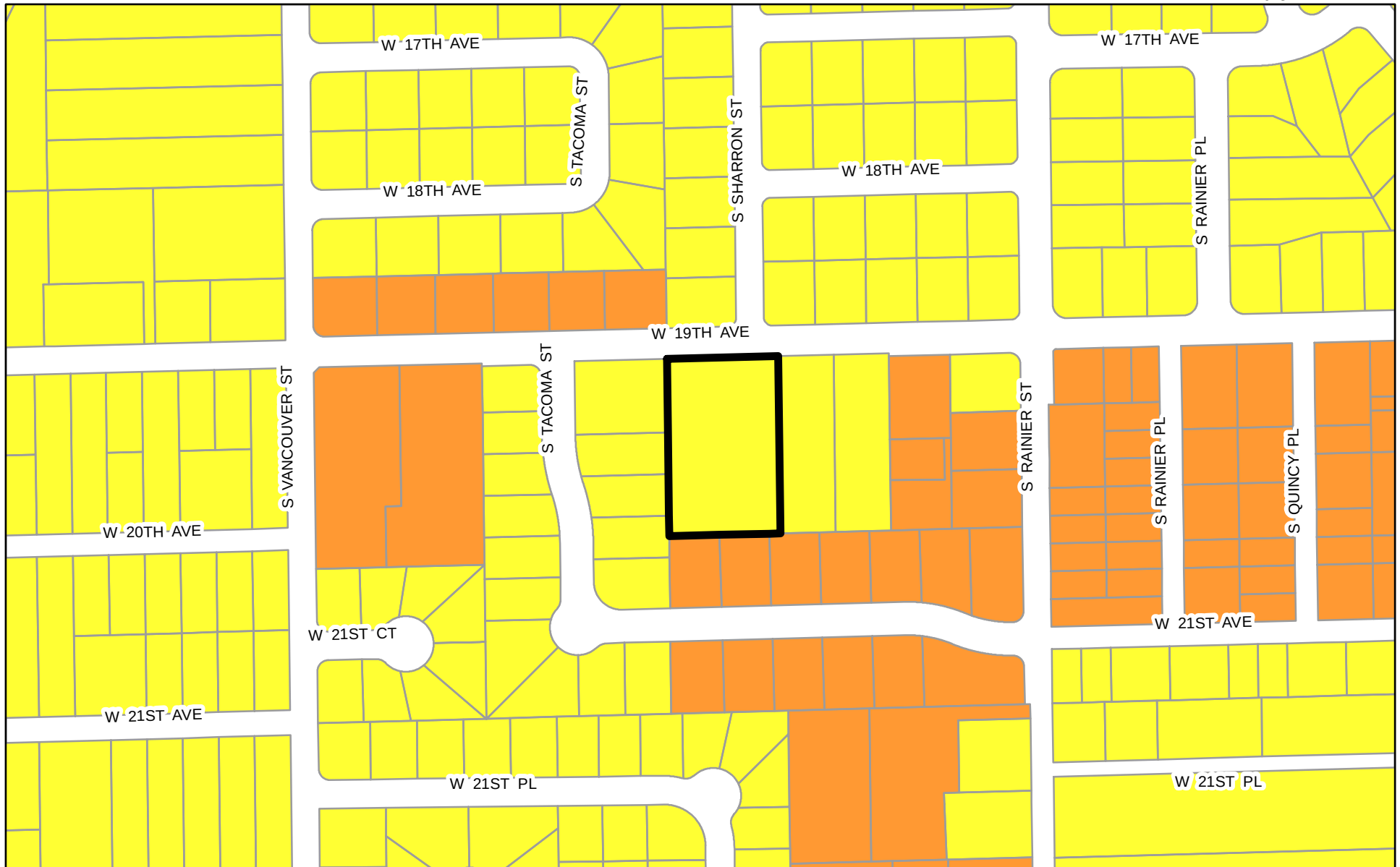
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-07 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-07 contained in the staff report and recommend to City Council approval of the request.



CPA 18-07/PLN-2018-01062



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

Exhibit A-2

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other _____

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: BMB DEVELOPMENT

Address: 105 E 19TH, KENNEWICK WA 99337

Telephone: _____ Cell Phone: 509-308-6556 Fax: _____ E-mail bmbdevelopment@yahoo.com

Property Owner (if other than applicant): JONATHAN AND HEATHER BOWEN

Address: 1917 W 19TH

Telephone: 509-521-4911 Cell Phone: _____ E-mail bmbdevelopment@yahoo.com

SITE INFORMATION

Parcel No. 111894020058001 Acres .5007 Zoning: RS

Address of property: 1917 W 19TH

Number of Existing Parking Spaces NA Number of Proposed (New) Parking Spaces NA

Present use of property SFR

Size of existing structure: 1831 sq. ft. Size of Proposed addition/New structure: NA sq. ft.

Height of building: 20 Cubic feet of excavation: NA Cost of new construction NA

Benton County Assessor Market Improvement Value: 103,850

Description of Project: ASKING FOR A ZONE CHANGE TO RM

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Heather Bowen

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 4-12-2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

WE ARE REQUESTING A ZONE CHANGE FROM RL TO RM.

2. What are the reasons for the requested amendment:

THE SURROUNDING AREA HAS A MIXTURE OF RL ZONING AS WELL AS RM ZONING. THE REZONE OF THIS PARCEL WILL

ALLOW FOR BUILDING OF NEW MULTIFAMILY DWELLINGS WHICH WILL BE A BENEFIT TO THE AREA.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

TYPICAL UTILITIES WILL BE AFFECTED BUT NOT IN A DETRIMENTAL WAY

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

ALL AVAILABLE MULTIFAMILY HOUSING IN THE AREA IS FULLY OCCUPIED. THIS AMENDMENT TO THE COMP PLAN

WILL ALLOW FOR MORE MULTIFAMILY UNITS TO BE AVAILABLE. THE AREA IS AN EQUAL MEASURE OF SFR AND RM

5. Include any other substantiated information in support of the requested amendment:
-
-
-



Exhibit A-3
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: CPA 18-07/PLN-2018-01062

DESCRIPTION OF PROPOSAL: Change the land use designation of 1.47 acres from Low Density Residential to Medium Density Residential

PROPONENT: BRAD & GLORIA BEAUCHAMP

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1903 W. 19TH AVE.

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.

Anthony Muai

From: Esmeralda Chacon <echacon.estherbrooksm@gmail.com>
Sent: Thursday, June 28, 2018 2:35 PM
To: Permit-Documents
Subject: ref permit/project number PLN-208-01063/CPA 18-08

Hello, to whom it may concern

My Name is Esmeralda, my family and i are concern about what will be in at this permit location. we live at 1905 S. Tacoma St in Kennewick.

The back yard of this permit location is right next to our yard. We are really hoping that it will not be more apartments we are already surrounded by apartment complexes and duplex and already people are already parking on the streets and blocking the view with all the cars when we are turning left or right. we have to go in more into the road to get a clear vision so we can turn. (when coming out of Tacoma st to 19th) i guess we would like to know a bit more about this project. please let us know.

Thanks

--

Esmeralda Chacon

Staff final comments:

None

Public Testimony for CPA 18-06 closed at 7:43 p.m.

Chairman Pacheco asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-06 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: Tougher to buy into, to the west is the Calaway Gardens Alzheimer unit, retirement facility, church, court club agreement, both businesses want to expand into each other, concerned about impacts.

The motion passed 3-2; Commissioners Rettig, Helgeson and Chairman Pacheco in favor, with Commissioner Torelli and Vice Chairman Morris opposed.

Chairman Pacheco opened the public hearing at 7:46 p.m. for Comprehensive Plan Amendment (CPA) #18-07 from Low Density Residential (LDR) to Medium Density Residential (MDR) for property located at 1903 W. 19th Avenue. Applicant is Brad Beauchamp, BMB Development, 105 E. 19th Avenue, Kennewick, WA, 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-07 and recommend to City Council approval of the request.

Planning Commission questions included:

None

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

Rosalee Chacon
1905 S. Tacoma St
Kennewick 99336

Concerned about traffic and privacy issues if apartments are constructed; parking is all over the area; visibility issues; neighbor has emailed the city for traffic problems; duplexes have cars in no parking zone.

Staff final comments:

None

Public Testimony for CPA 18-07 closed at 7:55 p.m.

Chairman Pacheco asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Torelli seconded the motion.

Planning Commission discussion included: Parking and traffic issues.

The motion passed 4-1; Commissioners Torelli, Helgeson, Vice Chairman Morris, and Chairman Pacheco were in favor, with Commissioner Rettig opposed.

Chairman Pacheco opened the public hearing at 7:57 p.m. for Comprehensive Plan Amendment (CPA) #18-08 from Low Density Residential (LDR) to Medium Density Residential (MDR) for property located at 1917 W. 19th Avenue. Applicant is Brad Beauchamp, BMB Development, 105 E. 19th Avenue, Kennewick, WA, 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-08 and recommend to City Council approval of the request.

Planning Commission questions included:

Is there a residence on the property now; if developed would structure be removed.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-08 closed at 8:00 p.m.

Council Agenda Coversheet 	Agenda Item Number	5.h.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-08 (Beauchamp)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5778	Contract #		Other	☐
	Project #	CPA 18-08	Permit #	PLN-2018-01063	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-08.

Motion for Consideration

I move to adopt Ordinance 5778.

Summary

CPA 18-07 is a request to change 0.5 acres from Low Density Residential to Medium Density Residential. The site is located at 1917 W. 19th Ave. and is adjacent to existing lands designated Medium Density Residential to the northwest, Low Density Residential to the northeast, west and south. One adjacent property to the east is proposed to be changed to Medium Density Residential as part of CPA 18-07.

This request provides an opportunity for infill development that will take advantage and make efficient use of existing infrastructure. The site is compatible with the properties immediately to the northwest and south. The property immediately to the east is proposed to be changed to Medium Density Residential as well, as part of CPA 18-07, and there are also lands designated Medium Density Residential 400 feet to the east and 175 feet to the west. The site is located close to schools, transit, parks and other services. Staff is off the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

A public hearing was held on August 20, 2018 where there were no speakers in favor or opposition of the request. One letter was received from a neighboring property owner expressing concerns over on-street parking reducing visibility when making turns from S. Tacoma St. to W. 19th Ave. The Planning Commission voted 4-1 to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Oct 09, 16:37:31 GMT-0700 2018	Attachments: 
Dept Head Approval	Gregory McCormick Oct 10, 08:50:05 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 00:58:32 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5778

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-08, BEAUCHAMP)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 20, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-08 – 0.23 acres located at 1917 West 19th Avenue (Low Density Residential to Medium Density Residential).

Section 2. The property is legally described as follows:

Low Density Residential to Medium Density Residential

THE NORTH 133 FEET OF THE EAST HALF OF THE EAST HALF OF TRACT 58,
THE HIGHLANDS PLAT C, ACCORDING TO THE PLAT THEREOF RECORDED
IN VOLUME 2 OF PLATS, PLAT 31, RECORDS OF BENTON COUNTY,
WASHINGTON. (AF# 2018-021780).

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

DON BRITAIN, Mayor

Attest:

ORDINANCE NO. 5778 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

TERRI L. WRIGHT, City Clerk

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 18-08

REQUEST: Change 0.5007 acres from Low Density Residential to Medium Density Residential

APPLICANT: BRAD & GLORIA BEAUCHAMP

OWNER: BMB DEVELOPMENT, LLC



Not to scale

SITE INFORMATION

- **Size:** 0.5007 acres
- **Location:** 1917 W. 19TH AVE.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Suburban (RS)
- **Existing Land Use:** Single-family residence

EXHIBITS

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** Chacon Comments

APPLICATION PROCESS

- Application Submitted April 11, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential, Medium Density Residential Zoning –Residential, Low (RL); Residential, Medium (RM); Existing Land Uses – Single family residences, duplex residences
South	Comprehensive Plan –Low Density Residential Zoning – Residential, Suburban (RS) Existing Land Uses – Single family residences
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences
West	Comprehensive Plan – Low Density Residential Zoning – Residential, Suburban (RS) Existing Land Uses – Single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 0.5007 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of tax dollars spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Residential, Suburban (RS) which allows 10,500 square foot lots. The change in land use designation and subsequent zoning would allow for 4,000 square foot lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 13 units per acre. This results in 7 units.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The change would likely increase the amount of impermeable surface at construction requiring the reduced permeable surfaces to absorb the same amount of stormwater. There are, however, code requirements in place to address this issue at the time of development in order to mitigate the impact.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the northwest, south and southeast which is already designated Medium Density Residential. In addition, the property directly to the west has a proposal to change from Low Density Residential to Medium Density Residential as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W. 19th Ave. that can serve the site. Access to the site is also provided by W. 19th Ave. Public transit is located approximately 500 feet away near the intersection of S. Vancouver St. and W. 19th Ave. Canyon View Elementary is located approximately 2/3 of a mile from the site and Horse Heaven Hills Middle School is located approximately 1 mile from the site. Parks are located approximately 1 mile from the site to the north and to the south.

Future projects will be assessed park and traffic impact fees. The impact on roads, utilities and public transportation will be addressed at the project phase, but is not expected to reduce service levels below adopted level of service standards established in the Comprehensive Plan.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an

identified deficit of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and has significant infrastructure costs that will come with its development. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre. This site provides opportunity to fill in some of the underutilized parcels within the City that already has the necessary infrastructure for development.

6. The current and projected project density in the area
The proposed change will allow for up to 13 units per acre. The current density in the surrounding area is very low compared to what the existing zoning allows. This has likely occurred because there was not access to sewer nearby.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

A comment was received from an adjoining property owner expressing concerns with what could be developed. The primary concern is that if an apartment complex is built, there would be more on street parking that would create a sight distance obstruction at an intersection (W. 19th Ave. and S. Tacoma St.) that is already difficult to see at.

AGENCY COMMENTS

Multiple agencies were notified of this proposal and give the opportunity to comment on it. Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

ANALYSIS OF REQUEST

This request provides an opportunity for infill development that will take advantage and make efficient use of newly constructed infrastructure to serve an older area of Kennewick. The site is compatible with the properties immediately to the northwest and south. The property immediately to the east is proposed to be changed to Medium Density Residential as well, as part of CPA 18-07, and there are also lands designated Medium Density Residential 400 feet to the east and 175 feet to the west. The site is located close to schools, transit, parks and other services. Staff is of the opinion that the proposal is consistent with the Comprehensive Plan and that it will provide for opportunities to assist in accommodating the 20 years of population growth.

FINDINGS

1. The applicant is Brad & Gloria Beauchamp (105 E 19th Ave, Kennewick, WA 99337).
2. The owner is BMB Development, LLC (3411 Canyon Lakes Dr., Kennewick, WA 99337).
3. The request is to change the land use designation of 0.5007 acres from Low Density Residential to Medium Density Residential on a parcel located at 1917 W. 19th Ave.

4. The application was received on April 11, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in W. 19th Ave.
6. Access to the site is currently provided from W. 19th Ave.
7. The proposed amendment is adjacent to Low Density Residential and Medium Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it provides an opportunity for infill development that will utilize existing infrastructure. This reduces the amount of tax dollars spent to maintain additional linear feet of sewer, water and streets that would be incurred on vacant lands where infrastructure would have to be extended to serve a development.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

CONCLUSIONS

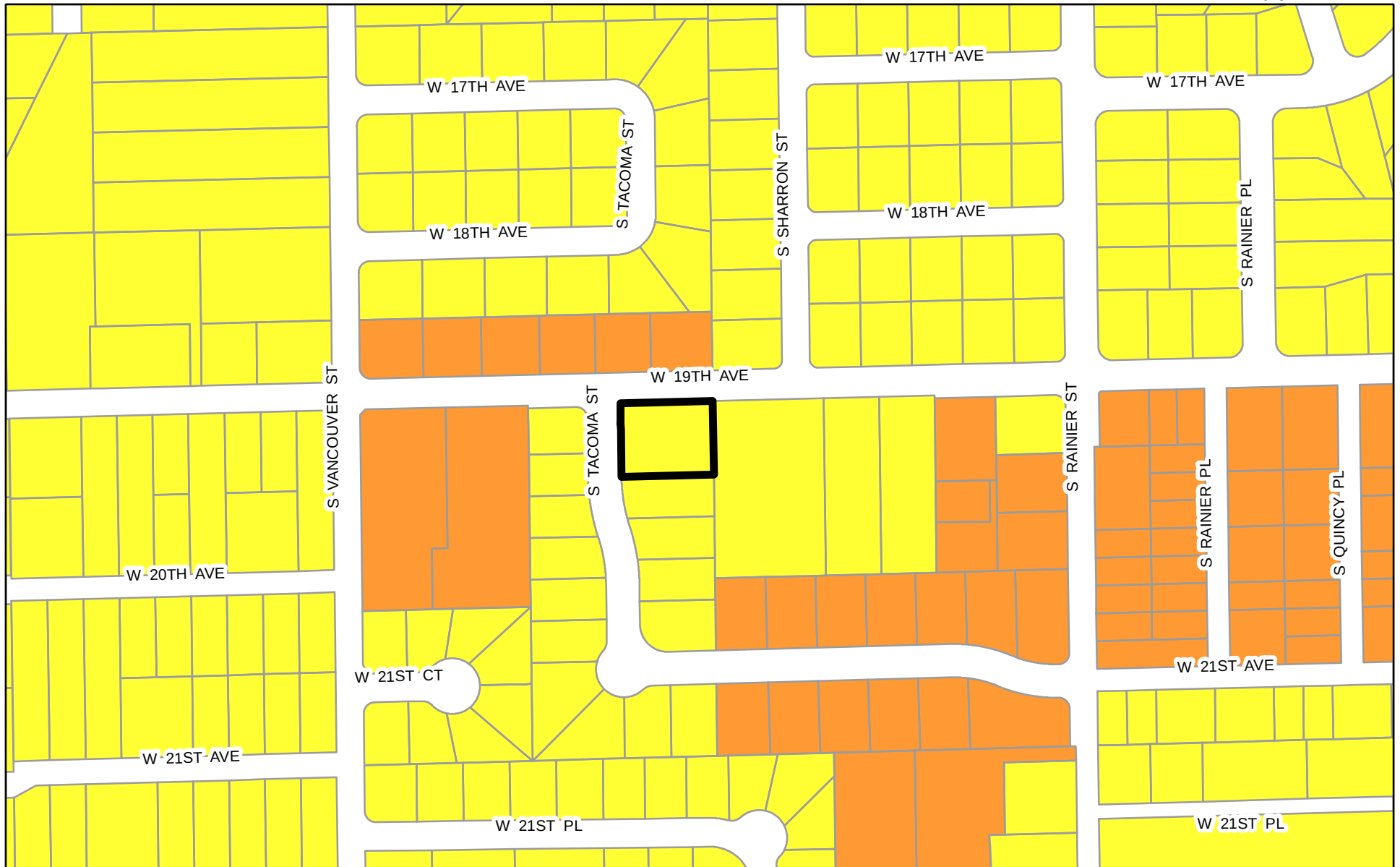
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-08 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-08 contained in the staff report and recommend to City Council approval of the request.



CPA 18-08/PLN-2018-01063



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

Exhibit A-2

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other _____

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: BMB DEVELOPMENT

Address: 105 E 19TH, KENNEWICK WA 99337

Telephone: _____ Cell Phone: 509-308-6556 Fax: _____ E-mail bmbdevelopment@yahoo.com

Property Owner (if other than applicant): SAME

Address: _____

Telephone: _____ Cell Phone: _____ E-mail bmbdevelopment@yahoo.com

SITE INFORMATION

Parcel No. 1-1189-402-0059-001 Acres 1.47 Zoning: RL

Address of property: 1903 W 19TH

Number of Existing Parking Spaces NA Number of Proposed (New) Parking Spaces NA

Present use of property SFR

Size of existing structure: 2400 sq. ft. Size of Proposed addition/New structure: NA sq. ft.

Height of building: 20 Cubic feet of excavation: NA Cost of new construction NA

Benton County Assessor Market Improvement Value: 123,390

Description of Project: ASKING FOR A ZONE CHANGE TO RM

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Brad Beauchamp
Applicant's Signature

Signature of owner or owner's authorized representative

Date: 4-12-2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

WE ARE REQUESTING A ZONE CHANGE FROM RS TO RM.

2. What are the reasons for the requested amendment:

THE SURROUNDING AREA HAS A MIXTURE OF RL, RS AND RM ZONING. THE REZONE OF THIS PARCEL WILL

ALLOW FOR BUILDING OF NEW MULTIFAMILY DWELLINGS WHICH WILL BE A BENEFIT TO THE AREA.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

TYPICAL UTILITIES WILL BE AFFECTED BUT NOT IN A DETRIMENTAL WAY

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

ALL AVAILABLE MULTIFAMILY HOUSING IN THE AREA IS FULLY OCCUPIED. THIS AMENDMENT TO THE COMP PLAN

WILL ALLOW FOR MORE MULTIFAMILY UNITS TO BE AVAILABLE. THE AREA IS AN EQUAL MEASURE OF SFR AND RM

5. Include any other substantiated information in support of the requested amendment:
-
-
-



Exhibit A-3
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: CPA 18-08/PLN-2018-01063

DESCRIPTION OF PROPOSAL: Change the land use designation of 0.23 acres from Low Density Residential to Medium Density Residential

PROPONENT: BRAD & GLORIA BEAUCHAMP

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1917 W. 19TH AVE.

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: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.

Anthony Muai

From: Esmeralda Chacon <echacon.estherbrooksm@gmail.com>
Sent: Thursday, June 28, 2018 2:35 PM
To: Permit-Documents
Subject: ref permit/project number PLN-208-01063/CPA 18-08

Hello, to whom it may concern

My Name is Esmeralda, my family and i are concern about what will be in at this permit location. we live at 1905 S. Tacoma St in Kennewick.

The back yard of this permit location is right next to our yard. We are really hoping that it will not be more apartments we are already surrounded by apartment complexes and duplex and already people are already parking on the streets and blocking the view with all the cars when we are turning left or right. we have to go in more into the road to get a clear vision so we can turn. (when coming out of Tacoma st to 19th) i guess we would like to know a bit more about this project. please let us know.

Thanks

--

Esmeralda Chacon

Staff final comments:

None

Public Testimony for CPA 18-07 closed at 7:55 p.m.

Chairman Pacheco asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Torelli seconded the motion.

Planning Commission discussion included: Parking and traffic issues.

The motion passed 4-1; Commissioners Torelli, Helgeson, Vice Chairman Morris, and Chairman Pacheco were in favor, with Commissioner Rettig opposed.

Chairman Pacheco opened the public hearing at 7:57 p.m. for Comprehensive Plan Amendment (CPA) #18-08 from Low Density Residential (LDR) to Medium Density Residential (MDR) for property located at 1917 W. 19th Avenue. Applicant is Brad Beauchamp, BMB Development, 105 E. 19th Avenue, Kennewick, WA, 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-08 and recommend to City Council approval of the request.

Planning Commission questions included:

Is there a residence on the property now; if developed would structure be removed.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-08 closed at 8:00 p.m.

Chairman Pacheco asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-08 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Torelli seconded the motion.

Planning Commission discussion included:

None

The motion passed 4-1; Commissioners Torelli, Helgeson, Vice Chairman Morris, and Chairman Pacheco were in favor, with Commissioner Rettig opposed.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates - AG area wide rezone to council last week, sub areas will go back to council on September 4th or September 18th.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Helgeson commented on the Saturday wildfire last week in south Canyon Lakes and Inspiration Estates area - complimented firefighters and water supply from City.

Chairman Pacheco gone for August 27th meeting; Vice Chairman Morris attended downtown Kennewick meeting.

ADJOURNMENT:

he meeting was adjourned at 8:03 p.m.

Council Agenda Coversheet 	Agenda Item Number	5.i.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-09 (Fullard-Leo)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5779	Contract #		Other	☐
	Project #	CPA 18-09	Permit #	PLN-2018-01200	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-09 as depicted in Exhibit A-6.

Motion for Consideration

I move to adopt Ordinance 5779.

Summary

CPA 18-09 is a request to change 286.79 acres from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use. The site is located at 7641 W. Hildebrand Blvd. and is adjacent to existing lands designated Medium Density Residential and Low Density Residential to the west, north and east, Commercial and County designated lands to the south.

The proposed amendment would create the largest area of Mixed Use designated land within Kennewick. Currently Vista Field and the BBRR area are the only two areas designated Mixed Use. Both areas were designated Mixed Use to capitalize on existing assets that are conducive to dense, urban, walkable development. Both of these existing areas combine for less than 250 acres in size. This proposal would more than double that figure without any of the forethought or planning that took place with the Vista Field and BBRR plans. A potential concern for the area is the lack of immediate services to support a development of this scale. The area is isolated from other developed areas, particularly any that are urban in nature, that would support mixed use development. Staff originally proposed a reduced area of 40-50 acres along Bob Olson Parkway to see how the area develops and then add to it over time if it proves successful depicted in Exhibit A-5. This option was proposed because it follows easily identifiable property lines. After discussions with the applicant a revised recommendation of was proposed that included 89 acres.

A public hearing was held on August 27, 2018 where the applicant's representative spoke in favor of the proposal. There was one speaker in opposition of the proposal. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

Approve the applicant's original proposal of 289 acres, approve a smaller amount, deny the request

Fiscal Impact

None at this time

Through	Anthony Muai Oct 10, 08:55:16 GMT-0700 2018	Attachments: Ordinance 5779 minutes staff report
Dept Head Approval	Gregory McCormick Oct 10, 09:23:07 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 01:01:54 GMT-0700 2018	

☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5779

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-09, FULLARD-LEO)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 27, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-09 – 89.29 acres located near Bob Olson Parkway, between Sherman and Clodfelter Road (Low Density Residential to Mixed Use).

Section 2. The property is legally described as follows:

Low Density Residential to Mixed Use

PARCEL NO: 1-1889-100-0001-004 (COUNTY HAS 1-1889-100-0001-008 & 1-1889-100-0001-009); ACRES: 89.29

REAL PROPERTY LOCATED IN THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 7 AND THE NORTHEAST QUARTER OF SECTION 18, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON; BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 7, SAID CORNER BEING THE TRUE POINT OF BEGINNING; THENCE SOUTH 00°41'22" EAST ALONG THE EAST LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 2,343.86 FEET TO A POINT THAT LIES NORTH 00°41'22" WEST A DISTANCE OF 302.06 FEET FROM THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE NORTH 72°32'03" WEST A DISTANCE OF 1,992.38 FEET; THENCE NORTH

03°55'13" WEST A DISTANCE OF 400.09 FEET; THENCE NORTH 02°48'36" WEST A DISTANCE OF 805.57 FEET TO A POINT OF CURVATURE WITH A TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 1500.00 FEET; THENCE ALONG SAID CURVE, HAVING AN ARC LENGTH OF 34.32 FEET, WITH A DELTA ANGLE OF 01°18'40", A CHORD BEARING OF NORTH 03°27'56" WEST, AND A CHORD LENGTH OF 34.32 FEET TO A NON-TANGENT LINE; THENCE NORTH 89°25'47" EAST A DISTANCE OF 351.31 FEET; THENCE NORTH 02°48'35" WEST A DISTANCE OF 387.93 FEET; THENCE SOUTH 83°25'56" EAST A DISTANCE OF 823.22 FEET; THENCE NORTH 00°41'08" WEST A DISTANCE OF 302.42 FEET TO THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18; THENCE SOUTH 83°25'56" EAST ALONG THE NORTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 18 A DISTANCE OF 8.14 FEET; THENCE NORTH 00°21'54" WEST A DISTANCE OF 338.76 FEET TO A POINT ON THE ARC OF A NON TANGENT CURVE TURNING TO THE LEFT, HAVING A RADIUS OF 2537.00 FEET, SAID POINT ALSO BEING A POINT ON THE SOUTHERLY RIGHT OF WAY DEEDED TO THE CITY OF KENNEWICK BY QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2011- 036131, RECORDS OF THE BENTON COUNTY AUDITOR; THE RADIUS POINT OF WHICH BEARS NORTH 19°40'38" EAST; THENCE ALONG SAID CURVE AND RIGHT OF WAY, HAVING AN ARC LENGTH OF 490.90 FEET, WITH A DELTA ANGLE OF 11°05'11", A CHORD BEARING OF SOUTH 75°51'58" EAST, AND A CHORD LENGTH OF 490.13 FEET TO A TANGENT LINE; THENCE SOUTH 81°24'33" EAST A DISTANCE OF 315.65 FEET TO THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7; THENCE SOUTH 00°18'37" EAST ALONG THE EAST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 7 A DISTANCE OF 262.50 FEET TO THE TRUE POINT OF BEGINNING. (AF# 2018-009092) .

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5779 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 17th day of October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-09

Request: Change 286.79 acres from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use

Applicant: Marcus Fullard-Leo

Owner: Jaycee Structures Llc & Bauder Young Properties



Not to scale

Site Information

- **Size:** 286.79 acres
- **Location:** 7641 W. Hildebrand Blvd.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential, Medium Density Residential, High Density Residential & Commercial
- **Existing Zoning:** Commercial, Community (CC); Residential, Low (RL); Residential, Medium (RM); Residential, High (RH)

- **Existing Land Use:** Vacant land

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT Comments

Application Process

- Application Submitted April 25, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land
South	Comprehensive Plan – Urban Reserve (City designation); Rural Remote (County Comprehensive Plan) Zoning – Rural Lands Five Acre District (RL-5) <i>Benton County zoning</i> Existing Land Uses – Vacant land in CRP
East	Comprehensive Plan – Low Density Residential, Medium Density Residential, Industrial Zoning – Residential, Low (RL); Residential, Medium (RM); Industrial, Light (IL) Existing Land Uses – Vacant land, Single-family residences
West	Comprehensive Plan – Low Density Residential, Medium Density Residential, Commercial Zoning – Residential, Low (RL); Residential, Medium (RM); Commercial, Community (CC) Existing Land Uses – Vacant land

Regulatory Controls

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

Description of Request

The applicant has requested to change 286.79 acres from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change would affect the physical environment by removing height limits within the areas currently designated Low, Medium and High Density Residential. The proposal will also likely increase the amount of impervious surface that would take place should the designations remain as they are now which would increase the amount of stormwater runoff produced.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
This site is comprised of vacant, undeveloped land. Much of the surrounding area is the same. Development in this area, regardless of the designation, will require site grading that will change the topography in the area. There is a canyon located generally to the southwest of the site which may be affected by stormwater runoff if not handled properly, however, there are regulations in place that require that stormwater runoff be handled onsite. These impacts will be addressed at the development stages once impacts are more detailed. There are no streams, rivers or lakes in the vicinity of this site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is surrounded by primarily vacant land, however, there are some residential developments that are underway east of the site. These developments are in their early phases of development and are building westward towards the subject site. The designation of the properties under development is Medium Density Residential and Low Density Residential. Single-family homes are currently being built on those sites. In addition there is development to the northeast of the proposed site that has approved plans to continue development to the west towards the subject site. This development is comprised of single-family homes as well.

The proposed change would allow a drastic increase in density to the neighborhood as well as introducing a number of commercial uses which will increase noise, traffic and light beyond what would exist should the property develop under its current designation.

4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The only access to the site is Bob Olson Parkway. The bulk of the site has no other access. Utilities are located in Bob Olson Parkway as well and will have to be extended into the site to the south in order to accommodate future development. The nearest park is Southridge Sports Complex and there are elementary, middle and high schools nearby.

There is capacity to serve development under the current land use designations. Under the proposed designation of Mixed Use, it is difficult to estimate the impact on community facilities since the amount of residential and commercial development is unknown and there is no limit to

the number of dwelling units that could be provided. There is a 60,000 square foot limit on building footprint size. This will limit some development based on market conditions and the cost to construct multistory buildings. Generally there is capacity to accommodate for the change in land use designation. Projects that exceed capacity will require the developer to reduce the project demand on services or upgrade services in order to accommodate the project.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

There is currently under 250 acres of Mixed Use designated land in Kennewick. Mixed Use designated lands are located in two areas of Kennewick: the Bridge to Bridge/River to Railroad (BBRR) area along Columbia Dr. and the Vista Field Redevelopment area. Both of these areas underwent a lengthy planning and public outreach process to plan for revitalization and redevelopment. The outcomes of the planning process was that these areas be redeveloped as mixed use centers that capitalize on Kennewick's waterfront (BBRR) and the recently closed Vista Field airport which is located in the relative center of the Tri-Cities region and is already urban in nature. Planning included analyzing the impacts to and need for infrastructure generated by the anticipated commercial and housing development. The demand for this type of land is minimal, based on the current inventory the number of requests received from the development community for Mixed Use land.

6. The current and projected project density in the area

Currently there are no housing units on any of this property. Under the current designations, a maximum of approximately 2,363 dwelling units could be built. These would be a mix of single-family and multi-family dwellings resulting in a density of 8.2 units per acre. The proposed change to Mixed Use would have no maximum density requirements and could develop beyond the current limit of 27 units per acre in High Density Residential. At 27 dwelling units per acre, the site could yield 7,743 dwelling units. Potentially more units could be developed if the change is approved since there is no maximum density limit in Mixed Use. While this is possible, it is highly unlikely that the entire site would be developed with only residential dwellings. In addition, streets and parking reduce the buildable acreage once site planning begins.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will affect other aspects of the Comprehensive Plan, specifically the Capital Facilities Element, Parks and Recreation Plan and Transportation Element. The proposal has the potential to dramatically increase the population and traffic in the area beyond what these plans and elements have planned for.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Staff has received comments from Washington State Department of Transportation recommending that the cumulative effects of proposals to the transportation system be reviewed as projects are proposed. The primary areas affected by this proposal are the Columbia Center Blvd. and Edison St. interchanges with State Highway 240.

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District requested that it be contacted once the development of the site begins. Kennewick Irrigation District indicated that they had no comments.

The City Economic Development Division noted the following: *The City's Economic Development Division notes that this project provides the opportunity for further utilization of the City's Urban Mixed Use zoning designation. The Urban Mixed Use zoning designation is the only zoning category to implement as a result of a mixed use land use designation, which has specific design standards associated with layout and density of the area it covers. With the opening of Bob Olson Parkway there are several opportunities for the private sector to develop this area with housing and commercial projects beneficial to the housing inventory and commerce of the City.*

Analysis of Request

The proposed amendment would create the largest area of Mixed Use designated land within Kennewick. Currently Vista Field and the BBRR area are the only two areas designated Mixed Use. Both areas were designated Mixed Use to capitalize on existing assets that are conducive to dense, urban, walkable development. Vista Field is located in the heart of the Tri-Cities adjacent to the Three Rivers Convention Center and Toyota Center. The area has developed around the former airport and provides an opportunity to redevelop Vista Field as new urbanist style development that highlights walkability, a variety of uses and integrated public/private gathering areas. The BBRR area is located in one of the oldest areas on Kennewick along the Columbia River. This area had been declining for decades, yet it was identified by the community as an area that could capitalize on its assets, particularly the Columbia River. The BBRR Revitalization Plan highlights the potential of this area as envisioned by the community as a walkable, mixed use neighborhood. Development has begun on the east end of the BBRR area with plans for future development to continue.

Both of these existing areas combine for less than 250 acres in size. This proposal would more than double that figure without any of the forethought or planning that took place with the Vista Field and BBRR plans. A potential concern for the area is the lack of immediate services to support a development of this scale. The area is isolated from other developed areas, particularly any that are urban in nature, that would support mixed use development. A more measured approach to this request would be to isolate 40-50 acres along Bob Olson Parkway to see how the area develops and then add to it over time if it proves successful. Staff has proposed an option to consider that includes the portion of parcel 1-0789-400-0001-003 lying south of Bob Olson Parkway and parcel 1-1889-100-0001-003 as depicted in Exhibit A-5. This is option is proposed because it follows easily identifiable property lines.

Findings

1. The applicant is Marcus Fullard-Leo (1505 NE Village St, Fairview, OR 97024).
2. The owners are Jaycee Structures LLC & Bauder Young Properties (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use.
4. The application was received on April 25, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in Bob Olson Parkway.
6. Access to the site is currently provided from Bob Olson Parkway.
7. The proposed amendment is adjacent to Commercial, Industrial, Low Density Residential and Medium Density Residential designated lands.

8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

Conclusions

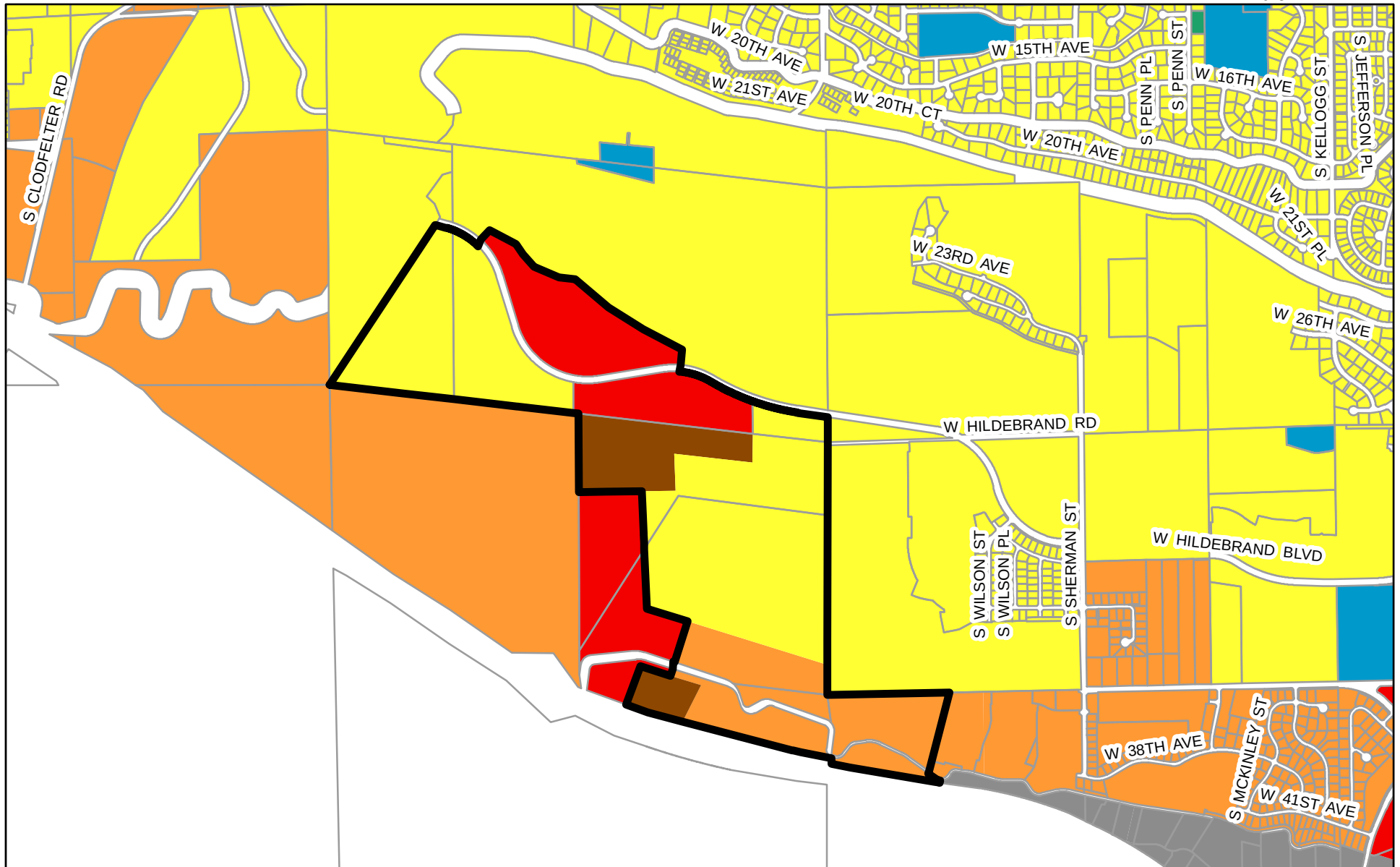
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use.
3. The proposed amendment will affect other aspects of the Comprehensive Plan, specifically the Capital Facilities Element, Parks and Recreation Plan and Transportation Element. The proposal has the potential to dramatically increase the population and traffic in the area beyond what these plans and elements have planned for.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the area identified in Exhibit A-5 be changed from Commercial and High Density Residential to Mixed Use.

Motion

I move that the Planning Commission recommend that the area identified in Exhibit A-5 be changed from Commercial and High Density Residential to Mixed Use.



CPA 18-09/PLN-2018-01200



**CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES**

APPLICATION (general form)

CPA
PROJECT # 18 - 09 PLN- 2018 - 01200 FEE \$ 1294.00

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: F-L Management Inc. (Parent company of BYK Development LLC) / Jaycee Structure LLC

Address: 1505 NE Village Street, Fairview, OR 97024

Telephone: 503-669-9999 Cell Phone: _____ Fax: 503-669-9752 E-mail: marcus@fullard-leo.com

Property Owner (if other than applicant): Bauder -Young Properties, LLC (Attn: Terry Hash)

Address: 2495 Morency Drive, Richland WA 99352

Telephone: _____ Cell Phone: 509-438-6066 E-mail: your key to homes@gmail.com

SITE INFORMATION

Parcel No. 118891000001003 and others (see Attachment A) Acres 286.79 Zoning: RL, RM, RH, C

Address of property: Bob Olson PKWY

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property Vacant Land

Size of existing structure: N/A sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: \$1,460,564

Description of Project: Change Comprehensive Plan land use designations from Low, Medium and High Density Residential, and Commercial to Mixed Use designation for properties described in Attachment A.

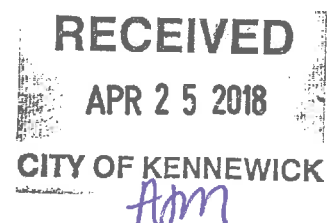
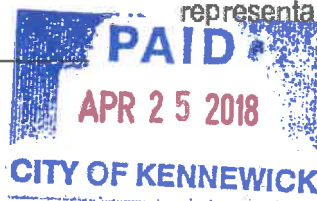
Also note Memorandum of Development Agreement and Deed of Trust for Bauder-Young Properties parcels as provided in Attachment A.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

[Signature]
Applicant's Signature

[Signature]
Signature of owner or owner's authorized representative

Date: 4/25/2018



Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

We are requesting a change of land use designation from Low, Medium and High Density Residential and Commercial to Mixed Use. The total area is 286.79 acres. See Attachment A for details.

2. What are the reasons for the requested amendment:

The amendment is requested to increase the development potential of the area with mixed-use developments to optimize the use of the property.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

No development plans are currently in place for this area. The property currently has utilities stubbed to the site at several locations. If approved, the Land Use Element will be affected as this area will increase density to add more residential and commercial units. Utilities will be required when developments occur.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

City of Kennewick Comprehensive Plan includes various goals and policies to promote a variety of residential densities, housing choices, and a mix commercial and residential development. The proposal will implement various goals and policies as indicated in Attachment A.

5. Include any other substantiated information in support of the requested amendment:

We intend to have this area developed as a mixed use and residential area, once land use and rezoning processes are approved. This is intended to attract developers to build in this area with more flexibility. As Kennewick experiences a steady job growth, an integrated, compact and walkable development will offer the job-housing balance to its residents.

Attachment A

F-L Management Inc (BYK Development LLC/Jaycee Structure LLC) Contact Information:

Marcus Fullard-Leo
 Email: marcus@fullard-leo.com
 Phone: 503-669-9999

Bob Price
 Email: bobpandmelj@gmail.com
 Phone: 757-805-8198

Parcel Data

#	Parcel no (address)	Acres	Existing Land Use	Owner
1	118891000001003 (N/A)	22.93	High Density Residential	Jaycee Structure LLC
2	118891000001004 (N/A)	89.29	Low Density Residential	Jaycee Structure LLC
3	118894000001001 (N/A)	6.37	High Density Residential	Jaycee Structure LLC
4	118891000001007 (N/A)	57.02	Medium Density Residential	Jaycee Structure LLC
	Sub total	175.61		
5	107894000001003 (8428 and 8125 Bob Olsen Parkway)	49.36	Commercial	Bauder Young Properties LLC
6	107894000001001 (8598 Bob Olsen Parkway)	61.82	Low Density Residential	Bauder Young Properties LLC
	Sub total	111.18		
	Total area	286.79		

See Attachment A-1 for parcel maps, Attachment A-2 for the Memorandum of Understanding and Deed of Trust for the Bauder-Young Properties, documenting BYK/Jaycee Structure authority over these properties as well. Also Attachment A-3 for legal descriptions.

Comprehensive Plan Amendment Supplemental Information

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

City of Kennewick Comprehensive Plan includes various goals and policies to promote a variety of residential densities, housing choices, and a mix of commercial and residential development.

The Urban Area Goal 2, Policy 3 encourages compact development patterns that can be efficiently served by public facilities. A Mixed Use designation will promote compact, higher density and walkable development in this area.

Residential Goal 3 promotes a variety of residential density. Residential Goal 4 intends to provide more housing opportunities near commercial, transit and employment. A Mixed Use land use will bring commercial and residential uses in close proximity, with an opportunity of varied housing types.

Housing Goal 1 intends to support and develop a variety of housing types and densities to meet the diverse needs of the population. A Mixed Use designation will add a variety of housing types into the overall housing mix in Kennewick.

Economic Development Goal 3 supports the development and redevelopment of walkable, mixed-use neighborhoods as attractive locations for employment, tourism, arts and culture, entertainment and residents. These types of development can be accommodated by the Mixed Use land use designation.



Exhibit A-3
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: CPA 18-09/PLN-2018-01200

DESCRIPTION OF PROPOSAL: Change the land use designation of 286.79 acres from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use

PROPONENT: MARCUS FULLARD-LEO

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 7641 W. HILDEBRAND BLVD.

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 13, 2018

City of Kennewick Community Planning
210 W 6th Ave
Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

Subject: CPA 18-9/PLN-2018-01200 – F-L Management
Interstate 82 – Bob Olson Parkway Vicinity

We have reviewed the proposed comprehensive plan amendments to change residential and commercial designations to Mixed Use designation and have the following comments.

- The subject properties are adjacent to Interstate 82 (I-82), a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway. Direct private access to I-82 is prohibited.
- We do not object to the rezone; however, the City has expressed an interest in a crossing of the interstate to serve future growth south of I-82. If approved, a commercial land value will significantly be increased. The City should review their long range plans and any right-of-way necessary for the future City improvements
- We are interested in reviewing any future developments for their impacts, including cumulative impacts by multiple proposals, to the transportation system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the highway safety and capacity. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.
- I-82 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact John Gruber at (509) 577-1636.

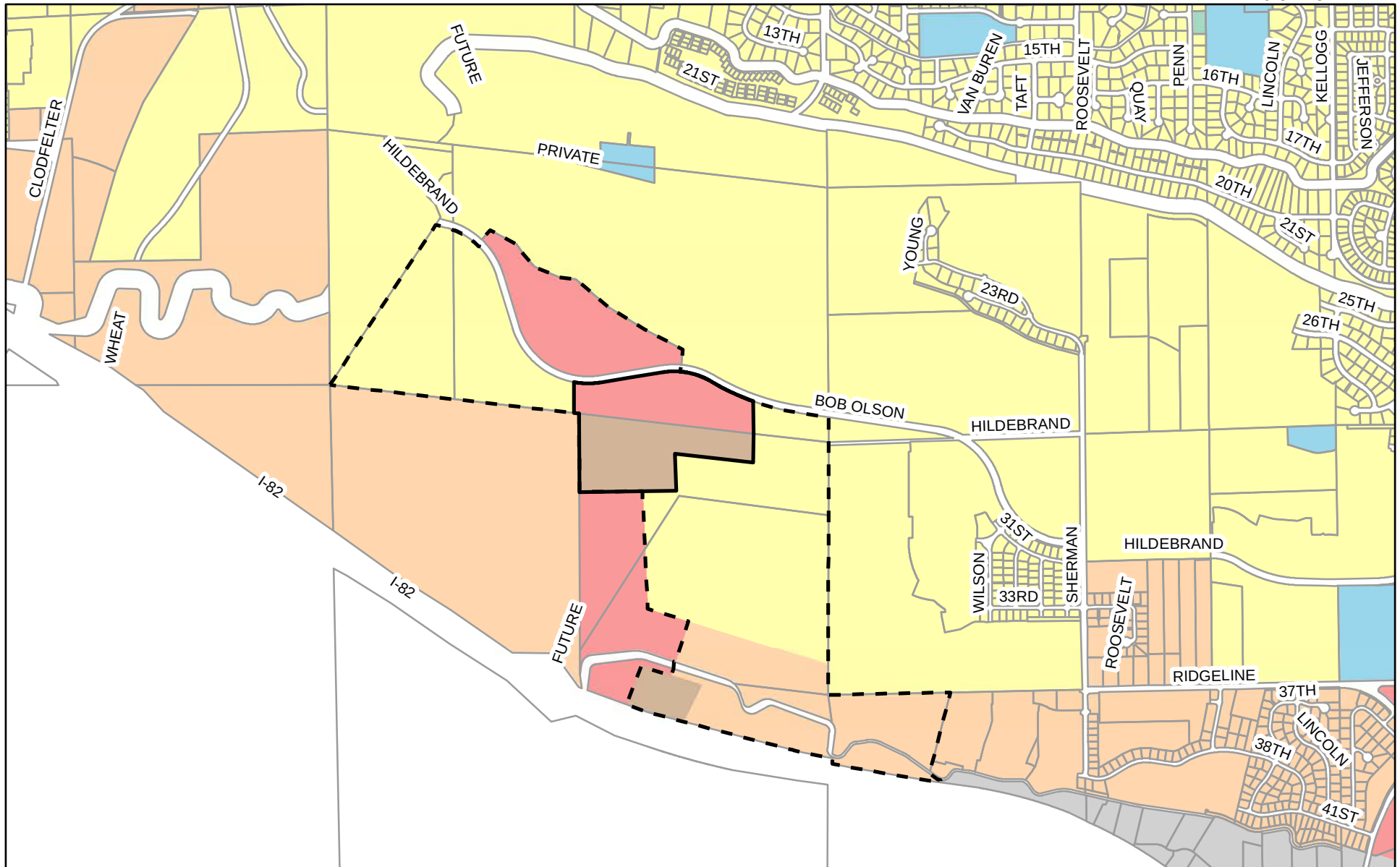
Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Gonseth', written over a horizontal line.

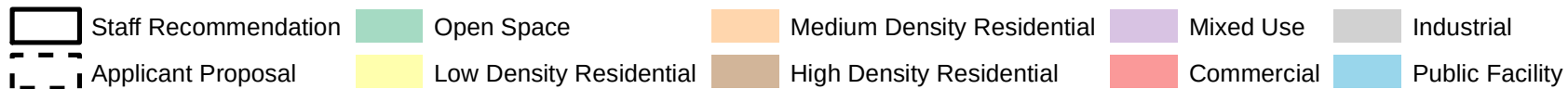
Paul Gonseth, P.E.
Planning Engineer

PG:df

cc: I-82, File #2018-9 Kennewick
Kara Shute, Area 3 Maintenance Superintendent



CPA 18-09/PLN-2018-01200 Staff Recommendation



F-L Management, Inc

Monday, August 27, 2018

Marie Mosely, City Manager
Gregory McCormick, Planning Director
Anthony Muai, Senior Planner
210 W 6th Avenue
Kennewick, WA 99336

(marie.mosley@ci.kennewick.wa.us)
(greg.mccormick@ci.kennewick.wa.us)
(anthony.muai@ci.kennewick.wa.us)

RE: Comprehensive Plan Amendment CPA 18-09

Dear Marie, Greg, and Anthony:

Late this past Friday, August 24, 2018, I received your August 22, 2018 letter regarding the above referenced Comprehensive Plan Amendment. Given the scheduled Public Hearing calendared for this evening Monday, August 27, 2018, I was disappointed that you had only just mailed the Agenda Package as it affords very little time for a discussion of the City Staff's recommendation and the assumptions on which it is based. Nonetheless, I provide the following information for your consideration and further revision of the recommendations City Staff plans to make at the meeting scheduled this evening. Also if after considering the points made in this letter, you are going to allow City Staff to make anything other than a recommendation that all of the parcels in my application be re-designated as applied for, in such instance, I ask that you provide this letter to the Planning Committee as a supplement to the materials they are considering tonight.

I was extremely disappointed that without any consultation with me as the applicant/developer, that City Staff made a recommendation that the Subject Property area covered by the application be reduced in size/acreage and further that City Staff chose which parcels should be eliminated without any input from me. Without my feedback, in the reduced scenario being advanced by City Staff in their recommendation, how in the world do they know which parcels make the most sense for us to include or eliminate?

The parcels that City Staff recommended be re-designated versus those it recommends eliminating from the application make no sense for me as a developer. Actually, their recommendation creates a bigger obstacle for any planned development I envision for the future. It is a disjointed and unattractive option which if approved as recommended will delay development of these parcels.

The City should carefully consider the message they are sending because City Staff's recommendation signals that they have a great deal of uncertainty and trepidation regarding whether they actually support New Urbanism/Smart Growth principles. No developer including me will invest money in pursuing any Smart Growth development of significance in the environment signaled by the Staff recommendation.

Please do not advance the recommendations in the Staff Report. I and my group have no interest in pursuing it and if you compel the City Council to accept it over this objection, it will significantly delay the start of any development on those parcels. We need a minimum of 100 acres before it makes any sense for us to commit energy and resources to embrace New Urban Concepts at any meaningful scale. Short of that, unfortunately, we will be forced to make decisions maximizing development profits by planning a traditional subdivision development that perpetuates the suburban sprawl by which Kennewick like many other cities are being defined in the post-WWII era.

In the Staff Report's section titled, "Analysis of Request," upon which City Staff based its recommendations there were several findings which are either incomplete or incorrect. The basis for many of the Staff recommendations appears to be an incorrect understanding of New Urbanism (i.e.

Smart Growth) at its most basic level. As you know, New Urbanism is something I and some of my staff members have been intimately involved with for nearly 2 decades. We advanced the Fairview Village Project in the Portland Metro Area, which was one of the leading communities showcasing Smart Growth in the late 1990s. In fact, I was a key note speaker at the National Association of Realtors Annual Convention in 2000 discussing New Urbanism. The CFO of my company who also holds an architecture degree was an integral part of the construction and planning of the community.

I hope you will consider the following:

The City Staff report identifies two areas within the City (other than the Subject Property) under Mixed-Use designation. In these two instances, the City Staff's report explains that the goal was to use New Urbanism as part of a Revitalization Plan. City Staff advances the argument that because of these other instances juxtaposed against the size of the Subject Property and the fact that the area surrounding the Subject Property is not yet fully developed that New Urbanism should not be fully pursued at the Subject Property. While City Staff's goal to advance the use at the two other properties is admirable, City Staff's argument highlights its own shortcomings. By limiting the Subject Property application area, City Staff essentially indicates that the traditional, suburban sprawl development should be pursued at the Subject Property despite there being a developer willing to pursue development under zoning designations conducive to New Urbanism. By rejecting the re-designation of the Subject Parcels to Mixed-Use, City Staff favors the same traditional types of zoning that created the declining conditions at Vista Field and BBRR which they cite as "declining for years." City Staff's position that the Subject Property would have too much Mixed-Use is the antithesis of the City's stated goals which they detail in the same section, "Analysis of Request." That is, by rejecting the full Subject Property application to re-designate 286 acres as Mixed-Use, the City is rejecting the Subject Property being developed as a dense, urban, walkable community (which they express wanting) in favor of traditional suburban sprawl. Through the current re-designation process the City Counsel (influenced by this Staff Report) will decide whether the Subject Property will be developed under best design practices cited by the experts today, or whether it will become the next "declining" Vista Field and BBRR of 2060.

In the 2nd paragraph of the "Analysis of Request", City Staff makes a statement signaling concern over the size of the Mixed Use Area applied for re-designation: "Both of these existing areas [Vista Field and BBRR] combine for less than 250 acres in size. This proposal [for re-designation of the Subject Property] would more than double that figure without any of the forethought or planning that took place with the Vista Field and BBRR plans." The City Staff's sentiment here seems to be "putting the cart before the horse". In essence, they are saying that before a zoning change can be advanced all of the plans which might be put on the property to be re-designated must first be created before the rezoning occurs. Of course, this is not the standard, nor could it be since setting such a high standard would bar nearly any development that any private enterprise might ever pursue. A lot of time effort and money would be expended on plans that had little or no hope of ever being advanced. No developer is going to develop plans (at the cost of several hundreds of thousands of dollars) under a zoning code for which it is not yet designated before finding out if the municipal government will allow the property to be designated under the desired zoning code. The risk and cost associated with speculatively designing such plans for a zoning designation a property is not yet included in would be a bad business decision and would be prohibitive to future development. Staff confuses re-designating zoning with making an application for development and construction. The concerns expressed by City Staff regarding infrastructure is already handled by the set of rules which would be applied under the zoning and development code which would occur after the re-designation has been granted and implemented. By granting the rezoning there is a set of rules (i.e. the zoning code) which set the requirements for developing under the particular code for which a property might be classified.

If the Subject Property were zoned as Mixed-Use it would need to meet all of the requirements of Mixed-Use Development when a development or construction application were submitted to the City. It is through those zoning rules and future development applications that the City already has a process to require improvements to infrastructure and to require payments of SDC and TIF fees that aid in infrastructure costs. (On a side note, in reviewing the other applications for zoning re-designation, I saw no mentions that any of the other applications being considered were required to have fully developed plans under the new zoning designation to which they were applying. My application was the only one singled out in this manner.)

The Staff Report goes on to indicate concern that “the [Subject Parcel] area is isolated from other developed areas, particularly any that are urban in nature, that would support mixed use development.” City Staff’s statement completely misstates and fails to understand the very nature of the New Urbanism Development it desires to promote. New Urbanism design and development principles can be applied to new development, urban infill and revitalization, and preservation. The principals can be applied to all scales of development in the full range of places including rural Main Streets, booming suburban areas, urban neighborhoods, dense city centers, and even entire regions. There are many large scale New Urban developments which have started out on large tracts of land just like what I am proposing:

Fairview Village – 95 acres (Fairview, Oregon); Orenco Station - 209 acres (Beaverton, Oregon); The Villages – more than 30 square miles of area (Ocala, Florida); Esplanade - 77 acres (Sarasota, Florida); Tahaleh 4,200 acres (Pierce County, Washington); Northwest Crossing - 486 acres (Bend, Oregon); Villebois – 500 acres (Willsonville, Oregon).

City Staff’s limiting the use of New Urbanism to being a tool which can only be implemented to fix the blighted urban areas of Kennewick already riddled with the existing problem of suburban sprawl and infill misses the Smart Growth Concept. Despite City Staff’s misunderstanding of New Urbanism, using great design in new developments to avoid creating areas which will become blighted in the future is a good thing. The City Staff approach in the instance of the current application is dangerous because it favors old broken development over the Subject Property and deprives the City of Kennewick of the opportunity for new sustainable development and community. City Staff treats these as competing interests when they are not. Further for City Staff to describe the Subject Property as not being urban is a mistake, the purpose for bringing property into an “urban growth boundary” and thereafter into the limits of a City is to plan the urbanization of such properties.

Having a clean slate “of land” offers opportunities in New Urbanism for new developments that a declining, blighted area of infill not created under New Urbanism principals will never be able to achieve. In fact, the principles, articulated in the Charter of the New Urbanism, were developed to offer alternatives to the sprawling, single-use, low-density patterns typical of post-WWII development, which have been shown to inflict negative economic, health, and environmental impacts on communities. By declining or reducing the application on the Subject Property, the City is making a choice to favor independent and disjointed development which will rob Kennewick of a strong sense of community and economic growth. The very implication that doubling the Mixed-Use acreage available within the City would be adverse to the City’s interests is misinformed.

The City Staff assertion that “a more measured approach to this request [the Subject Application] would be to isolate 40-50 acres along Bob Olson Parkway to see how the area develops and then add to it over time if it proves successful,” is a recipe for failure. No private developer including me, will want to invest partially in New Urbanism nor at such a small scale. Consider, why would any private investor create a Smart Growth Planned Community under the pretense that the City might not like it.

It is clear from the Staff Report that the City Staff favors the Vista Field and BBRR being developed over the Subject Property. This is unfortunate because New Urbanism isn't a competition. Smart development at one location does not mean that the other locations cannot be planned under integrated mixed-use design practices as well. Best New Urban concepts at all locations should be the ultimate goal.

Vista Field and BBRR have their work cut out for them. They have challenges associated with infill including multiple ownership issues. (I understand that while the Port of Benton controls Vista Field, they plan to give up control and let it be developed by multiple parties.) Multiple ownership issues create planning challenges for development concepts as well as funding issues. Those are not problems for a Mixed-Use development such as the Subject Property which has one control group.

Beyond the City Staff's issues with concept, there are also technical flaws with their recommendation. Specifically, the City Staff recommendation splits parcel APN107894000001003 between Mixed-Use Zoning and its existing Commercial Zoning. The parcel is approximately 50 Acres, but the Staff is recommending that only about 20 Acres of it be approved as Mixed-Use. Is it even proper to zone a single parcel under two separate designations?

While my preference would be that the entire acreage of the Subject Properties be re-designated as Mixed-Use, if (contrary to the concepts and goals of New Urbanism) the City Staff, Planning Department, and City Council were to decide re-designation of 286 acres to Smart Growth was not in the City's best interest, then the minimum development size I would need approved in order to have an interest in pursuing a Smart Growth development would be 100 acres (about the same area of the Fairview Village Community with which I and my staff were involved). The 100 acres would need to be of good width, depth, and consistent (or gradually sloping) elevation to be able to plan integrated community with a meaningful economy of scale.

If despite my above appeal the City Staff is unwilling to recommend the application for re-designation of all of the 286 Acres to Mixed-Use, then I request that this letter be provided to the Planning Department and the City Council and that any re-designation of the Subject Property be at least 100 acres and that it be on the Subject Property parcels in the following order of preference:

	<u>APN</u>	<u>Acres</u>	<u>Cumulative Acres</u>
1)	118891000001004	89.29	89.29
2)	118891000001007	57.02	146.31
3)	118894000001001	6.37	152.68
4)	118891000001003	22.93	175.61
5)	107894000001003	49.46	225.07
6)	107893000001001	61.82	286.89

I am happy to discuss this with each of you as you desire. Please do not hesitate to contact me at my office 503-669-9999 during business hours.

Thank you,


 Marcus Fullard-Leo

CC: j.loy, esq.
 m.darosa, esq.
 r.price

From: [Marcus Fullard-Leo](#)
To: [Marie Mosley](#); [Gregory McCormick](#); [Anthony Muai](#)
Cc: [Bob Price](#)
Subject: RE: Re-Designation to Mixed-Use Application (Urgent - Immediate Attention Required)
Date: Monday, August 27, 2018 10:49:04 AM

Marie, Greg, and Anthony:

I had a couple of additional thoughts in addition to those I communicated in my letter to you which I would like you to consider:

The original infrastructure planned for Hildebrand was a 2 lane road. Through the collaborative process of City-Private enterprise, what we all ended up with was a 5 lane road that can handle far more density and which will be conducive to much more urban density. A traditional suburban sprawl neighborhood will not maximize the investment the City made in this infrastructure.

New Urbanism and Mixed-Use fits hand-in-hand with Futurewise's goals. By having higher densities in amenity-rich, aesthetically-pleasing development reduces suburban sprawl and preserves open areas for the enjoyment of all community. The City's rejection of Mixed-Use/New Urbanism where an application has been made for it which meets every aspect of the code, will be an issue which further alienates the City from Futurewise.

The point of bringing any property into an urban growth boundary and then into a municipality is to realize the highest and best use for the property and to control its development in a way that maximally benefits community. Placing our property under Mixed-Use does exactly this and it allows the City the opportunity to be a part of the process which comprehensively plans a large-scale, integrated, multi-faceted community.

Planned density is highly beneficial to the City, it creates a tremendous tax base which is far greater than mere subdivisions. It will also create many more Union jobs than the alternative which is the development of residential tract homes. The increased tax base which will come from Mixed-Use and the employment of New Urbanist Principles will help offset the costs associated with the enhanced infrastructure that ultimately went into the development of Hildebrand into a 5 lane road as opposed to a small 2 lane road.

I urge you to really consider these points before allowing City Staff to make an on-record, not-fully-thought-out, recommendation to the Planning Committee tonight. Should you care to discuss this further before tonight's meeting, I am happy to discuss. As always, regardless of where I might be, you should be able to reach me by contacting my office and they should be able to connect us in short order. That phone number is 503-669-9999

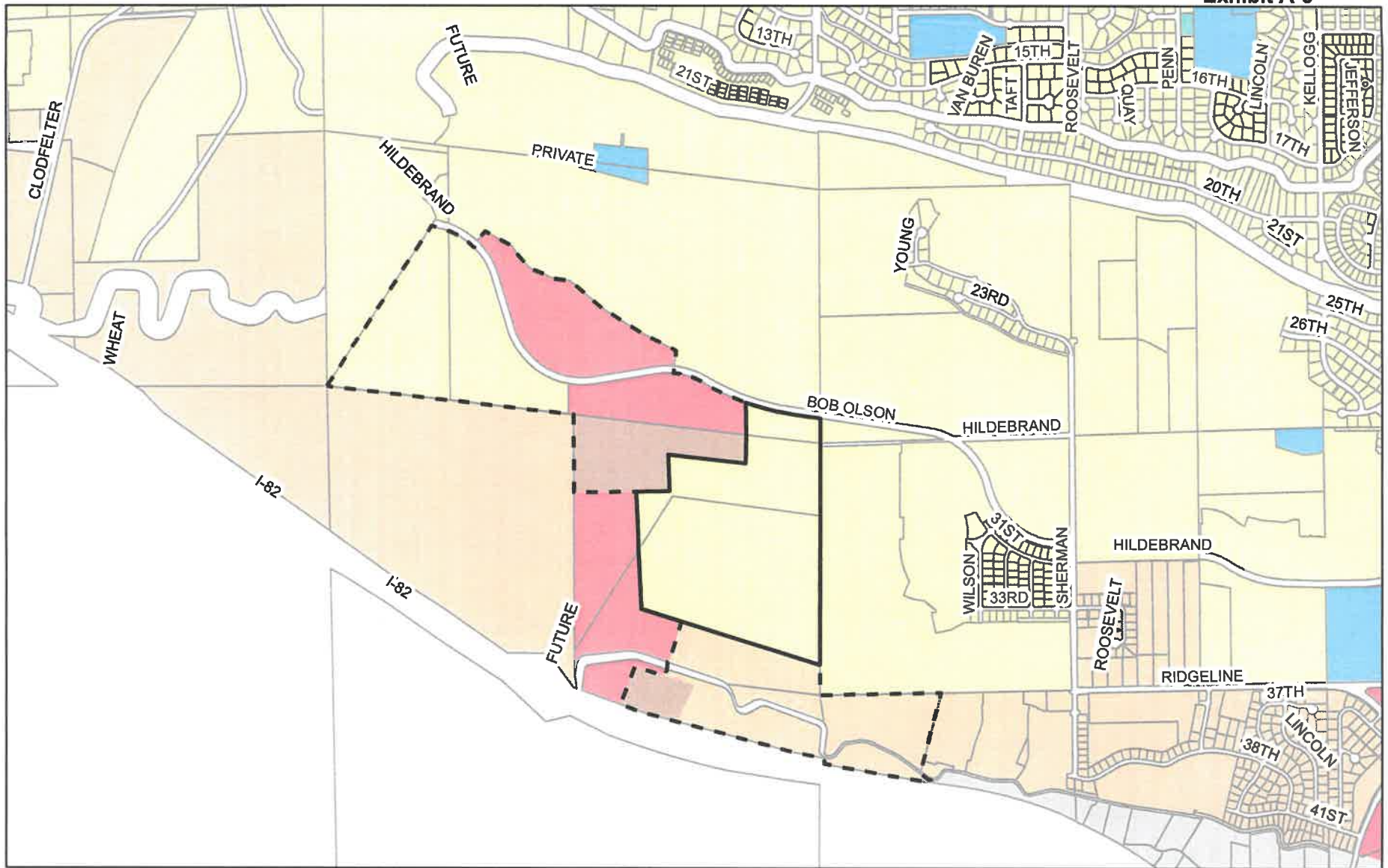
Thanks,
Marcus Fullard-Leo

From: Marcus Fullard-Leo [mailto:marcus@fullard-leo.com]
Sent: Monday, August 27, 2018 10:01 AM
To: 'Marie Mosley'; Greg McCormick (Gregory.McCormick@ci.kennewick.wa.us); 'Anthony Muai'
Cc: Bob Price (bobbpandmelj@gmail.com)
Subject: Re-Designation to Mixed-Use Application (Urgent - Immediate Attention Required)
Importance: High

Dear Marie, Greg, and -Anthony:

Please see the attached letter to you requiring your immediate attention on this most serious matter.

Thank you,
Marcus Fullard-Leo



CPA 18-09/PLN-2018-01200 Staff Recommendation 2



Staff Recommendation

Staff recommends that the area identified in Exhibit A-8 be changed from Low Density Residential to Mixed Use

Motion

I move that the Planning Commission recommend that the area identified in Exhibit A-8 be changed from Low Density Residential to Mixed Use.

**KENNEWICK PLANNING COMMISSION
AUGUST 27, 2018
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Torelli led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Thomas Helgeson, Charles Torelli, Clark Stolle, and Vice Chairman Victor Morris.

Excused: Commissioners Anthony Moore, Chairman Ed Pacheco,

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Senior Planner; Steve Donovan, Planner; Melinda Didier, Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Agenda
- b. Motion to enter Staff Reports into the Record

Commissioner Rettig moved to accept the consent agenda. Commissioner Torelli seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Vice C opened the public hearing at 6:34 p.m. for Comprehensive Plan Amendment (CPA) #18-09 from Low Density Residential (LDR), Medium Density Residential (MDR), High Density Residential (HDR) & Commercial to Mixed Uses for property located at 7641 W. Hildebrand Blvd. Applicant is Marcus Fullard-Leo, 1505 NE Village St., Fairview, OR 97024.

Mr. Muai reviewed the staff review and public hearing process for the last seven of fifteen total Comprehensive Plan Amendments for 2018, and noted that he and Mr. Donovan would be presenting the staff reports.

Mr. Muai gave a brief overview of the staff report, and presented a Power Point of the staff report; with a revised Staff Recommendation 2 map for 89 acres as identified in Exhibit A-8 from Low Density Residential to Mixed Use. Staff recommends that the Planning Commission concur with the Findings and Conditions of the area identified in Exhibit A-8 of the staff report CPA 18-09, to be changed from Low Density Residential to Mixed Use, and recommend to City Council approval of the request.

Planning Commission questions included: Is the 89 acres on this going to mixed use; is this different than the original area preferred in the earlier staff report – different based on discussions with the applicant;

Testimony of Applicant:

Bob Price
8844 Skagit Avenue
Kennewick 99336

After discussing with staff agreed 89 acres enough to make an impact for mixed use project; will be union project for excellent benefits/wages for workers; large project and can't go further until zoning in place; all plans will meet building codes for City; primary trade area is between 15-18,000 population within 5 minute drive; build-out will take 3-6 years; see it as a positive; schools within 10 minute drive of this location; good for area.

Testimony in favor:

None

Testimony neutral or against:

Stacy Brinkley
6120 W. Brinkley Road
Kennewick, WA

What does this project do to existing development agreement in this area; is it a parcel by parcel basis for a development agreement.

Staff final comments:

None

Public Testimony for CPA 18-09 closed at 6:51 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report CPA #18-09 for the area defined in Exhibit A-8 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included: changing the designation from LDR to mixed use, are we still discussing the larger zone, 200+ acres?; this just for the 89 acres, compromise; concerns, appreciate the testimony: city doing right thing; supporting compromise; in future would like to see something similar to Vista Field.

The motion passed unanimously.

Council Agenda Coversheet 	Agenda Item Number	5.j.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-10 (Hoye)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5780	Contract #		Other	☐
	Project #	CPA 18-10	Permit #	PLN-2018-01220	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-10.

Motion for Consideration

I move to adopt Ordinance 5780.

Summary

CPA 18-10 is a request to change 0.67 acres from Low Density Residential to Medium Density Residential. The site is located at 4311 W. Hood Ave. and is adjacent to existing lands designated Medium Density Residential to the west, east and south and High Density Residential and Medium Density Residential designated lands to the north.

This request provides an opportunity for infill development that will take advantage and make efficient use of existing infrastructure. The proposed amendment will result in a land use designation that is the same as the properties adjacent to the site. Additionally, the City has less of a surplus of Medium Density Residential than it does of Low Density Residential.

A public hearing was held on August 27, 2018 where there were no speakers in favor or opposition of the request. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

None recommended.

Fiscal Impact

None at this time.

Through	Anthony Muai Oct 10, 09:28:19 GMT-0700 2018	Attachments: 
Dept Head Approval	Gregory McCormick Oct 10, 09:32:28 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 01:04:15 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5780

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-10, HOYE)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 27, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS
FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-10 – 0.69 acres located at 4311 W. Hood Avenue (Low Density Residential to Medium Density Residential).

Section 2. The property is legally described as follows:

Low Density Residential to Medium Density Residential

THE EAST 100 FEET OF THE NORTH 360 FEET OF THE NORTHWEST QUARTER OF THE SOUTHWEST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M., RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THE NORTH 20 FEET FOR ROAD. AND EXCEPT PORTION DEEDED TO CITY OF KENNEWICK BY DEED RECORDED JULY 28, 1993 UNDER RECORDING NUMBER 1993-021828. (AF# 2016-006536).

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5780 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION _____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

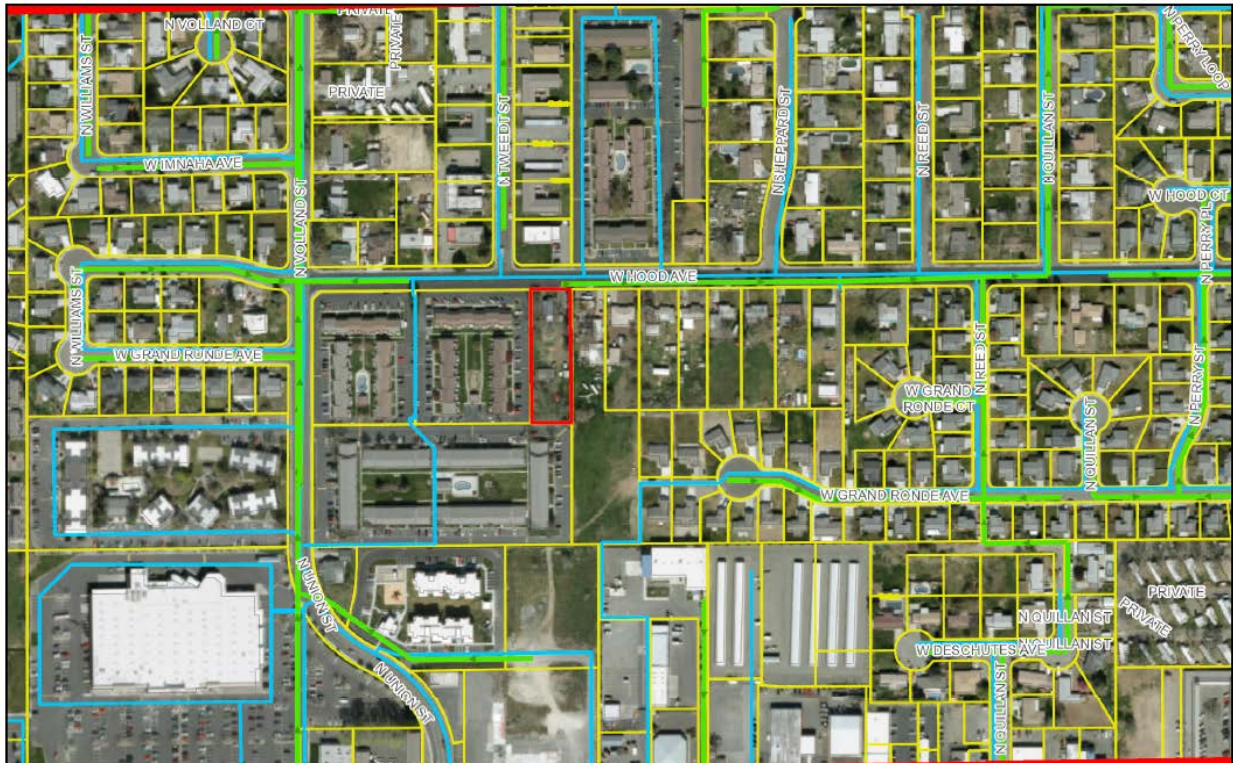
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 18-10

REQUEST: Change .6887 acres from Low Density Residential to Medium Density Residential

APPLICANT: Jeffrey Hoyer, 4311 W Hood Avenue, Kennewick, WA 99336

OWNER: Same As Above



Not to scale

SITE INFORMATION

- **Size:** .6887 acres
- **Location:** 4311 W Hood Avenue
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low Density (RL)
- **Existing Land Use:** Single-Family Residence

EXHIBITS

- **Exhibit A-1:** Application
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** Surrounding Property Owner Comments



APPLICATION PROCESS

- Application Submitted April 30, 2018
- Application routed for comments June 28, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 12, 2018.
- Notice of Hearing mailed August 9, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – High Density Residential and Medium Density Residential Zoning –Residential, High Density (RH) and Residential, Medium, Density Residential (RM) Existing Land Uses – Multi-Family Housing
South	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses –Multi-Family Housing and Vacant Land
East	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – Single-Family Residence and Vacant Land
West	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – Multi-Family Residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change .6887 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment will result in a land use designation that is the same as the surrounding designations. The amendment should not have a negative impact on the public health, safety, welfare and protection of the environment.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change should not have a negative effect on the environment. Residential uses will remain to be the primary uses on-site.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with the land uses in all directions. The surrounding land use designations are Medium Density Residential and High Density Residential.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W Hood Avenue that can serve the site. Access to the site is also gained from W Hood Avenue. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact Fees will be collected at the time of construction if applicable.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There is adequate Medium Density Residential land in the City to serve 20 years population growth. The site is surrounded by the same land use designation.
6. The current and projected project density in the area
Approval of the amendment would allow for a maximum density of 13 units per acre, the same as the adjacent properties.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received public comment on the proposal. It was stated in the comments that the proposed amendment is not appropriate for the site.

AGENCY COMMENTS

Staff has received responses from the Kennewick Irrigation District, Benton Public Utility District and Bonneville Power Administration. No specific comments were submitted since a specific project has not been proposed.

ANALYSIS OF REQUEST

The proposed amendment will result in a land use designation that is the same as the properties adjacent to the site. Additionally, the City has less of a surplus of Medium Density Residential than it does of Low Density Residential.

FINDINGS

1. The applicant and owner is Jeffrey Hoye, 4311 W Hood Avenue, Kennewick, WA 99336.

2. The request is to change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The application was received on April 30, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 29, 2018.
4. The site is currently served by City water and sewer in W Hood Avenue.
5. Access to the site is currently provided from W Hood Avenue.
6. The proposed amendment is adjacent to High Density Residential and Medium Density Residential designated lands.
7. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
8. A public hearing notification sign was posted on site July 20, 2018.
9. Notice of the public hearing for this application was published in the Tri-City Herald on August 12, 2018. Notices were also mailed to property owners within 300 feet of the site on August 9, 2018.
10. The proposed amendment will result in a land use designation that is the same as the surrounding designations. The amendment should not have a negative impact on the public health, safety, welfare and protection of the environment.
11. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
12. The proposed amendment does not correct an obvious mapping error.
13. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcel from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact and mitigation fees will be collected at the time of construction if applicable.

Recommendation

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-10 and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions in staff report 18-10 and recommend to City Council approval of the request.

**CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES**

APPLICATION (general form)

PROJECT # CPA 18 - 10 **PLN-** 2018 - 01220 **FEE \$** 1,294

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☒ Other Rezone to match surrounding property

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Jeffrey Hoyer

Address: 4311 W. Hood Ave. Kennewick, WA 99336

Telephone: 509-266-4136 Cell Phone: 360-200-3039 Fax: _____ E-mail: jeff@ajdevelopmentllc.com

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. 134993000030000 Acres: 6887 Zoning: RL

Address of property: 4311 W. Hood Ave. Kennewick, WA 99336

Number of Existing Parking Spaces 3 Number of Proposed (New) Parking Spaces 3

Present use of property Residential housing

Size of existing structure: 1600 sq. ft. Size of Proposed addition/New structure: NA sq. ft.

Height of building: NA Cubic feet of excavation: NA Cost of new construction NA

Benton County Assessor Market Improvement Value: _____

Description of Project: Requesting rezone of 4311 W. Hood Ave from RL to RM-6 to match the zoning of properties on either side and across the street.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Date: 4-30-18

Signature of owner or owner's authorized representative

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Re-zone the property from RL to RM-6

2. What are the reasons for the requested amendment:

Properties on either side of property and across the street are already zoned medium density residential; working with property owner of 4306 W Hood ave (property located on eastside of parcel) to combine properties under same zoning.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

Existing services already utilized on this property; no impact at this time

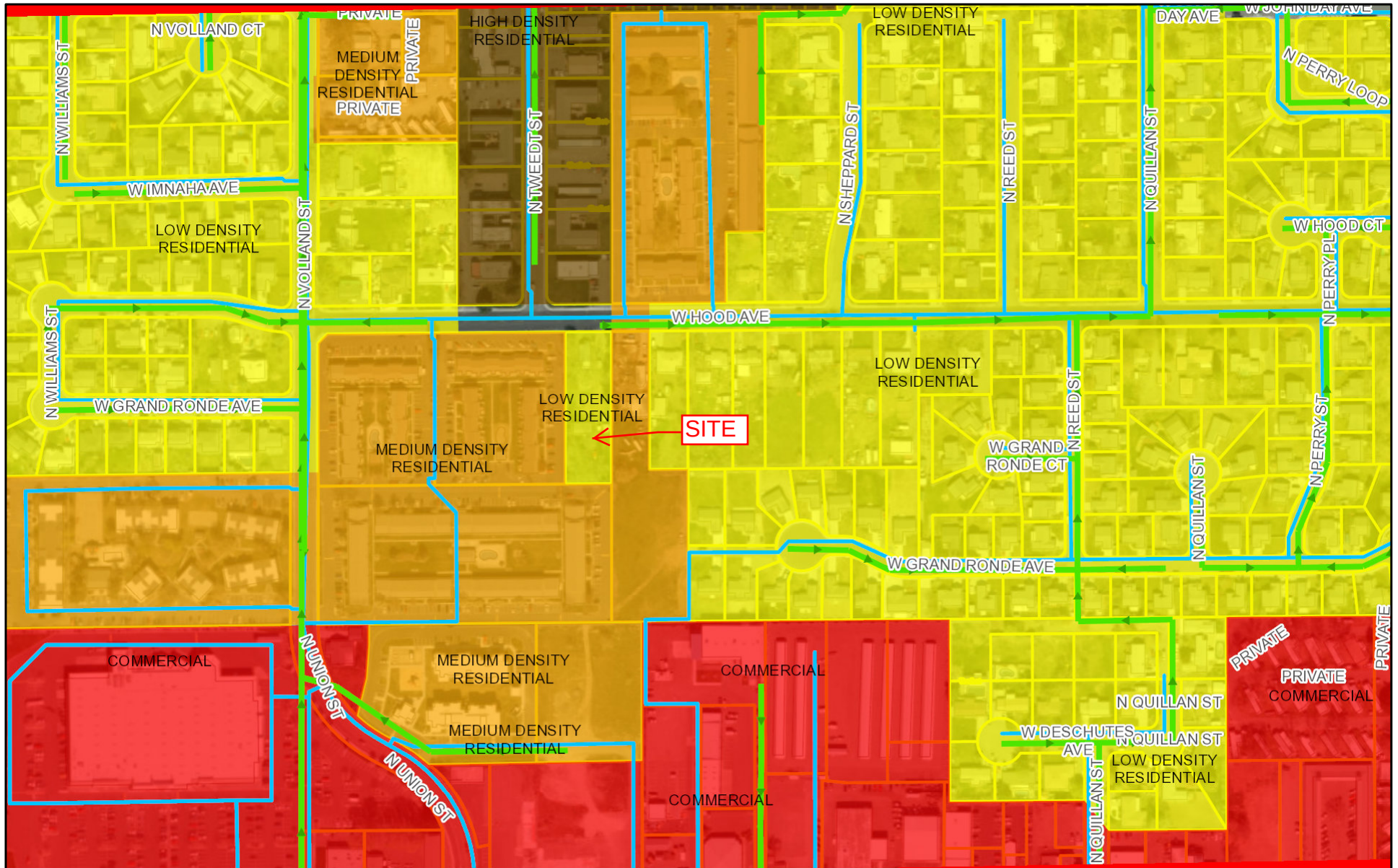
4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

This amendment will conform property of 4311 W hood ave with all surrounding properties allowing for future improvements to the property and the property of 4306 W Hood ave.

5. Include any other substantiated information in support of the requested amendment:

Property of 4306 W Hood Ave is currently distressed; changing the zoning of 4311 W Hood Ave would allow us to combine these properties and bring them into compliance with local codes and zoning.

Land Use Map



August 20, 2018

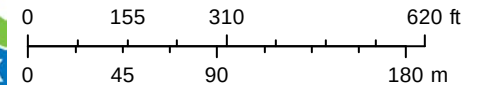
This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- | | | | | | | | |
|--|---------------|--|--------------------|--|-------------|--|------------------------|
| | SewerMainline | | SurveyAddressPoint | | Building | | Parcel |
| | WaterMainline | | <all other values> | | Condo | | SurveyAddressPointSupp |
| | | | Apartment | | Mobile Home | | |



1 inch = 300 feet

1:3,600



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



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

FILE/PROJECT NUMBER: CPA 18-10/PLN-2018-01220

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designation for a .69 acre parcel from Low Density Residential to Medium Density Residential.

PROPONENT: Jeffrey Hoyer, 4311 W Hood Avenue, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 4311 W Hood Avenue

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

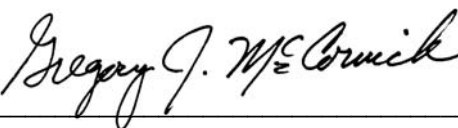
☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: July 20, 2018

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 mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
CPA 18-10 File

From: DAVEANDPATTI@CHARTER.NET
To: [Steve Donovan](#)
Cc: daveandpatti@charter.net
Subject: RE: LOW TO MEDIUM DENSITY 4311 W. HOOD AVE, KENNEWICK, WA
Date: Sunday, August 12, 2018 8:47:52 AM

Greetings:

Enough already. I oppose any further development of Hood or Clearwater Avenues for low income housing. The sole purpose of allowing the legal proposal making the topical change is so that the US government can ship more free loaders into our community. Enough is enough! By centralizing all these tenants in one area, you are encouraging a higher crime rate and less economic advantages for those who live in those homes. The projects of the "Great Society" should be evidence enough. Further, your development policies are discriminating against citizens who live around this community. Why should citizens who live in this area be the only ones subjected to this high crime area? If you insist on bringing these low income residents to our fine city, then build the apartments elsewhere; Like Canyon lakes or Badger mountain.

Quit burdening Central Kennewick with all your "feel good" development policies.

Dave Lee

Vice Chairman Morris opened the public hearing at 6:56 p.m. for Comprehensive Plan Amendment (CPA) #18-10 from Low Density Residential (LDR) to Medium Density Residential (MDR) for property located at 4311 W. Hood Avenue. Applicant is Jeffrey Hoye, 4311 W. Hood Avenue, Kennewick, WA 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-10 and recommend to City Council approval of the request.

Planning Commission questions included: Is this for 6.0 or .6 acres.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-10 closed at 6:59 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-10 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included:

None

The motion passed unanimously.

Vice Chairman Morris opened the public hearing at 7:00 p.m. for Comprehensive Plan Amendment (CPA) #18-11 from Low Density Residential (LDR) to High Density Residential (HDR) for property located at 5927 & 6009 W. Quinault Ave. and 1026 & 1048 N. Lincoln St. Applicant is Jose & Tammy Chavallo, 5927 W. Quinault Ave., Kennewick, WA 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Mr. Muai entered into record Exhibit A-5, petition letter of opposition and supporting

Council Agenda Coversheet 	Agenda Item Number	5.k.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-11 (Chavallo)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5781	Contract #		Other	☐
	Project #	CPA 18-11	Permit #	PLN-2018-01244	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-11.

Motion for Consideration

I move to adopt Ordinance 5781.

Summary

CPA 18-11 is a request to change 8.25 acres from Low Density Residential to High Density Residential. The site is located at 5927 & 6009 W. Quinault Ave. and 1026 & 1048 N. Lincoln St. and is adjacent to existing lands designated Medium Density Residential to the south, Low Density Residential to the east and south, Open Space to the north and Industrial and Mixed Use to the west. Similar requests were made in 2012, 2013 and 2014. In 2012, Council moved to amend the application to Medium Density Residential.

The proposal to change the designation from Low Density Residential to High Density Residential would allow the site to be developed with a variety of different housing types: single-family homes on their own lot, townhomes on their own lot, condominiums, duplexes, apartments, etc. There is currently a demand for land with the flexibility to develop a variety of housing types. Within the City the only two land use designations allowing this are Medium Density Residential and High Density Residential. The current Comprehensive Plan identifies a deficit of High Density Residential land and estimates that 159.2 acres are needed to accommodate the next 20 years of growth. Demand for this type of land has been constant for several years as the vacancy rates within the Tri-Cities has been very low.

A public hearing was held on August 27, 2018 where there were 3 speakers in favor of the request and 11 speakers in opposition. In addition, a petition opposing the change was submitted that contained 55 signatures. The primary concerns expressed were increased traffic, noise, light pollution, crime and lower property values. The Planning Commission voted 4-1 to recommend approval of the application to the City Council.

Alternatives

Deny the request or propose a change to Medium Density Residential

Fiscal Impact

None at this time.

Through	Anthony Muai Oct 10, 10:05:54 GMT-0700 2018	Attachments:  Ordinance 5781 minutes staff report
Dept Head Approval	Gregory McCormick Oct 10, 10:51:47 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 01:08:23 GMT-0700 2018	

☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5781

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-11, CHAVALLO)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 27, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-11 – 8.25 acres located at 5927 West Quinault Avenue, 6009 West Quinault Avenue, 1026 North Lincoln Street and 1048 North Lincoln Street (Low Density Residential to High Density Residential).

Section 2. The property is legally described as follows:

Low Density Residential to High Density Residential

PARCEL A: (1-3399-202-0024-001)

THE EAST HALF OF LOT 24, THE HIGHLANDS PLAT A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 2, RECORDS OF BENTON COUNTY, WASHINGTON;

EXCEPT THE NORTH 13.00 FEET THEREOF, CONVEYED TO THE CITY OF KENNEWICK FOR RIGHT OF WAY PURPOSES BY INSTRUMENT RECORDED DECEMBER 28, 2005 UNDER BENTON COUNTY AUDITOR'S FILE NO. 2005-044473.

PARCEL B: (1-3399-202-0024-002)

THE NORTH 387.3 FEET OF THE EAST 143.5 FEET OF THE WEST ONE-HALF OF TRACT 24, THE HIGHLANDS PLAT A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 2, RECORDS OF BENTON COUNTY, WASHINGTON.

EXCEPT THE SOUTH 159.3 FEET THEREOF.

AND EXCEPT THE NORTH 10 FEET THEREOF RESERVED FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 46957.

AND EXCEPT THAT PORTION AS CONVEYED FOR ROAD RIGHT-OF-WAY BY DEED RECORDED UNDER AUDITOR'S FILE NO. 2006-002033.

PARCEL C: (1-3399-202-0024-005)

THE SOUTH 159.3 FEET OF THE NORTH 387.3 FEET OF THE EAST 143.5 FEET OF THE WEST ONE-HALF OF TRACT 24, THE HIGHLANDS PLAT A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 2, RECORDS OF BENTON COUNTY, WASHINGTON.

TOGETHER WITH THE SOUTH 258.3 FEET OF THE WEST ONE-HALF OF TRACT 24, THE HIGHLANDS PLAT A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 2, RECORDS OF BENTON COUNTY, WASHINGTON.

EXCEPT THE SOUTH 92.50 FEET OF THE WEST 107.50 FEET THEREOF.

AND EXCEPT THAT PORTION CONVEYED TO BENTON COUNTY FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 276023.

PARCEL D: (1-3399-202-0024-006)

THE SOUTH 92.50 FEET OF THE WEST 107.50 FEET OF THE WEST ONE-HALF OF TRACT 24, THE HIGHLANDS PLAT A, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 2, RECORDS OF BENTON COUNTY, WASHINGTON.

EXCEPT THAT PORTION CONVEYED TO BENTON COUNTY FOR ROAD BY DEED RECORDED UNDER AUDITOR'S FILE NO. 276023.

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

DON BRITAIN, Mayor

Attest:

TERRI L. WRIGHT, City Clerk

Approved as to Form:

LISA BEATON, City Attorney

ORDINANCE NO. 5781 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

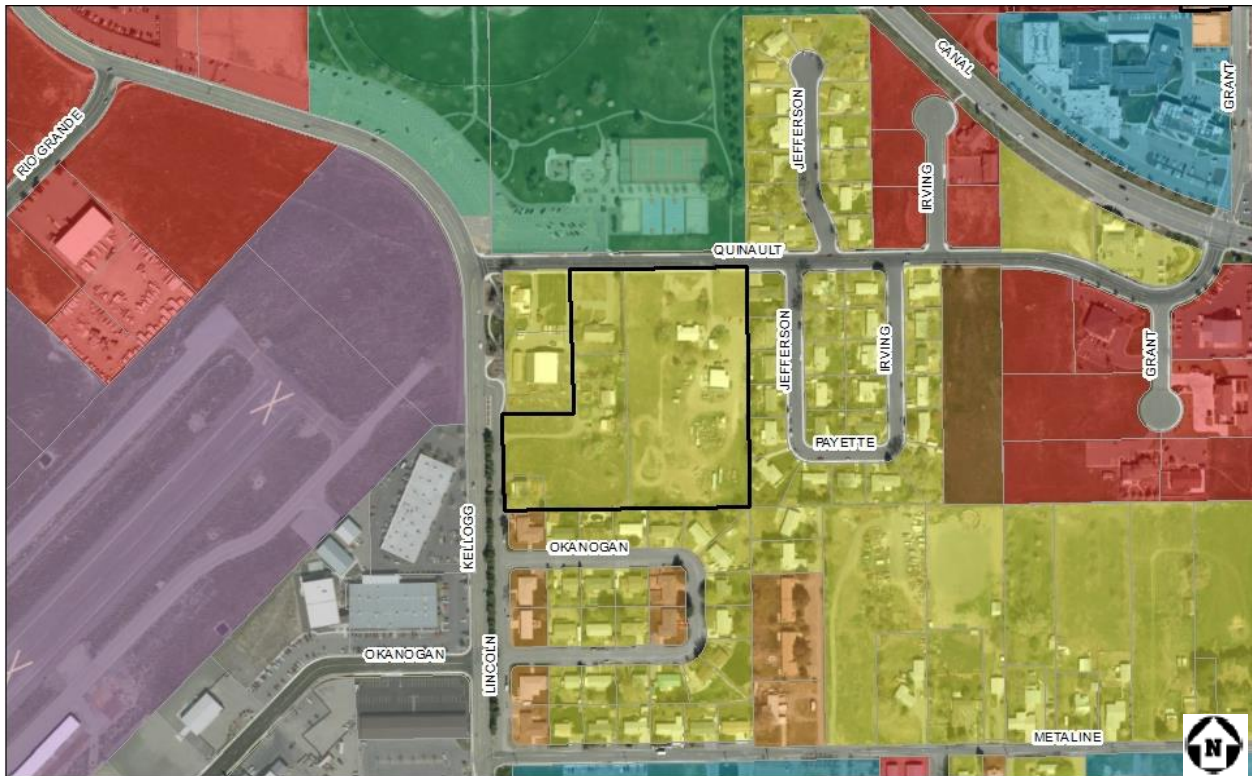
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-11

Request: Change 8.25 acres from Low Density Residential to High Density Residential

Applicant: Jose & Tammy Chavallo

Owner: Jose & Tammy Chavallo



Not to scale

Site Information

- **Size:** 8.25 acres
- **Location:** 5927 & 6009 W. Quinault Ave. and 1026 & 1048 N. Lincoln St.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Manufactured Home (RMH)
- **Existing Land Use:** Single-family residences and associated accessory buildings

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT Comments

Application Process

- Application Submitted April 27, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Open Space Zoning – Open Space (OS) Existing Land Uses – Lawrence Scott Park
South	Comprehensive Plan – Medium Density Residential, Low Density Residential Zoning – Residential, Medium (RM-4); Residential, Low (RL) Existing Land Uses – Duplexes, single-family homes
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences
West	Comprehensive Plan – Mixed Use, Industrial Zoning – Urban Mixed Use (UMU); Industrial, Light (IL) Existing Land Uses – Offices, vacant land

Regulatory Controls

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

Description of Request

The applicant has requested to change 8.25 acres from Low Density Residential to High Density Residential.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a substantial relationship to the public health, safety, welfare and protection of the environment by increasing the amount of land designated for High Density Residential development. Currently, the Comprehensive Plan indicates a need of an additional 159 acres of High Density Residential land to meet 2037 population projections. The proposed change would reduce that number. It could also aid in increase the vacancy rate within the City, which is extremely low at this time.

2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a 159 acre deficit of High Density Residential land to meet Kennewick's estimated 20 year population.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow an increased number of housing units on the site. Currently the site is zoned Residential, Low (RL). This would allow single-family residential development with minimum 7,500 square foot lots. This equates to approximately 47 dwelling units. The change in land use designation to High Density Residential and subsequent rezoning to Residential, High (RH) would allow for 4,000 square foot lots or approximately 89 single family lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 27 units per acre. This results in 223 units. The proposed change also increases the maximum height limitation from 30 feet to 45 feet. Alternatively, the site could be developed with mini-storage.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature nor is it located in the vicinity of them.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal site is located at the corner of a minor arterial and collector street. The site abuts Low Density Residential designated lands to the east and south. To the north is Lawrence Scott Park and to the west is Vista Field and industrial buildings.

Lands designated for high density residential development is often best located along collector level streets or higher as is the case here. Higher density development is also best located where services are in close proximity. In addition, this site is located adjacent to Vista Field, which is designated Mixed Use and anticipates high density residential development as well as a variety of commercial and other non-residential uses. High density residential development would be consistent with the development types proposed in the Vista Field Redevelopment Plan.

Typically, a transition from low to high density residential uses is preferred so as to avoid impacts from incompatibility in uses. In this instance there are a few multi-family units in the area, however only one abuts a portion of this site. Impacts from locating high density residential development next to low density residential development are typically a perceived lack of privacy if multi-story apartments are built and an increase in traffic. The City has adopted Multi-Family Residential Design Standards to reduce and mitigate some of these impacts through building and site design

requirements. Impacts to the traffic system will be assessed at the time a project application is submitted.

4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;

The proposed amendment will likely impact the transportation system and increase traffic in the area. Detailed impacts will be assessed during the project review phase and mitigation, not limited to Traffic Impact Fees will be required. The proposed amendment will likely impact the park system. Park impact fees will be required as a condition of development. Existing utilities are adequate to serve additional development. The proposed amendment is served by public transportation and is near two schools.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

Per the Comprehensive Plan, there is a need for 159 acres of High Density Residential designated land in order to meet 2037 population projections. This change would provide for some of that needed acreage. There are other parcels located throughout the City that are designated High Density Residential, however most of them are currently developed. There are some smaller locations, including a 2.34 acre site located just to the east of this site.

Demand for High Density Residential land has been high in recent years due to the extremely low vacancy rate of rental housing in the Tri-Cities region. Currently the vacancy rate is less than 2%.

6. The current and projected project density in the area

The proposal will allow for increased densities in the area within a quarter mile radius of the site. Within this area there are 119 residential units, which equates to 0.48 units per acre. This proposal would potentially add an additional 223 units within this quarter-mile radius increasing the number of units to 342, which equates to 1.37 units per acre.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Staff has received comments from Washington State Department of Transportation recommending that the cumulative effects of proposals to the transportation system be reviewed as projects are proposed. The primary areas affected by this proposal are the Columbia Center Blvd. and Edison St. interchanges with State Highway 240.

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District requested that it be contacted once the development of the site begins. Kennewick Irrigation District indicated that they had no comments.

Analysis of Request

Similar requests were made in 2012, 2013 and 2014. In 2012, Council moved to amend the application to Medium Density Residential. In 2013, the request included only half the land from 2012 and was not approved for processing. In 2014, the application was identical to the 2012 request and was approved for processing, but the applicant withdrew the application prior to the public hearing before the Planning Commission.

Since the time of the previous requests, the Vista Field Redevelopment Plan has been approved and the area has been designated Mixed Use. The Vista Field Redevelopment Plan anticipates high density residential development and non-residential uses, such as office, retail and restaurants that is compact and urban in form and design. The proposed change from Low Density Residential to High Density Residential would be compatible with the types of residential development proposed for Vista Field and would support businesses that locate there. As part of the Vista Field redevelopment, new streets will be built throughout with one aligning with the existing W. Quinault Ave. This intersection will likely be a controlled intersection that will mitigate the increase in traffic generated by Vista Field as well as existing traffic that naturally increases over time.

The proposal to change the designation from Low Density Residential to High Density Residential would allow the site to be developed with a variety of different housing types: single-family homes on their own lot, townhomes on their own lot, condominiums, duplexes, apartments, etc. There is currently a demand for land with the flexibility to develop a variety of housing types. Within the City the only two land use designations allowing this are Medium Density Residential and High Density Residential. The current Comprehensive Plan identifies a deficit of High Density Residential land. It estimates that 159.2 acres are needed to accommodate the next 20 years of growth. Demand for this type of land has been constant for several years as the vacancy rates within the Tri-Cities has been very low. The current vacancy rate in Benton and Franklin County is 1.1% compared to the statewide average of 2.7% as reported in the *Washington State Apartment Market Report - Spring 2018* produced by the University of Washington Runstad Department of Real Estate. The report also indicates that the threshold for a tight rental market is a 5% vacancy rate and that an acute shortage is typically identified as rates below 3%.

This designation would also allow ministorage to be developed, however there is already site plan approval for a ministorage development on this site that was approved in January 2018.

Findings

1. The applicant is Jose & Tammy Chavallo (5927 W Quinault Ave, Kennewick, WA 99336).
2. The owners are Jose & Tammy Chavallo (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Low Density Residential to High Density Residential.
4. The application was received on April 27, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water in N. Lincoln St. and water and sewer in W. Quinault Ave.
6. Access to the site is currently provided from N. Lincoln St. and W. Quinault Ave.
7. The proposed amendment is adjacent to Open Space, Mixed Use, Industrial and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.

10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a substantial relationship to the public health, safety, welfare and protection of the environment by increasing the amount of land designated for High Density Residential development. Currently, the Comprehensive Plan indicates a need of an additional 159 acres of High Density Residential land to meet 2037 population projections. The proposed change would reduce that number. It could also aid in increase the vacancy rate within the City, which is extremely low at this time.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a 159 acre deficit of High Density Residential land to meet Kennewick's estimated 20 year population.

Conclusions

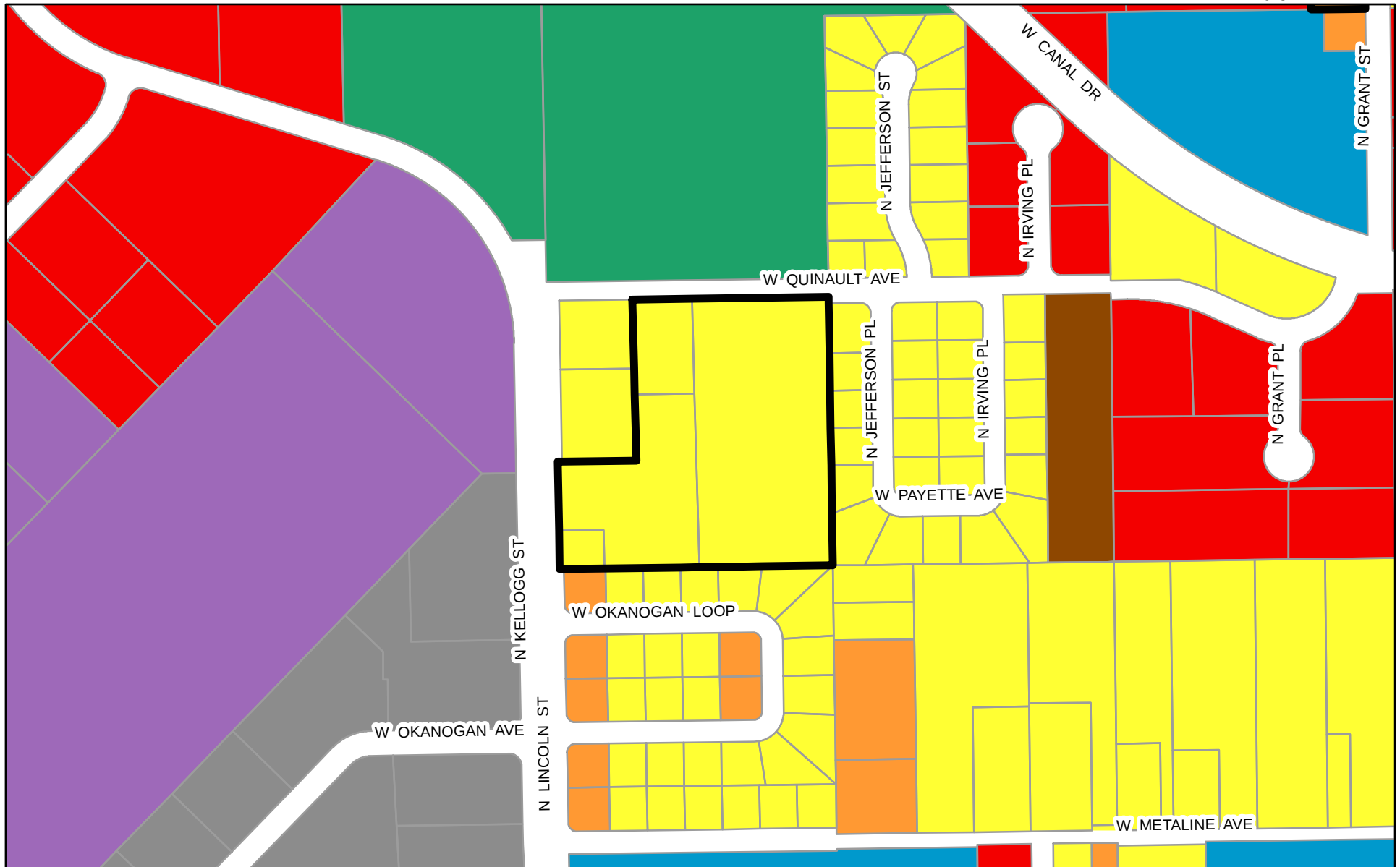
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to High Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-11 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-11 contained in the staff report and recommend to City Council approval of the request.



CPA 18-11/PLN-2018-01244



**CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES**

APPLICATION (general form)

CPA
PROJECT # 18 - 11 PLN- 2018 - 01244 FEE \$ 1,294.00

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other Amend Comprehensive Plan

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Jose A. Chavallo

Address: 5927 W. Quinault Avenue, Kennewick, WA

Telephone: _____ Cell Phone: 509-539-1067 Fax: _____ E-mail: FredC@owt.com

Property Owner (if other than applicant): Jose A Chavallo and Tammy K. Steele-Chavallo and Quinault Villiage II LLC

Address: 5927 W. Quinault Avenue, Kennewick, WA

Telephone: _____ Cell Phone: same E-mail: same

SITE INFORMATION

Parcel No. 1-3399-202-0024-001, -002, -005, -006 Acres 8.25 Zoning: RMH

Address of property: 5927 & 6009 W. Quinault Avenue and 1026 & 1048 N. Lincoln Street, Kennewick, WA

Number of Existing Parking Spaces 2 Number of Proposed (New) Parking Spaces TBD

Present use of property Residential

Size of existing structure: 1800 & 1800 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

Height of building: TBD Cubic feet of excavation: TBD Cost of new construction TBD

Benton County Assessor Market Improvement Value: TBD

Description of Project: AMEND COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Date: 4/25/18

Signature of owner or owner's authorized representative

PAID

RECEIVED

APR 27 2018

APR 27 2018

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Change the designated area from Residential Low Density (RL) to Residential High Density (RH).

2. What are the reasons for the requested amendment:

The development of the Vista Field Area to a Mix Use area provides a wide range of development opportunities for entertainment and shopping areas. The City has stated its desire to accommodate housing where people can Live, Work, and Play within this district. To better accomplish these City goals, it is imperative that housing be developed to support this development area.

The property is currently zoned Residential Manufactured Home (RMH) which fits within the comprehensive designation of Residential Low density. This existing designation of RMH for the 8.25-acre parcel also allows the development of a mini-storage facility.

By changing the parcel to RH a higher density of housing can be provided to meet one of the goals of the City to provide more housing within the core area of the City. The area can provide the type of housing desired where people can walk to work, or access to the entertainment district of the City without addition traffic in the area.

Also, the RH area would continue to allow the development of an area for mini-storages. This could be beneficial to the housing development, as people can rent the storage areas for private garages where they live. The mini-storage concept can also be beneficial to smaller business that need close storage for product offsite where rental fees would be lower than where the cost per square foot is higher within the new Vista Entertainment District.

A higher level of housing will also create a buffer zone between the existing housing areas and the development of a busier more commercial entertainment district.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

The area is already designated for housing with the necessary utilities already stubbed into the property. The property is centrally located within walking distances to schools, parks, shopping and the new mixed-use entertainment district.

The City is encouraging the development of the Vista Entertainment District. This change will assist in encouraging use and success of the area by providing additional housing where people can walk into the new heart of development.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

The proposed change to the comprehensive plan and subsequent change of the zoning for this parcel is very complimentary to the City's Urban Design goals and policies.

The newly accepted Comprehensive Plan opens with the following statement (emphasis added).

VISION STATEMENT

An exceptional quality of life, premier infrastructure, and sustainable vision make Kennewick an attractive place to live, do business and visit. Kennewick is welcoming, safe, **family-friendly** and features **a variety of housing options**, employment opportunities, and community activities and services. **We are inclusive and value diversity**, civic engagement and community partnerships. **We encourage walkable and bikeable neighborhoods and convenient access throughout the city.** Kennewick will continue to lead the "Vision leads to way in creating a vibrant community and economy for generations to come.

Residential Goals + Policies (Comprehensive Plan pages 45 and 46)

GOAL 1: Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.

Policy 1.1. Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.

The newly proposed Commercial and Vista Entertainment District will be a very active and congested development area. This proposed RH area will provide a transition between the existing low-density housing area and the more commercial area. By insertion of the feature of mini-storage areas, additional protection and transition can be provided.

Policy 1.2. Require multi-family housing to incorporate architectural forms and features compatible with the surrounding neighborhood. Features that promote compatibility include landscaping, setbacks, rooflines and building forms that reduce the appearance of bulk.

This is a design requirement that will need to be incorporated within the project design and reviewed by the planning department.

Policy 1.3. Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.

The development area is located on a main route for the Benton-Franklin Transit System. The area has frontage on West Quinault Avenue and North Lincoln Street. These streets provide easy access to North Kellogg Street, and West Canal Avenue. The Vista Entertainment District will be very accessible for either walking or biking within the district.

Policy 1.4. Use natural and man-made features to separate different residential densities.

This policy will be incorporated into the design of the project by construction of energy efficient apartments. Mini-storage areas will be located to provide a transition between existing housing and the new apartment complex.

Policy 1.5. Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

The development will encourage housing within walking distances of the new Vista Entertainment District. It will be an enjoyable area to either walk or bike within the District or the neighboring Lawrence Scott Park area.

GOAL 2: Provide appropriate public facilities supporting residential areas.

Policy 2.1. Ensure provision of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.

The area is already designated for housing with the necessary utilities already stubbed into the property. The property is centrally located within walking distances to schools, parks, shopping and the new mixed-use entertainment district.

Policy 2.2. Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping.

This 8.25-acre parcel is currently served by the Kennewick Irrigation District, with adequate facilities to support this development.

Policy 2.3. Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition.

The public services needed to promote development of this 8.25-acre development are currently in place adjacent the parcel.

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 3.4. Residential High Density – 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.

This development area is adjacent to the newly proposed Commercial and Vista Entertainment Areas. This zone will provide a transition between non-compatible zoning districts. It is not anticipated to reach the maximum density allowed by the RH zone, but to provide flexibility of design by incorporating mini-storage areas to be used as garages and rental storage areas.

GOAL 4: Provide more housing opportunities near commercial, transit and employment.

Policy 4.1. Locate the highest density residential areas close to shops and services and transportation hubs.

For the Vista Entertainment District to be successful, it is imperative that the area is accessible to families. This development would be within walking distance of the District. The goal of the development would be to provide an area where people can enjoy the concept of Live, Work and Play within the City of Kennewick.

Policy 4.2. Encourage residential development within commercial areas.

This area is the transition area between the Low-Density housing area and the newly created Commercial and Vista Entertainment Districts. The housing provided by this area meets the goals to develop close to commercial property where families can live close to work and enjoy the entertainment, shopping, and parks within walking distance.

Housing Goals + Policies (Comprehensive Plan pages 89 and 90)

Table 17: Projected Housing Needs (page 86) of the Comprehensive plan shows there is a significant shortage of land designated for High Density development.

As stated on page 86 of the Comprehensive Plan: “By 2037, 173 acres are needed for high density residential development. There are 14 undeveloped acres currently designated for this type of residential development. 159 additional acres are needed by 2037 to break even if this anticipated need proves to be accurate. One way to meet the demand of high-density land could be to change the zoning of some of the surplus low and medium density to high density.”

Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.

Policy 1.2. Support special needs housing within a variety of residential environments.

We are proposing a development of housing that meets the need of individuals who desire to Live, Work, and Play close to the Vista Entertainment District. If employees of the District live close to the District, there would be less congestion of traffic and parking requirements.

Goal 3: Promote affordable housing for all economic segments of the community.

Policy 3.1 Promote affordable infill residential construction through flexibility in development techniques.

This area is within close proximity of the Vista Entertainment District development area. The development of an apartment complex, incorporating a mini-storage feature can create a transition between the existing low-density housing and the busier commercial and mixed-use development of the Vista Entertainment District.

Policy 3.2. 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.

Rental rates within apartment complexes are usually lower than the cost of rental of individual homes. The development is not proposed to be a low-income housing project, but lower rental rates can help seniors, families, and a younger generation just getting started.

Policy 3.3 Promote homeownership opportunities for households of all incomes.

Apartment housing does not promote individual ownership, but it does provide housing opportunities for a wide range of economic needs.

Table 17: Projected Housing Needs (page 86) of the Comprehensive plan shows there is a significant shortage of land designated for High Density development.

As stated on page 86 of the Comprehensive Plan: “By 2037, 173 acres are needed for high density residential development. There are 14 undeveloped acres currently designated for this type of residential development. 159 additional acres are needed by 2037 to break even if this anticipated need proves to be accurate. One way to meet the demand of high-density land could be to change the zoning of some of the surplus low and medium density to high density.”

5. Include any other substantiated information in support of the requested amendment:

Attachment 1: Slide presentation by the City of Kennewick Planning Department to the Planning Commission dated September 19, 2016.

As noted in the presentation there is a housing shortage within the City of Kennewick. Population growth is escalating within the Tri-City area. The City desires to promote flexibility in design, and infill housing areas. Housing should be located to encourage mix-use developments, and access to recreation facilities. Housing should be close to transit, employment, shopping, and schools.

Attachment 2: City of Kennewick Comprehensive Plan Goals and Policies.

Attachment 1:

*Slide presentation by the City of Kennewick Planning Department
to the Planning Commission
dated September 19, 2016.*

City of Kennewick Planning Commission

Community Planning
Department

September 19, 2016



Growth Management Act

- Adopted 1990 (periodic updates)
- Not all counties/cities required to fully plan
- Statewide Planning Goals
- Require Comprehensive Plans with certain elements
- Concurrency for public facilities

GMA Statewide Planning Goals

1. Urban Growth
2. Reduce Sprawl
3. Transportation
4. Housing
5. Economic Development
6. Property Rights
7. Permits
8. Natural Resource Industries
9. Open Space/Recreation
10. Environment
11. Citizen Participation
12. Public Facilities/Svcs
13. Historic Preservation
14. Shoreline Management

Community Engagement

- Council/Commission Workshop (4/12/16)
- Community Open House (5/2/16)
- On-line Survey (4/22 - 5/31/15)



Community Engagement - Results

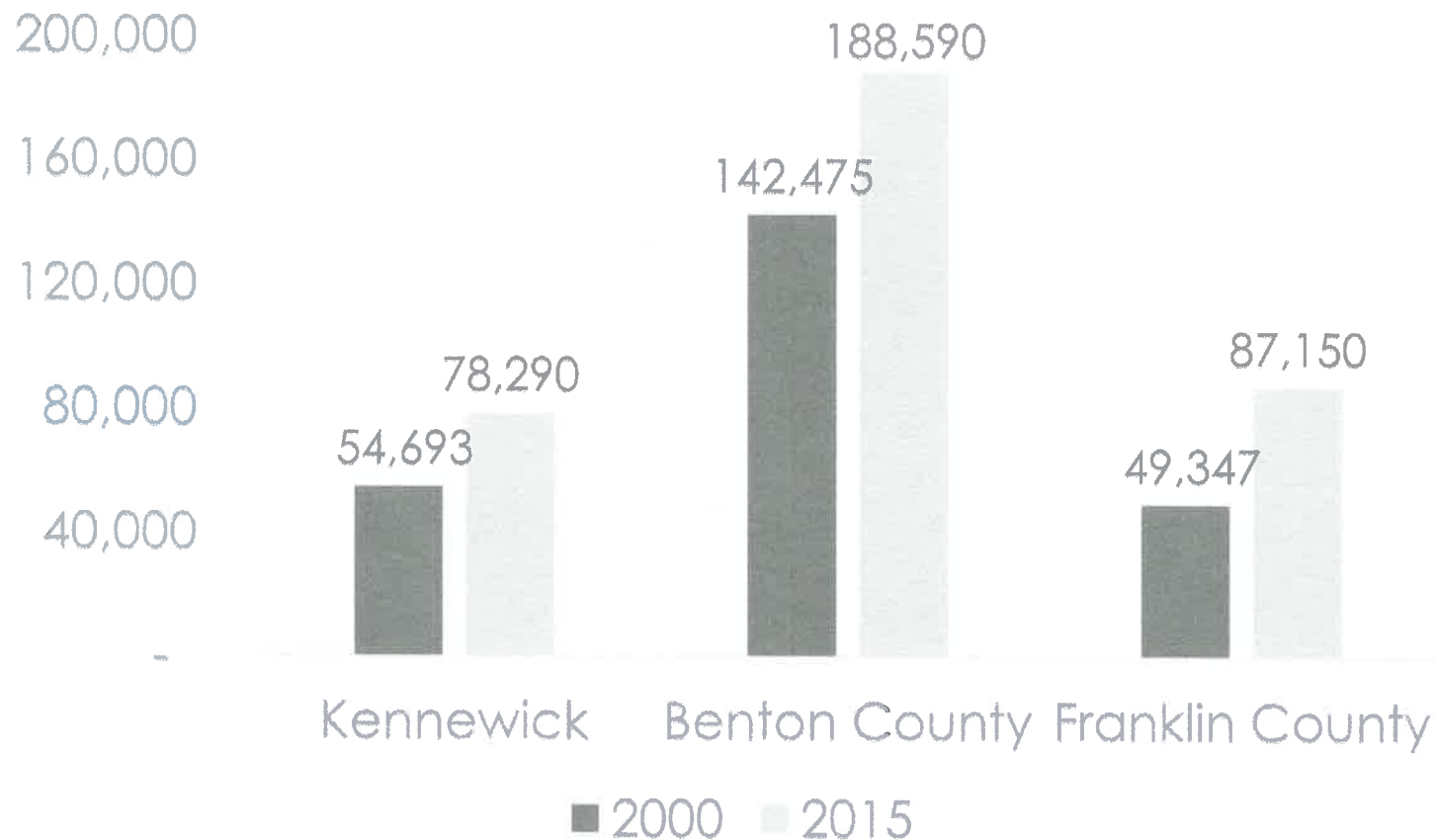
- Housing Affordability/home ownership
- Variety of housing types
- Housing quality & design
- Housing near:
 - Transit
 - Employment
 - Shopping
 - Schools
- Density (mixed results)

Required Comprehensive Plan Elements

- Land Use
- Housing
- Capital Facilities
- Transportation
- Utilities
- Economic Development*
- Parks & Recreation*

▪ Added in 2002 and only required if state funding becomes available.

Population Growth 2000-2015



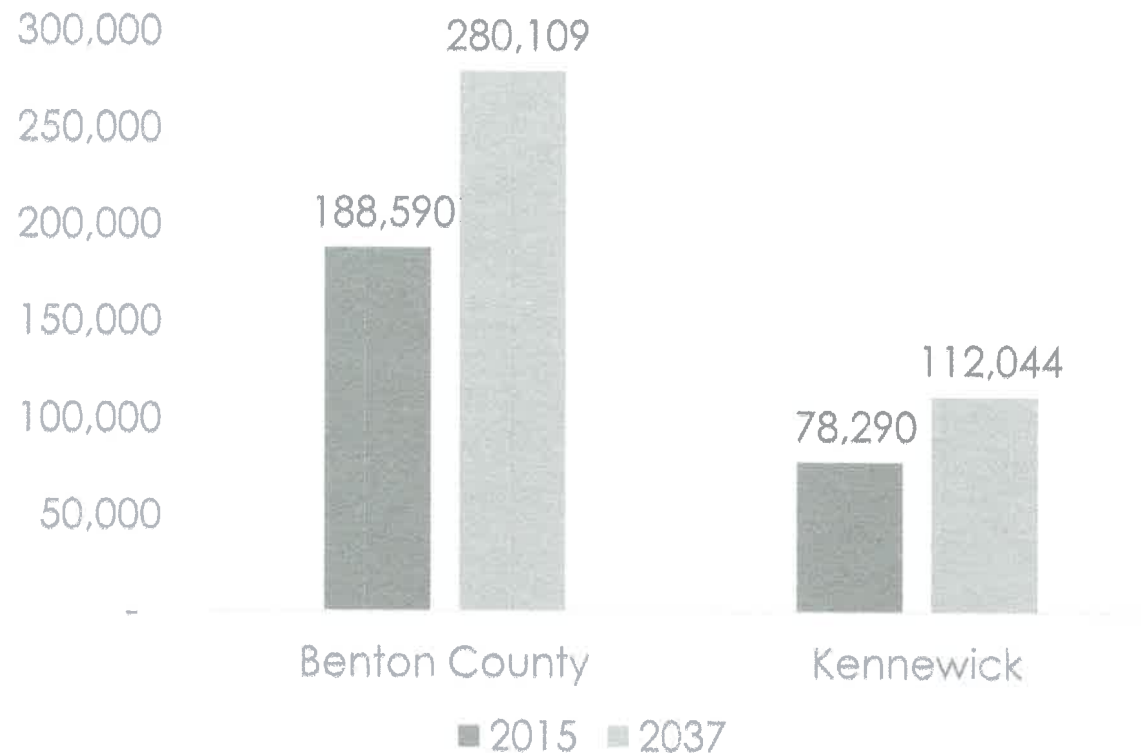
Kennewick grew faster than Benton County. All of Tri-Cities grew faster than Washington state.

What does this mean for the Plan?

To provide housing choices, job opportunities, public services, and infrastructure, we need to understand where growth has been going and where it could go in the future.

Projected Population Growth

Kennewick's population is anticipated to grow 43% by 2037, adding over 33,000 new people



What does this mean for the Plan?

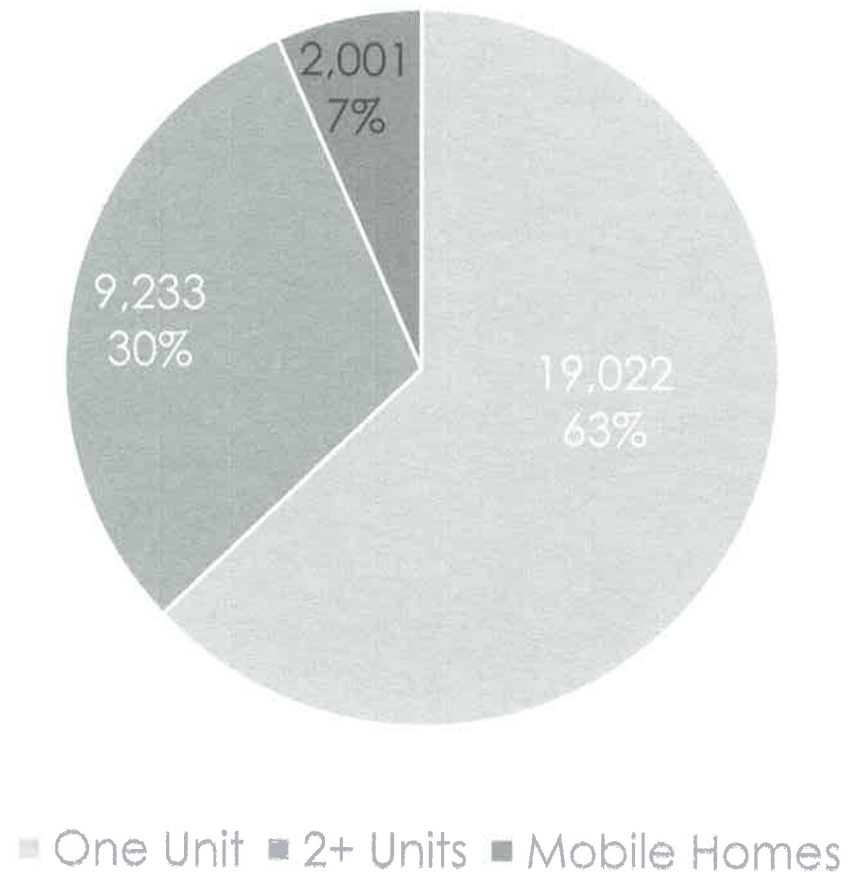
Plan must show how the City will accommodate the growth projection.

Housing Stock

Most of the housing stock is single family

- 30,000 + units
 - 2/3 single family
 - 1/3 multifamily

Housing Units: 2015



Existing Housing Goals

- **Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.**
- **Goal 2: Encourage preservation of the existing housing stock through public and private investments.**
- **Goal 3: Maintain consistency between Kennewick Housing Policies and the Benton Countywide Planning Policies.**

Existing Housing Policies

- ◉ Promote affordable infill residential construction through flexibility in development techniques.
- ◉ Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
- ◉ Support special needs housing within a variety of residential environments.
- ◉ Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.

Policies, con't

- ◉ Pursue abatement of dilapidated residential structures that cannot be preserved and rehabilitate qualified homes using HUD funds
- ◉ Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
- ◉ Promote affordable housing for all economic segments of the community.

Proposed Goals & Policies

- ◉ **Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.**
 - ◉ Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
 - ◉ Support special needs housing within a variety of residential environments.
 - ◉ Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.

Goals & Policies (con't)

- Promote development of senior housing in proximity to needed services.
- Provide for housing choices in designated mixed use centers where infrastructure is more readily available or can be improved with regional and local funds.

- ◉ **Goal 2: Encourage preservation of the existing housing stock through public and private investments.**
- ◉ Pursue abatement of dilapidated residential structures that cannot be preserved.
- ◉ Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
- ◉ Rehabilitate qualified homes using HUD funds.
- ◉ Encourage preservation, rehabilitation and redevelopment of existing housing stock and support neighborhood based improvement efforts.

- **Goal 3: Promote affordable housing for all economic segments of the community.**
- Promote affordable infill residential construction through flexibility in development techniques.
- 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.
- Promote homeownership opportunities for households of all incomes.
- 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.

Next Steps (Fall/Winter)

- Workshop additional Comp Plan Elements
- Schedule series of Public Hearings
- Develop Recommendation for Council consideration

Questions?



Attachment 2:

***City of Kennewick Comprehensive Plan
Goals and Policies.***

Table 17: Projected Housing Needs



- Public health, safety & general welfare,
- Open spaces,
- Drainage ways,
- Streets, alleys, and other public ways,
- Transit stops,
- Potable water supplies,
- Sanitary wastes,
- Parks & recreation,
- Playgrounds,
- Schools & school grounds, and
- Sidewalks.

RESIDENTIAL GOALS + POLICIES

GOAL 1: Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.

POLICIES

1. Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.
2. Require multi-family housing to incorporate architectural forms and features compatible with the surrounding neighborhood. Features that promote compatibility include landscaping, setbacks, rooflines and building forms that reduce the appearance of bulk.
3. Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.
4. Use natural and man-made features to separate different residential densities.
5. Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

GOAL 2: Provide appropriate public facilities supporting residential areas.

POLICIES

1. Ensure provision of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.
2. Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping.
3. Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition.

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

POLICIES

1. Establish and implement maximum densities in the City's residential zoning categories.
2. Residential Low Density: Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.
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.
4. Residential High Density – 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.

GOAL 4: Provide more housing opportunities near commercial, transit and employment.

POLICIES

1. Locate the highest density residential areas close to shops and services and transportation hubs.
2. Encourage residential development within commercial areas.

RESIDENTIAL IMPLEMENTATION

PUBLIC FACILITIES

- KMC 17.10.080 Provisions for Public Health, Safety and Welfare
- KMC 17.20 Design and Construction
- KMC 17.100.010 Dedication of Land for Park Purposes

DESIGN STANDARDS

- KMC 5.56 Public Works Construction Standards
- KMC 13.08 Street Names
- KMC 18.75 Residential Design Standards



3. Identifies local priorities; and
4. Describes five-year strategy to implement HUD programs.

ANNUAL ACTION PLAN

In addition to the *2015-2019 Tri-Cities Consortium Consolidated Plan*, the *Annual Action Plan* serves as the application for funding for CDBG and HOME programs from HUD. This plan identifies activities and programs that will occur from January 1 through December 31 of each program year. It identifies the amount of grant funding each city anticipates for the year, describes the priority programs and activities established in the *Consolidated Plan*, and provides benchmarks and goals to measure achievements during the year. HOME (Investment Partnerships Programs) are designed to strengthen public-private partnerships, expand decent, safe, and affordable housing.

ACCESSORY DWELLING UNITS

Any Washington city over 20,000 in population is required to allow accessory dwelling units in single-family residential zones. Locally determined regulations may be adopted by local legislative action.

Locally established guidelines for providing accessory apartments in a detached, single-family dwelling are listed in KMC 18.12.020 Accessory Units. Requirements state that the accessory apartment may be attached or detached from the main living unit, one unit must be owner-occupied, and an additional off-street parking space for the accessory apartment will be provided. Square footage for detached accessory dwelling units is limited to 40% of the square footage of the main unit or 800 square feet, whichever is less.

HOUSING GOALS + POLICIES

Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.

POLICIES

1. Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
2. Support special needs housing within a variety of residential environments.



3. Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.
4. Promote development of senior housing in proximity to needed services.
5. Provide for housing choices in designated mixed use centers where infrastructure is more readily available or can be improved with regional and local funds.
6. Maintain Design Guidelines to ensure new residential development is consistent with the character of existing neighborhoods.

Goal 2: Encourage preservation of the existing housing stock through public and private investments.

POLICIES

1. Pursue abatement of dilapidated residential structures that cannot be preserved.
2. Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
3. Rehabilitate qualified homes using HUD funds.
4. Encourage preservation, rehabilitation and redevelopment of existing housing stock and support neighborhood based improvement efforts.

Goal 3: Promote affordable housing for all economic segments of the community.

POLICIES

1. Promote 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.



This has been done by calculating the amount of developed land per person within the city limits. This per capita figure has been calculated for each land use designation. The amount of land needed for the projected growth within the City is then derived by multiplying the per capita ratio by the increase in population. The following table shows residential acres needed by 2037. A similar table was prepared for Kennewick's 2011 and 2013 applications to modify the Urban Growth Boundary of the City.

Table 17: Projected Housing Needs

Residential Density	New Acres Needed by 2037	Vacant/Underdeveloped Acres from Land Use Table 2016	Anticipated Surplus after 2037 by Acres
Low Density	2,004	3,391	1,387
Medium Density	469	717	248
High Density	173	14	-159
Total	2,646	4,122	1,476

The table compares the needed acres in each residential density with the vacant and underdeveloped acres that were available in December 2016. The last column on the right side indicates surplus or deficit acres, if any, that would be expected in 2037 with no addition, changes, or elimination of residential land in each of the three categories.

This table shows that there is enough land in the low and medium-density land use categories (3,391 acres and 717 acres, respectively) for the anticipated growth to 2037 since only 2,004 acres are needed for low-density and 469 acres are needed for medium density.

The table also shows that the high-density category is not adequate to support the current anticipated need. By 2037, 173 acres are needed for high density residential development. There are 14 undeveloped acres currently designated for this type of residential development. 159 additional acres are needed by 2037 to break even if this anticipated need proves to be accurate. One way to meet the demand of high-density land could be to change the zoning of some of the surplus low and medium density to high density.

Future low- and medium density residential development is anticipated to occur at a slightly higher density than has occurred in the past due to the growth in this area. Even with this, the City will need to establish policy to address the anticipated deficit of high-density land for development during the next 20 years.

Exhibit A-2

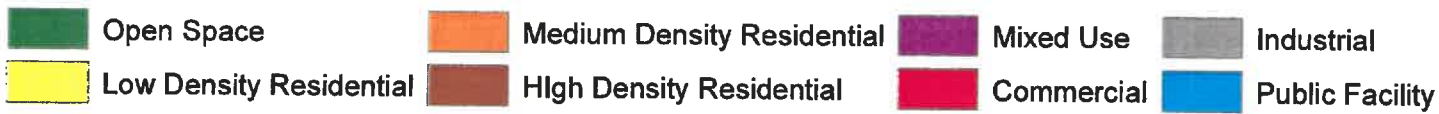
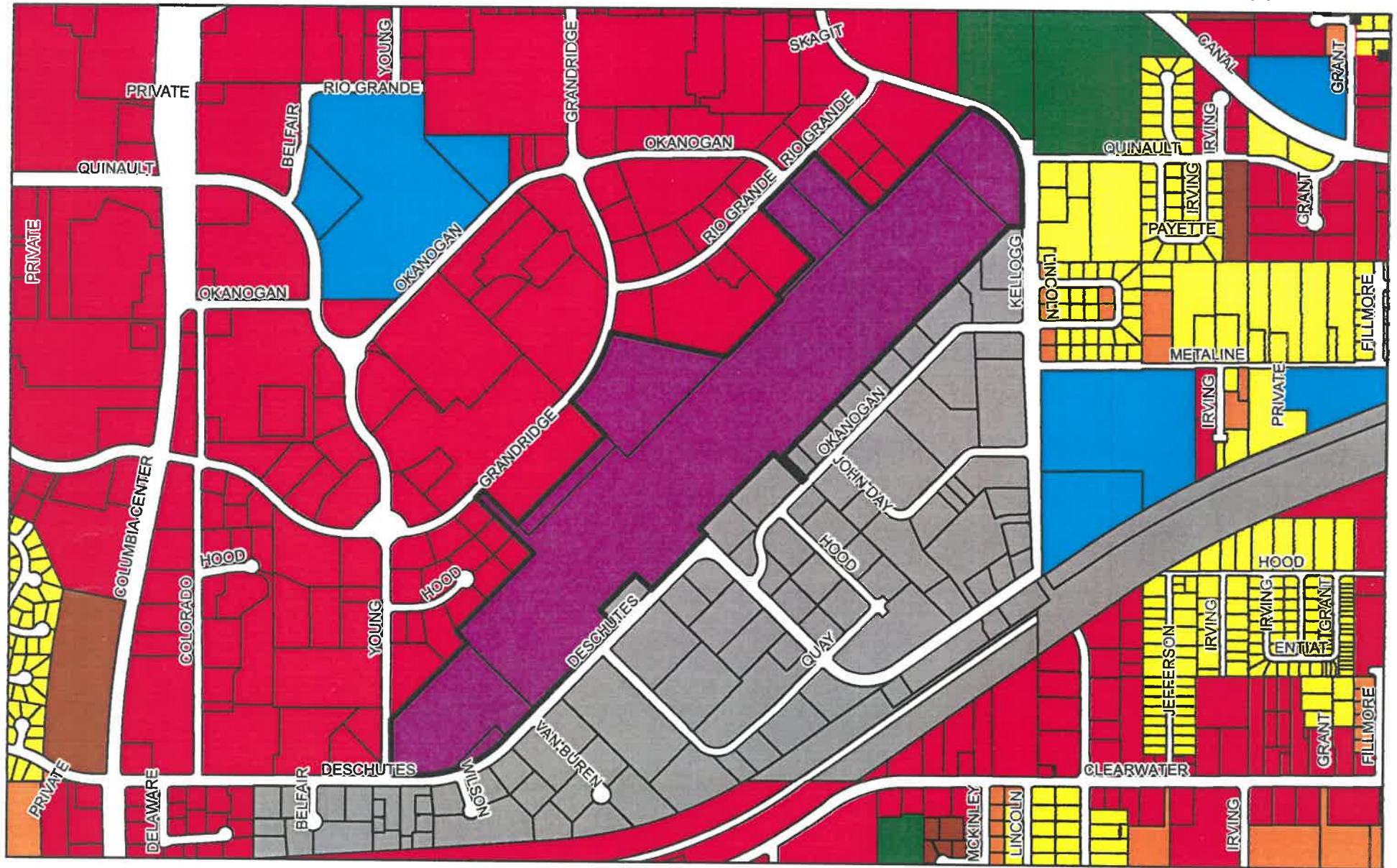




Exhibit A-3
Community Planning Department

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

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-11/PLN-2018-01244

DESCRIPTION OF PROPOSAL: Change the land use designation of 8.25 acres from Low Density Residential to High Density Residential

PROPONENT: JOSE & TAMMY CHAVALLO

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5927 & 6009 W. QUINAULT AVE. AND 1026 & 1048 N. LINCOLN ST.

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region Exhibit A-4

2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 13, 2018

City of Kennewick
Community Planning Department
210 W 6th Avenue
Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

Subject: COZ 18-02/PLN-2018-00597/Davari
SR 240, W. Metaline Avenue

CPA 18-06/PLN 2018-00950 Tri City Court Club
SR 240, 1350 N. Grant Street

CPA 18-11/PLN 2018-01244 Chavallo
SR 240, W. Quinault Avenue and N. Lincoln Street

We have reviewed the proposed rezones and have the following comments.

We have no objection to the rezones. The subject properties are located near Edison Street and the N. Columbia Center Boulevard interchanges. The interchanges currently function within acceptable safety and operational standards. It is to the benefit of the City, the State, and developers to preserve this interchange efficiency. This should include review of the cumulative impacts by the proposals onto the transportation system.

As developments are proposed, they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

Thank you for the opportunity to review and comment on the proposed rezones. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,

Paul Gonseth, P.E.
Planning Engineer

PG:jg/df

cc: 2018-2 SR 240, Benton Co./Kennewick
Kara Shute, Area 3 Maintenance Superintendent

P:\459005\DEVREV\SR240\KennewickCPA18-02

RECEIVED
Exhibit A-5

AUG 23 2018

City of Kennewick
City Manager's Office

To: Kennewick Planning Commission/Kennewick City Council

RE: Comprehensive Plan Amendment request 18-11 to change from Low Density Residential to High Density Residential

We, the undersigned concerned citizens for responsible growth, ask for your consideration to deny Comprehensive Plan Amendment request 18-11 to change from Low Density Residential to High Density Residential submitted by Jose Chavallo. We have many reasons to ask for this denial.

This request has been submitted three times in the past without approval. In 2012 the request was amended by the City Council to change from Low Density to Medium Density but the developer withdrew the request. It was denied by the Council in 2013 and in 2014 the developer again withdrew the request before it went to hearing with your commission.

Changing land use from Low to High does not conform with the City's Comprehensive Plan, which encourages gradual change in land use, ie: Low to Medium to High. In this case it will be changed directly from Low density to High density with no buffer. In addition, if approved, there will be an island of Low Density. If approved to High density, this change will result in an area of High density surrounded by Low Density residential neighborhoods.

The developer has stated, on record, multiple times he intends to build a 3 story apartment complex. Not only will the addition of 500-1000 people have a negative impact on traffic in this area, especially on Quinalt Ave, it will result in loss of quality life many of us have enjoyed and wish to continue to enjoy. Increased traffic, loss of privacy, safety issues and crime that go along with apartment and multi family areas are just some of the reasons our quality of life would be negatively impacted. We purchased our homes in this area with the understanding that it was going to Low Residential development. Had this area been designated High Density, with the potential of having apartments built, many of us would not have made such a financial investment and bought our homes elsewhere.

Mr. Chavallo knew the Land use was Low Density when he purchased it and would not support what he wanted to build and is now wanting 40 plus home owners to accept his change to our area, an area where many of us have lived years before Mr. Chavallo purchased this land. If Mr. Chavallo was wanting to build apartments that require High density designation, why didn't he purchase land already designated for that? There is an area on Quinalt Ave already designated High density that was available for Mr. Chavallo to purchase. Mr. Chavallo has stated that Vista Field Master Plan is now complete so now is the time to support it by building these apartments. We point out that Vista Field and the accompanying Master Plan are on the WEST side of Kellogg Ave, not the EAST side where Mr. Chavallo intends to build.

While we would prefer to keep this area Low Density, we recognize the City of Kennewick needs to develop infill areas and we would not be opposed for a change to Medium density and have stated this in the past. However, Mr. Chavallo has steadfastly refused to change his request to Medium density, and only wants High density because he states it does not financially work out for him to use Medium.

Thank you for your consideration and we hope you will agree with us that this change is not good for this area and will deny this request, or at least recommend it be changed to Medium Density.

Regards,

1. Saltz, Sheena *MS* 6023 W Okanogan Lp. Kenn. WA.
2. Elizabeth Westrich *EW* 6016 W. Okanogan Lp Kenn. WA
3. Matthew Hamlin *MH* 6016 W. Okanogan Lp Kenn. WA
4. Ad Wagner *GW* 6014 W. Okanogan Lp KENN WA
5. Berry Lopez *SL* 6018 W Okanogan Lp.
Kennewick
6. Michael McClure *MM* 6027 W. Okanogan Lp Kenn
7. Tanya Simmons *TS* 6024 W. Okanogan Lp, Kennewick,
8. Sandra Hawkins *SH* 6022 W Okanogan Loop, Kennewick
9. Skyler Hawkins *SH* 6022 W Okanogan Lp, Kennewick

10. Rob Clark Rob Clark 6029 W OKANOGAN LOOP
11. Brent Coie Brent Coie 6031 Okanogan Loop
12. Danielle Mathews D. Mathews 6022 Okanogan Loop
13. Tanner Mathews T. Mathews 6022 Okanogan Cp. Kennelworth
14. Pete (Jr) Brito 6015 W. Okanogan Loop
15. [Signature] 6017 W Okanogan Loop
16. Alyssa Guel Alyssa Guel 6017 W Okanogan Loop
Evelyn Ratsnider
17. [Signature] 6020 W Okanogan Loop
Bill Ratsnider
18. Bill Ratsnider 6020 " Okanogan Loop
19. Kyla Coffey 6025 W Okanogan Loop
Traci Albert
20. [Signature] 6031 W. Okanogan Loop
Kennelworth
21. [Signature] Anna 100th N Lincoln St
Allen Ratsnider
22. Walter Wolner 912 Lincoln St.

23- Deborah Clark 2c7
John E. Percell

24 John E. Percell

25 Susan Percell
Payroll

26. Marya Garcia
Marya Garcia

27. Emiliano Garcia
Emiliano Garcia

28 Misty Benson Misty Benson

29 Charles A. Williams

30 Alvin Davis
Alvin Davis

31 Mike Coffey

32 Kenn Cole
Kenn Cole

33 Linda Britain
Linda Britain

34 Zachary Case

35 Katie Case
Katie Case

6029 W. Okanogan LP

6003 W. OKANOGAN LP

6003 W. OKANOGAN LP

6006 W. OKANOGAN LOOP

6000 W. OKANOGAN LOOP

6008 W. OKANOGAN LOOP

6012 W. OKANOGAN LP

6030 W. OKANOGAN LP

6025 W. OKANOGAN LP

6014 W. OKANOGAN LP

6010 W. OKANOGAN LP

6007 W. OKANOGAN LP

6007 W. OKANOGAN LP

36 Azevedo, Teresa Jane Cigueldo 904 N Lincoln St

37 Wolbertson, Phyllis Phyllis Wolbertson 912 N Lincoln St.

38 Ciuny Lopez-Cicely Lopez 6018 W. Okanogan Loop. Kenn.

39 Alex Davis
Alus Davis 6030 W. Okanogan Loop Kennewick

40 ~~_____~~ ~~_____~~ CJS 1004 N Lincoln St.

41 Asney Bael
Asney Britain

6032 W. Okanogan Loop

Planning Commission August 27th 6:30pm City Hall

Regular Meetings

- 6:30 p.m.
- 1st and 3rd Monday of every month
- Kennewick City Hall
210 W 6th Avenue
Council Chambers
Kennewick, WA 99336

Agendas and Minutes

Agenda packets are available prior to the meetings. Minutes are available following approval.

Members

- Thomas Helgeson (term expires 2021)
- Anthony Moore (term expires 2022)
- Victor Morris (term expires 2021)
- Robert Rettig (term expires 2021)
- Ed Pacheco (term expires 2021)
- Clark Stolle (term expires 2020)
- Charles Torelli (term expires 2019)

Responsibilities

Planning Commission is a seven-member body appointed by City Council as advisors on matters relating to land use, economic development, infrastructure, and urban design.

The Commission has responsibility for reviewing and making recommendations to Council on proposed amendments to the City's comprehensive plan policies and land use plan map. The plan is reviewed annually and revised to provide for the City's continued growth in ways to create and preserve a more healthful, serviceable and attractive municipality and environment.

Additionally, the Commission makes recommendations to the Council on proposed changes to the zoning map and zoning code.

To: Kennewick Planning Commission

RE: Comprehensive Plan Amendment request 18-11 to change from Low Density Residential to High Density Residential

We, the undersigned concerned citizens for responsible growth, ask for your consideration to deny Comprehensive Plan Amendment request 18-11 to change from Low Density Residential to High Density Residential submitted by Jose Chavallo. We have many reasons to ask for this denial.

This request has been submitted three times in the past without approval. In 2012 the request was amended by the City Council to change from Low Density to Medium Density but the developer withdrew the request. It was denied by the Council in 2013 and in 2014 the developer again withdrew the request before it went to hearing with your commission.

Changing land use from Low to High does not conform with the City's Comprehensive Plan, which encourages gradual change in land use, ie: Low to Medium to High. In this case it will be changed directly from Low density to High density with no buffer. In addition, if approved, there will be an island of Low Density. If approved to High density, this change will result in an area of High density surrounded by Low Density residential neighborhoods.

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Mr. Chavallo knew the Land use was Low Density when he purchased it and would not support what he wanted to build and is now wanting 40 plus home owners to accept his change to our area, an area where many of us have lived years before Mr. Chavallo purchased this land. If Mr. Chavallo was wanting to build apartments that require High density designation, why didn't he purchase land already designated for that? There is an area on Quinalt Ave already designated High density that was available for Mr. Chavallo to purchase. Mr. Chavallo has stated that Vista Field Master Plan is now complete so now is the time to support it by building these apartments. We point out that Vista Field and the accompanying Master Plan are on the WEST side of Kellogg Ave, not the EAST side where Mr. Chavallo intends to build.

While we would prefer to keep this area Low Density, we recognize the City of Kennewicks' need to develop infill areas and would not be opposed for a change to Medium density and have stated this in the past. However, Mr. Chavallo has steadfastly refused to change his request to Medium density, and only wants High density because he states it does not financially work out for him to use Medium.

Thank you for your consideration and we hope you will agree with us that this change is not good for this area.

Regards,

Jayne Beswick

Julie Ross

Richard T. Barr

Kathleen Feller

While we would prefer to keep this area Low Density, we recognize the City of Kennewicks' need to develop infill areas and would not be opposed for a change to Medium density and have stated this in the past. However, Mr. Chavallo has steadfastly refused to change his request to Medium density, and only wants High density because he states it does not financially work out for him to use Medium.

Thank you for your consideration and we hope you will agree with us that this change is not good for this area.

Regards,

Mehi Cribb

8-25-18

1115 N. Irving Pl.
Kennewick, WA

Mary Gabb

8-25-18

1115 N. Irving Pl.
Kennewick WA.
1125 N. Irving Pl.

Iris Cool

8-25-18

Kenn. WA 99336

Laura Toel

8-25-18

1125 N. Irving Pl.
Kenn. WA 99336

Jim

8-25-18

1105 N. Jefferson Pl
Kennewick, WA 99336

Julio Strickland 8/25/18

1115 N. Jefferson Pl.
Kennewick, WA 99336

While we would prefer to keep this area Low Density, we recognize the City of Kennewicks' need to develop infill areas and would not be opposed for a change to Medium density and have stated this in the past. However, Mr. Chavallo has steadfastly refused to change his request to Medium density, and only wants High density because he states it does not financially work out for him to use Medium.

Thank you for your consideration and we hope you will agree with us that this change is not good for this area.

Regards,

Ten Stephens Two Stephens $25 = 464$

Kevin Stephens Ken Stephen 735-4641

While we would prefer to keep this area Low Density, we recognize the City of Kennewicks' need to develop infill areas and would not be opposed for a change to Medium density and have stated this in the past. However, Mr. Chavallo has steadfastly refused to change his request to Medium density, and only wants High density because he states it does not financially work out for him to use Medium.

Thank you for your consideration and we hope you will agree with us that this change is not good for this area.

Regards,

G. Maden

Amy Nadeau

Mike

Dwane Nadeau

Vice Chairman Morris opened the public hearing at 6:56 p.m. for Comprehensive Plan Amendment (CPA) #18-10 from Low Density Residential (LDR) to Medium Density Residential (MDR) for property located at 4311 W. Hood Avenue. Applicant is Jeffrey Hoye, 4311 W. Hood Avenue, Kennewick, WA 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-10 and recommend to City Council approval of the request.

Planning Commission questions included: Is this for 6.0 or .6 acres.

Testimony of Applicant:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-10 closed at 6:59 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-10 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included:

None

The motion passed unanimously.

Vice Chairman Morris opened the public hearing at 7:00 p.m. for Comprehensive Plan Amendment (CPA) #18-11 from Low Density Residential (LDR) to High Density Residential (HDR) for property located at 5927 & 6009 W. Quinault Ave. and 1026 & 1048 N. Lincoln St. Applicant is Jose & Tammy Chavallo, 5927 W. Quinault Ave., Kennewick, WA 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Mr. Muai entered into record Exhibit A-5, petition letter of opposition and supporting

signatures of opposition; Mr. Price submitted additional signatures to the same petition, entered into record as Exhibit A-6. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-11 and recommend to City Council approval of the request.

Planning Commission questions included:

Reminder of what the plan for that end of Vista Field is; is Lincoln frontage road that parallels; is there a rough time frame for improvement of the Kellogg intersection; what is the difference between units of acre from MDR to HDR; please summarize exhibit A-5 received tonight, what are the concerns; do not want 3 story apartments, increased traffic, increased crime based on apartment complexes, loss of privacy; was there a similar request in 2017; allow multi-family and residential high zone, go from single family to multi family or mini storage.

Testimony of Applicant:

Jose Chavallo
5927 W. Quinault Avenue
Kennewick

Here trying to do good thing for City, good thing for Vista Field; petition by neighbors, was started by one City Council member scaring neighbors about 3-story apartment building, Council member scared all the neighbors; reasons pulled application in 2012, didn't want medium density at that time; never discussed 3-story apartment building; City of Pasco planning 2 similar projects, and Richland, that will create competition for Vista Field project; likes project just not near petitioners house; want to do the right thing for the City; economic development person helped with doing the right thing, for the City.

Testimony in favor:

Jeff Guidry
6009 W. Quinault
Kennewick

Works nearby, City of Kennewick would benefit from having more high density near the site; would be enhancement for the area.

Paul Christensen
PO Box 4766
Pasco

Worked with Jose on many projects, reasons for pulling it the first time; when you do multi-family in small zone, develop something enhancement for the area; forefront for development for Vista Field, need more housing out there; one of the big concerns the break off number between the medium density and high density; 27 units doesn't work with that area; everyone runs with the big number; proposal the right thing to do in that area; fear factor running with it; will tell you that it's a 3-story building 10 feet from the property line; want to develop in way that enhances area.

Testimony neutral or against:

Brent Mason
1209 W Jefferson St
Kennewick

Came 12 years ago and same project voted down; been negatively influenced by factors living there; studies of mixed use with high density residences show increased drugs and crime; I'm low income, this area has women's shelter, teen shelter, daughter no longer lives with us, lives with grandmother in Finley due to degradation of area; Juvenile Center and DSHS Center that negatively affects residents is nearby; area nearby known as "Little Compton", crack heads at back door of house beating on it; scared this area is a mess; there's burlesque coffee shop where people serve coffee in their underwear; residents need help.

John Purcell
6003 Okanogan Loop
Kennewick

Against high density change for several reasons; first change in property values; high traffic problems already; the area toward Vista Park heavily traveled; been there 20 years, raised two daughters and son; Vista Field used by schools for games, etc. reports that drugs dealt in that area; extensive property devaluation of the area reflected from apartments. On Steptoe and Canyon Drive; no room for parking; negative towards it; recommend that Planning Commission deny.

Rob Park
Okanogan Loop
Kennewick

Have not had crime experience there; live in two story home for 20 years, against it for no street lights, would light up entire area; traffic is a nightmare for residents now; decided to stay when other have moved out; had 3 people come by saying 3-story apartment building, developer is not communicating to residents; community behind medium density, not good enough for him, he can't make enough money off medium density.

Richard Ross
1118 N Jefferson Pl
Kennewick

Traffic from Quinault can be 20-minute wait because of the increase in traffic high density would bring in; my street is full of cars; bring in apartments, a lot more vehicles will come in, and concerned on the impact to schools, traffic and lighting.

Richard Burnham
5723 W. Quinault
Kennewick

Mr. Chavallo creates hornet's nest; moved in when street was still gravel; facilities Jose puts up gorgeous; not happy about high density zoning.

Brian Davidson
6028 W. Okanogan Loop
Kennewick

Concerned, no buffer going from low to high; guidelines for CPA is how it will affect adjoining property; Mr. Chavallo should be able to develop land, every time we fight him on building apartments; my property value go down; traffic will be worse than now; public works said Quinault is at capacity; Metaline being blocked; had gas stolen from truck; for most part loop is quiet; weary of coming before commission on this repeatedly; elementary school cannot handle more children, area is already dense.

Brandon Hooper
5715 W. Quinault Ave
Kennewick

Purchased property last year because relatively quiet area; if he is allowed to build apartments; will have problems with higher traffic; low property values; concerned with the higher crime; live alone, not sure if can physically defend my property or myself against intruders.

Kevin Stephens
1128 N Jefferson Pl
Kennewick

Lived in area for 30 years; quiet peaceful place to live; at times Quinault is a racetrack; talked to Mr. Chavallo he is helpful; have issues with plan due to increased traffic and crime; please consider decision and family is against at this time.

Toby McKay
2708 N Road 68
Pasco, WA

Used to live adjacent to this property; Okanogan loop is great community; smart planning with low density and higher density; concerned about noise, light pollution, traffic; spot zoning; not consistent with comp plan for that area; need managed growth doesn't make sense; not opposed to low and mixed density; reconsider original plan he had; not good location for this use; disappointed in planning department, not good use.

Nicole Faragher
6004 W Okanogan Loop
Kennewick

Walk dogs and with children; quiet neighborhood; will increase traffic and crime with addition of apartments; can live with duplexes and townhouses.

Susan Purcell
6003 W. Okanogan Loop
Kennewick

Moved into neighborhood in 2003; quiet neighborhood, grandchildren moved in with them and play with other kids in the neighborhood; good neighborhood, help each other; traffic can be

issue; Vista Field airport was small and fairly quiet; park used for sporting events, etc. impacts can destroy neighborhood; changes have been bad, opposed.

Staff final comments:

Mistaken its TSP, TIP seven year plan; this area at far end of development section.

Jose Chavallo, Applicant
5927 W. Quinault Avenue
Kennewick

Trying to do something good for the City; project has always been recommended for approval.

Public Testimony for CPA 18-11 closed at 8:06 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report CPA #18-11 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included:

Is there no minimum for high density; minimum densities removed several years ago; if it goes further to development, when is it appropriate to set a cap to the development; under current zone, speaking of grandfathering, additional 180 days granted in July; vested in ministorage on property; still permitted for residential manufactured home zone; vested to conditions of approval letter; planning commission looks at process, does it meet the criteria for this process, not spot zoning; guideline for development, have to look at the process and Planning Commission doesn't have final say; process has been followed; can't find reason to say no simply because its bounded by the rules of the process; thank everyone that came to testify; would be easier if it was MDR, but the process has been satisfied.

The motion passed on a 4-1 vote; Commissioners Rettig, Torelli, Stolle and Vice Chairman Morris in favor. Commissioner Helgeson opposed.

Vice Chairman Morris opened the public hearing at 8:15 p.m. for Comprehensive Plan Amendment (CPA) #18-12 from Commercial to Medium Density Residential (MDR) for property located at 5603 Ridgeline Drive. Applicant is Knutzen Engineering, 5453 Ridgeline Drive, Kennewick, WA 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report Mr. Muai entered into record Exhibit A-5, a comment email from Nicholas VanHollebeke. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-12 and recommend to City Council approval of the request.

Planning Commission questions included:

None

Council Agenda Coversheet 	Agenda Item Number	5.I.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-12 (Knutzen Engineering)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5782	Contract #		Other	☐
	Project #	CPA 18-12	Permit #	PLN-2018-01254	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-12.

Motion for Consideration

I move to adopt Ordinance 5782.

Summary

CPA 18-12 is a request to change 12.1 acres from Commercial to Medium Density Residential. The site is located at 5603 Ridgeline Dr. and is adjacent to existing lands designated Medium Density Residential to the west, Commercial to the north and east and Commercial and Industrial to the south.

In 2015 a proposal was submitted to change the entire parcel from Commercial to High Density Residential, however, the applicant ultimately withdrew their application after the public hearing and before the proposal was before the City Council to make a decision. The proposal to change the designation from Commercial to Medium Density Residential would allow the site to be developed with a variety of different housing types: single-family homes on their own lot, townhomes on their own lot, condominiums, duplexes, apartments, etc. There is currently a demand for land with the flexibility to develop a variety of housing types. Within the City the only two land use designations allowing this are Medium Density Residential and High Density Residential. The current Comprehensive Plan identifies a deficit of High Density Residential land. It estimates that 159.2 acres are needed to accommodate the next 20 years of growth. Demand for this type of land has been constant for several years as the vacancy rates within the Tri-Cities has been very low. Adding Medium Density Residential land to the land inventory of the City will help reduce the need for High Density Residential land and will aid in increasing the vacancy rate to a more sustainable and reasonable level.

A public hearing was held on August 27, 2018 where there was 1 speaker in favor of the proposal and 1 speaker in opposition of the request. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Oct 10, 10:22:33 GMT-0700 2018	Attachments: 
Dept Head Approval	Wes Romine Oct 11, 11:07:22 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 01:09:29 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5782

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-12, KNUTZEN ENGINEERING)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 27, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-12 – 12.1 acres located at 5603 Ridgeline Drive (Commercial to Medium Density Residential).

Section 2. The property is legally described as follows:

Commercial to Medium Density Residential

That parcel of land being a portion of Lot 3 of that certain Short Plat recorded under Volume 1 of Short Plats at Page 3055 records of Benton County, Washington, being in a portion of the Southwest Quarter of Section 16, Township 8 North, Range 29 East, Willamette Meridian, Benton County, Washington described as follows;

Beginning at the Southeasterly most corner of said Lot 3;

Thence North 26°55'02" East along the Easterly line of said Lot 3, 156.55 feet to the Right-of-Way line of Plaza Way;

Thence along said Plaza Way Right-of-Way line, along the arc of a 55.00 foot radius non-tangent curve to the right, the long chord of which bears North 03°19'55" East for a chord distance of 100.81 feet through a central angle of 132°49'47" for an arc distance of 127.51 feet;

Thence along said Plaza Way Right-of-Way line along the arc of a 20.00 foot radius reverse curve to the left, the long chord of which bears North 48°19'55" East for a chord distance of 14.60 feet through a central angle of 42°49'48" for an arc distance of 14.95 feet;

Thence North 26°55'02" East, along said Plaza Way Right-of-Way line, 206.85 feet;

Thence North 67°09'49" West, 881.35 feet to the Easterly Right-of-Way line of Southridge Blvd.

Thence along said Southridge Blvd Right-of-Way line along the arc of a 1269.52 foot radius non-tangent curve to the left, the long chord of which bears South 35°42'21" West for a chord distance of 248.44 feet through a central angle of 11°13'50" for an arc distance of 248.84 feet;

Thence along said Southridge Blvd Right-of-Way line along the arc of a 970.00 foot radius non-tangent curve to the left, the long chord of which bears South 24°48'57" West for a chord distance of 57.33 feet through a central angle of 03°23'13" for an arc distance of 57.34 feet;

Thence North 66°52'40" West along said Southridge Blvd. Right-of-Way line, 3.99 feet;

Thence South 23°07'20" West along said Southridge Blvd. Right-of-Way line, 206.22 feet;

Thence along said Southridge Blvd. Right-of-Way line, along the arc of a 1406.39 foot radius, tangent curve to the left, the long chord of which bears South 17°37'20" West for a chord distance of 269.59 feet through a central angle of 11°00'00" for an arc distance of 270.01 feet;

Thence South 12°07'20" West along said Southridge Blvd. Right-of-Way line, 30.96 feet to the Northerly Right-of-Way line of USBR Canal Lateral AP-2.7;

Thence South 71°52'35" East along said Canal Right-of-Way line, 17.40 feet;

Thence along said Canal Right-of-Way line, along the arc of a 79.60 foot radius, tangent curve to the left, the long chord of which bears North 88°40'55" East for a chord distance of 52.99 feet through a central angle of 38°53'00" for an arc distance of 54.02 feet;

Thence North 69°14'25" East along said Canal Right-of-Way line, 282.20 feet;

Thence along said Canal Right-of-Way line, along the arc of a 130.50 foot radius tangent curve to the right, the long chord of which bears South 77°24'05" East for a chord distance of 143.52 feet, through a central angle of 66°43'00" for an arc distance of 151.96 feet;

Thence South 44°02'35" East along said Canal Right-of-Way line, 42.30 feet;

Thence along the arc of a 60.50 foot radius tangent curve to the left, the long chord of which bears South 76°05'05" East for a chord distance of 64.19 feet through a central angle of 64°05'00" for an arc distance of 67.67 feet;

Thence North 71°52'25" East along said Canal Right-of-Way line, 154.60 feet;

Thence along said Canal Right-of-Way line, along the arc of a 149.60 foot radius tangent curve to the right, the long chord of which bears South 80°52'35" East for a chord distance of 137.00 feet through a central angle of 54°30'00" for an arc distance of 142.30 feet;

Thence South 53°37'35" East along said Canal Right-of-Way line, 155.82 feet to the POINT OF BEGINNING;

Containing 12.10 acres more or less;

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

TERRI L. WRIGHT, City Clerk

Approved as to Form:

LISA BEATON, City Attorney

DON BRITAIN, Mayor

ORDINANCE NO. 5782 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 17th day of October, 2018.

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

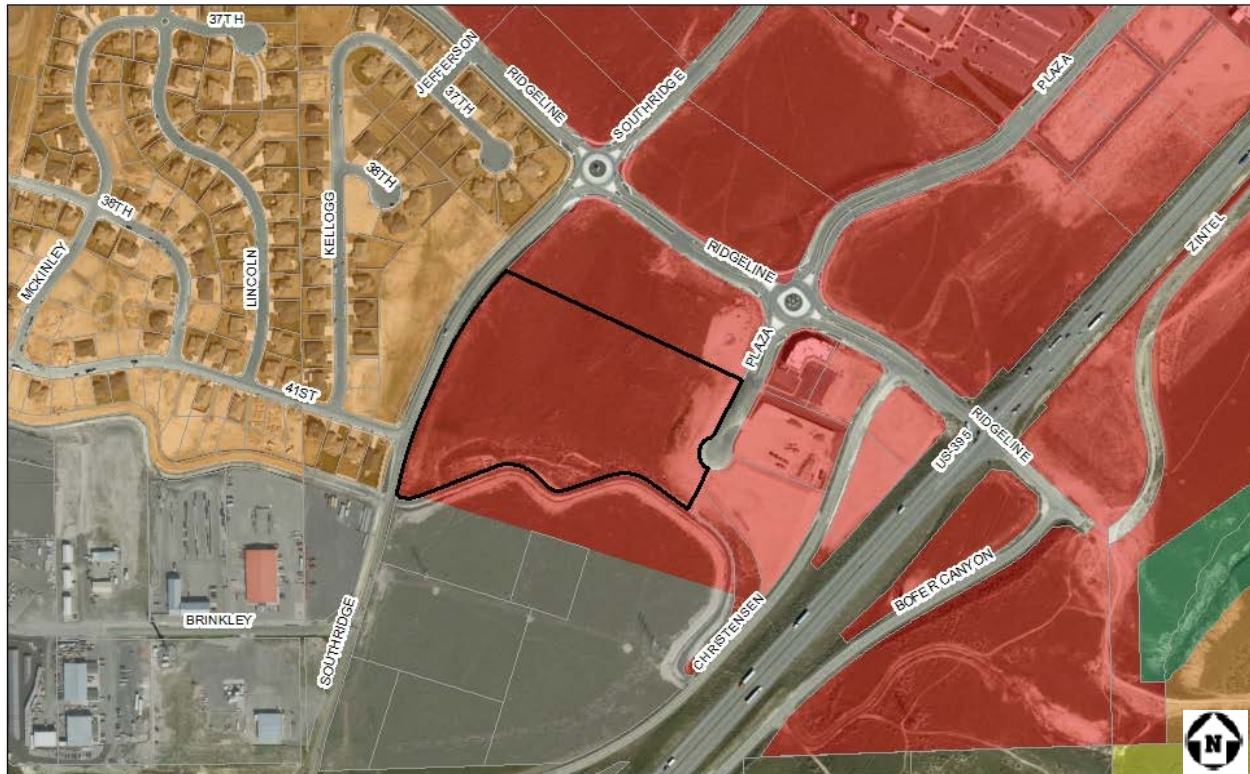
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-12

REQUEST: Change 12.1 acres from Commercial to Medium Density Residential

APPLICANT: Knutzen Engineering

OWNER: Circle One Properties, LLC



Not to scale

Site Information

- **Size:** 12.1 acres
- **Location:** 5603 Ridgeline Dr.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Commercial
- **Existing Zoning:** Commercial, Community (CC)
- **Existing Land Use:** Vacant land

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT Comments
- **Exhibit A-5:** Nearing Comments

Application Process

- Application Submitted April 30, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Commercial Zoning –Commercial, Community (CC) Existing Land Uses – vacant land
South	Comprehensive Plan – Commercial, Industrial, Low Density Residential Zoning – Commercial, Community (CC); Industrial, Light (IL) Existing Land Uses – Vacant land
East	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Office and restaurant
West	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – vacant land, single-family residences

Regulatory Controls

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

Description of Request

The applicant has requested to change 12.1 acres from Commercial to Medium Density Residential.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a substantial relationship to the public health, safety, welfare or protection of the environment.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Commercial, Community (CC). This would allow residential development, as part of a mixed use master plan, at a maximum density of 27 units per acre or 486 units. The change in land use designation to Medium Density Residential and subsequent rezoning to Residential, Medium (RM) would allow for 4,000 square foot lots or approximately 131 single family lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 13 units per acre. This results in 157 units. The proposed change also sets a maximum height limitation of 30 feet. As a Commercial property, there is no restriction on how tall a building may be. Ultimately, the effect on the physical environment will be no greater than if the site were to remain commercial and were developed. There will likely be a reduction in impervious surface which in turn means a reduction in stormwater runoff.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. The change in land use designation will not create opportunity to alter the topography site any more than if it were to remain Commercial because residential development tends to require less grading and altering of the topography. There are no rivers, streams or lakes in the vicinity.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the west which is already designated Medium Density Residential. The land use designations to the north, east and south are Commercial. One of the Commercial parcels has received preliminary approval for a mixed use development that contains 16 townhomes. There is also some Industrial land to the south.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
Water and sewer services are located at the site in Ridgeline Dr. and Southridge Blvd. There is adequate capacity to serve the site with both commercial and residential development. In addition roads, schools and parks are all located nearby.

There will be some impact to the road system and parks system. There would be minimal if any impact to the park system if the site remains commercial, but remaining commercial will not reduce

the impact to the road system. When this site develops, traffic will increase on the roads in the area. One main area of concern is the Ridgeline Dr./US 395 intersection. Most of the traffic leaving this area is heading north. Due to restrictions at the Ridgeline Dr./US 395 intersection, all northbound traffic has to use Southridge Blvd. or Plaza Way in order to get to Hildebrand Blvd./US 395 intersection where they will be able to go northbound on US 395. This issue exists currently. Any development that occurs here will generate traffic and run into this issue. The Kennewick Public Works Department has been working with WSDOT to come up with a solution to this intersection that will grant safe access to northbound US 395 from Ridgeline Dr.

Impact fees for traffic and parks will be assessed if the proposal is approved and development occurs. In addition, half-street improvements will likely be required as well. The site is served by public transit along Ridgeline Dr. between Plaza Way and Southridge Blvd.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an identified deficit of 159.2 acres of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and infrastructure. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre.

Demand for Medium and High Density Residential land has been high in recent years due to the extremely low vacancy rate of rental housing in the Tri-Cities region. Currently the vacancy rate is less than 2%.

6. The current and projected project density in the area

The proposed change will allow for up to 13 units per acre. The surrounding area, while designated Medium Density Residential, has developed at a lower density than required. This has occurred mainly because the projects were designed with single-family lots that were sized similarly to those found on Low Density Residential designated lands with plans to make up the density with multi-family units in later phases. This has not happened and that has left the area with a density at around 3 units per acre as opposed to the minimum of 4 units per acre that is required.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan aside from reducing the amount of Commercial designated lands. A reduction of 12 acres from the Commercial land inventory is acceptable as there is an abundance of Commercial land to accommodate growth over the next 20 years.

Public Comment

Staff has received comments from Renee and Tim Nearing expressing opposition to the proposal because there is no guarantee as to what type of housing would be built.

Agency Comments

Staff has received comments from Washington State Department of Transportation (WSDOT). They state that: private access to US 395 is prohibited; US 395 is an existing facility that generates noise, is likely to generate more noise in the future and it is the developers responsibility to dampen or deflect noise from US 395; as traffic increases US 395 may be expanded; the City of Kennewick and WSDOT are working together on an interchange at the intersection of US 395 and Ridgeline Dr. and recommend that the City require developers to contribute towards the construction of the interchange.

Comments were also received from the City Economic Development Division expressing that the change could spur commercial growth and support the existing commercial activities in the area, but it could also reduce commercial infill opportunities.

Analysis of Request

In 2015 a proposal was submitted to change the entire parcel from Commercial to High Density Residential, however, the applicant ultimately withdrew their application after the public hearing and before the proposal was before the City Council to make a decision. This proposal is for a portion of the site and the proposed change is for a less intense designation, Medium Density Residential.

The proposal to change the designation from Commercial to Medium Density Residential would allow the site to be developed with a variety of different housing types: single-family homes on their own lot, townhomes on their own lot, condominiums, duplexes, apartments, etc. There is currently a demand for land with the flexibility to develop a variety of housing types. Within the City the only two land use designations allowing this are Medium Density Residential and High Density Residential. The current Comprehensive Plan identifies a deficit of High Density Residential land. It estimates that 159.2 acres are needed to accommodate the next 20 years of growth. Demand for this type of land has been constant for several years as the vacancy rates within the Tri-Cities has been very low. The current vacancy rate in Benton and Franklin County is 1.1% compared to the statewide average of 2.7% as reported in the *Washington State Apartment Market Report - Spring 2018* produced by the University of Washington Runstad Department of Real Estate. The report also indicates that the threshold for a tight rental market is a 5% vacancy rate and that an acute shortage is typically identified as rates below 3%. Adding Medium Density Residential land to land inventory of the City will help reduce the need for High Density Residential land and will aid in increasing the vacancy rate to a more sustainable and reasonable level.

Findings

1. The applicant is Knutzen Engineering (5453 Ridgeline Dr #120, Kennewick, WA 99338).
2. The owners are Circle One Properties, LLC (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Commercial to Medium Density Residential.
4. The application was received on April 30, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in Ridgeline Dr. and Southridge Blvd.
6. Access to the site is currently provided from Ridgeline Dr. and Southridge Blvd.
7. The proposed amendment is adjacent to Commercial, Industrial and Medium Density Residential designated lands.

8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a substantial relationship to the public health, safety, welfare or protection of the environment.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

Conclusions

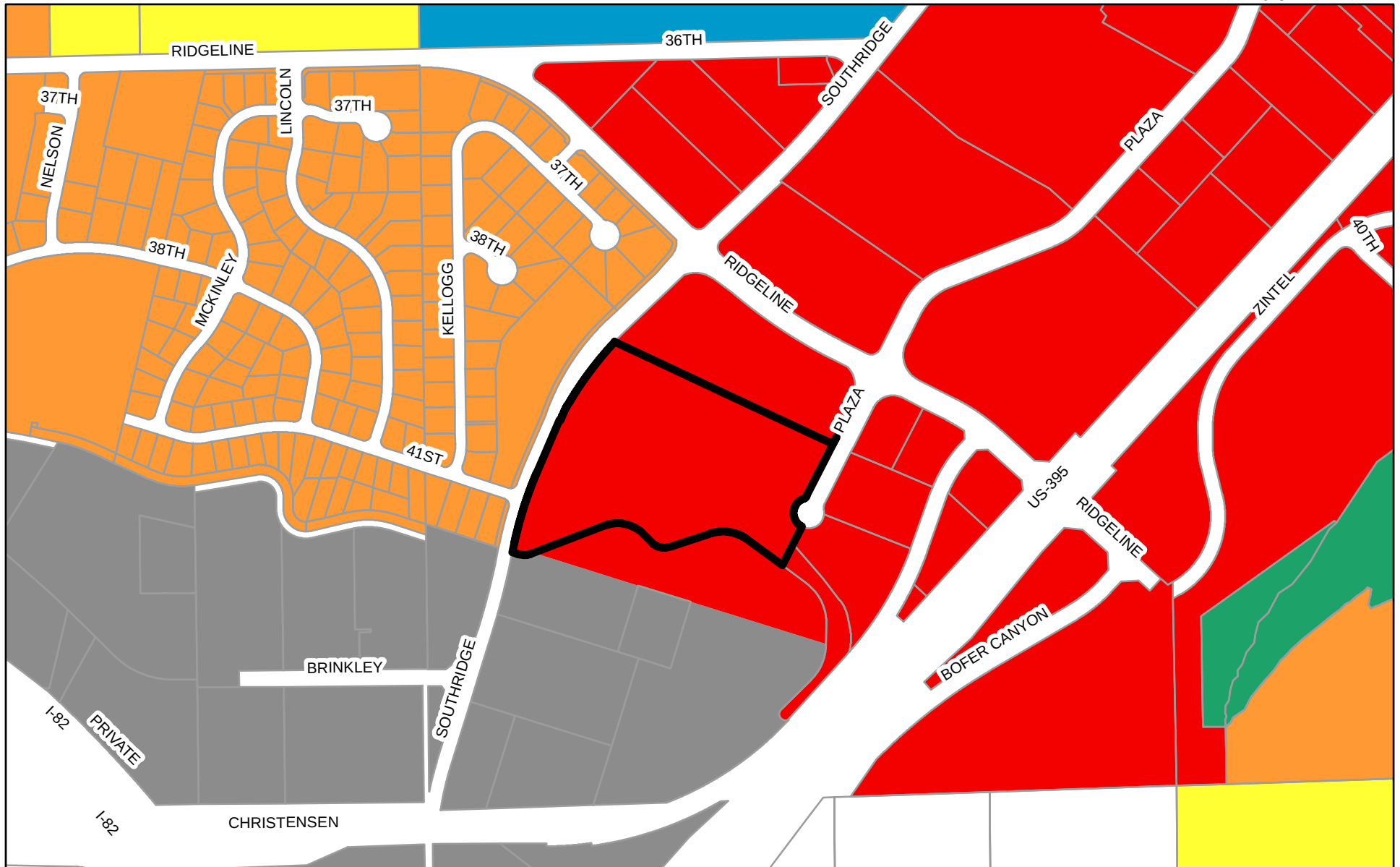
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. If approved, future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-12 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-12 contained in the staff report and recommend to City Council approval of the request.



CPA 18-12/PLN-2018-01254



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

PROJECT # CPA 18 - 12 PLN- 2018 - 01254 FEE \$ 1,294

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Knutzen Engineering

Address: 5453 Ridgeline Drive, Kennewick, WA 99338

Telephone: 509.222.0959 Cell Phone: 509.579.1887 Fax: _____ E-mail: nathan@knutzenengineering.com

Property Owner (if other than applicant): Circle One Properties, LLC

Address: 18706 S. Clodfelter Road, Kennewick, WA 99338

Telephone: 360.719.0276 Cell Phone: 360.719.0276 E-mail: dean@fdmdevelopment.com

SITE INFORMATION

Parcel No. 116893013055003 Acres 18.17 Zoning: CC

Address of property: 5603 Ridgeline Drive

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 0

Present use of property Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: 2,383,010

Description of Project: Amend comprehensive plan to split property into medium density residential on the south 12.10 acres and commercial on the north 6.08 acres.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

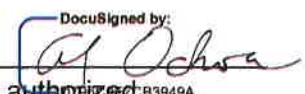
Applicant's Signature

Date: 4/24/2018

Circle One Properties LLC

Signature of owner or owner's authorized representative

manager

DocuSigned by:

 Al Ochoa

Al Ochoa

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Amend Comprehensive plan from Commercial to Medium Density Residential on south 12.10 acres of parcel 116893013055003.

2. What are the reasons for the requested amendment:

There is too much commercial property available and an inadequate supply of medium density residential property in the Southridge area.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

The Land Use, Housing, Transportation and Economic Development elements will be affected by the proposed change.

Land Use-The land use will change from Commercial to Medium Density Residential. This is supported in goals 1.3 and 4. by providing a variety of residential densities with a minimum density of 3 units per acre

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

Comprehensive Plan policies and goals in Land Use, Housing and Economic Development will be implemented with the proposed change. Land Use goals to encourage growth within the UGA, provide residential neighborhoods with differing densities, promote a variety of residential units with economic diversity.

The Housing element will be supported by developing different housing type and densities, encouraging

5. Include any other substantiated information in support of the requested amendment:

There is approximately 160 acres of undeveloped available commercial property in the Southridge area. 40 acres of commercial land has developed in last 12 years for an average of 3.3 acres per year. With the average rate of development, the Southridge area will have 48 years of land available for commercial development.



Exhibit A-3
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: CPA 18-12/PLN-2018-01254

DESCRIPTION OF PROPOSAL: Change the land use designation of 18.17 acres from Commercial to Medium Density Residential

PROPONENT: KNUTZEN ENGINEERING

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5603 RIDGELINE DR.

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 13, 2018

City of Kennewick Community Planning
210 W 6th Ave
Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

Subject: CPA 18-12/PLN-2018-01254 – Knutzen Engineering
CPA 18-13/PLN-2018-01256 - Knutzen Engineering
US 395 – Zintel Way/ Ridgeline Drive Vicinities

We have reviewed the proposed comprehensive plan amendments to change Commercial designations to Medium Density Residential designations and have the following comments.

- The subject property is adjacent to U.S. Highway 395 (US 395), a fully-controlled limited access highway with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Private direct access to US 395 is prohibited.
- We are interested in reviewing any future developments for their impacts, including cumulative impacts by multiple proposals, to the transportation system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the highway safety and capacity. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.
- The City of Kennewick has an interchange project programmed for the US 395/Ridgeline Drive intersection. As with other recent developments in the area, we recommend the City require the developer to contribute to towards construction of the interchange at US 395 and Ridgeline Drive in proportion to their impacts.
- US 395 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, US 395 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact John Gruber at (509) 577-1636.

Sincerely,


Paul Gonseth, P.E.
Planning Engineer

PG:df

cc: SR 395, File #2018-8 Kennewick
Kara Shute, Area 3 Maintenance Superintendent

From: [Renee Nearing](#)
To: [Anthony Muai](#)
Subject: CPA 18-12/PLN-2018-01254
Date: Saturday, August 11, 2018 2:28:32 PM

I would like to voice my opinion on the rezoning issue. My husband and I and my daughter bought this way too expensive home because of the view and the neighborhood. Being that you cant guarantee that apts., town homes or section 8 buildings will not be built in this area if it is rezoned as med. Density residential I am adamantly voicing my opinion that it should stay commercially zoned. We moved here for a reason.

Sincerely,
Renee and Tim Nearing
5718 W. 37th Place

Sent from my U.S.Cellular© Smartphone

From: [VanHollebeke, Nicholas](#)
To: [Anthony Muai](#)
Cc: ["glenlivet67@yahoo.com"; Rlehoa.Pres@gmail.com](#)
Subject: Comment: CPA 18-12/PLN-2018-01254
Date: Monday, August 27, 2018 11:36:02 AM

Hello Anthony,

We spoke a few weeks back and you gave me some information regarding this zoning change. After giving it some thought, I have to say I'm pretty **against** the re-zoning of this area right now and there are several others as well(hopefully they have "piped up"). There are just too many unknowns in terms of the type and quality of residential housing that could be put in that location and so far it seems pretty unsuccessful commercially. I know it's out of your hands, but if there were a little better insight as to what the developer were actually going to do in that area, we might consider changing our minds.

Best,

Nick VanHollebeke
(4067 S. Kellogg St)



Nick VanHollebeke

Sr Operations Manager

EDP Renewables North America LLC

Operations - West, Rattlesnake Rd/Wheat Field Wind Farm

72650 Rattlesnake Rd, P.O. Box 580, Arlington, OR 97812

Direct 541.425.7063 Cell 509.778.2505 Fax 503.339.8037

www.edpr.com

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From: [Lanette Adams](#)
To: [Anthony Muai](#)
Cc: permit-document@ci.kennewick.wa.us
Subject: CPA18-12/PLN-2018-01254
Date: Monday, August 27, 2018 1:40:49 PM

Anthony,

I live on Kellogg Street which is directly across from the 18 acres that is being proposed for rezoning. When I put my life savings into my new home, I inquired about the vacant areas that could impact both the view and value of my residence. I was told at the time the 18 acres were zoned for commercial use. Now it appears a different plan may be in the making. I am strongly opposed to the possibility of a rezone as this could lead to the development high rise apartments or Section 8 living accommodations. I understand the desire of economic growth for this area. However, there are other residential areas going in all around and would think keeping this 18 acres commercial may be a better balance and provide services that are needed with the quickly growing community.

Thank you for your support and consideration in this matter.

Lanette Adams
[4009 S Kellogg St](#)
[Kennewick, WA](#)

[509-308-1008](tel:509-308-1008)

Sent from my iPhone

issue; Vista Field airport was small and fairly quiet; park used for sporting events, etc. impacts can destroy neighborhood; changes have been bad, opposed.

Staff final comments:

Mistaken its TSP, TIP seven year plan; this area at far end of development section.

Jose Chavallo, Applicant
5927 W. Quinault Avenue
Kennewick

Trying to do something good for the City; project has always been recommended for approval.

Public Testimony for CPA 18-11 closed at 8:06 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report CPA #18-11 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included:

Is there no minimum for high density; minimum densities removed several years ago; if it goes further to development, when is it appropriate to set a cap to the development; under current zone, speaking of grandfathering, additional 180 days granted in July; vested in ministorage on property; still permitted for residential manufactured home zone; vested to conditions of approval letter; planning commission looks at process, does it meet the criteria for this process, not spot zoning; guideline for development, have to look at the process and Planning Commission doesn't have final say; process has been followed; can't find reason to say no simply because its bounded by the rules of the process; thank everyone that came to testify; would be easier if it was MDR, but the process has been satisfied.

The motion passed on a 4-1 vote; Commissioners Rettig, Torelli, Stolle and Vice Chairman Morris in favor. Commissioner Helgeson opposed.

Vice Chairman Morris opened the public hearing at 8:15 p.m. for Comprehensive Plan Amendment (CPA) #18-12 from Commercial to Medium Density Residential (MDR) for property located at 5603 Ridgeline Drive. Applicant is Knutzen Engineering, 5453 Ridgeline Drive, Kennewick, WA 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report Mr. Muai entered into record Exhibit A-5, a comment email from Nicholas VanHollebeke. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-12 and recommend to City Council approval of the request.

Planning Commission questions included:

None

Testimony of Applicant:

Paul Knutzen
5453 Ridgeline Drive
Kennewick

Background of project working with Circle LLC for some time; working with mixed use changed ordinance to 7 dwelling units per acre; have to build both at same time; 80/20 mix page 36 of commercial design standards; topography restrains design; shallow basalt for grading; heard comment for apartments, intention of owner is not for apartments, won't fit; don't have final plan to share but not approaching high capacity of medium density.

Testimony in favor:

None

Testimony neutral or against:

Nick Van Hollebeke
4067 W. Kellogg St
Kennewick

Didn't pay \$400,000-500,000 for lot to stare at other structure; fear factor; don't want high rise structure or commercial-type; process is broken need to see more of a plan before gets to Planning Commission.

Staff final comments:

None

Public Testimony for CPA 18-12 closed at 8:27 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-12 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: Thank Nick for what he said; process needs to be more transparent as far as the process goes; should there be some sort of preliminary plan to avoid heartache at the beginning; waiting until the night of the meeting way too late.

The motion passed unanimously.

Vice Chairman Morris called a 5 minute recess at 8:30 pm.

Vice Chairman Morris resumed the meeting at 8:35 pm.

Vice Chairman Morris opened the public hearing at 8:35 p.m. for Comprehensive Plan Amendment (CPA) #18-13 from Commercial to Medium Density Residential (MDR) for

Council Agenda Coversheet 	Agenda Item Number	5.m.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-13 (Knutzen Engineering)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5783	Contract #		Other	☐
	Project #	CPA 18-13	Permit #	PLN-2018-01256	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-13.

Motion for Consideration

I move to adopt Ordinance 5783.

Summary

CPA 18-13 is a request to change 8.4 acres from Commercial to Medium Density Residential. The site is located at 4001 S. Zintel Way and is adjacent to existing lands designated Medium Density Residential and Open Space to the east, Low Density Residential to the south, Commercial to the north and west.

The proposal to change the designation from Commercial to Medium Density Residential would allow the site to be developed with a variety of different housing types: single-family homes on their own lot, townhomes on their own lot, condominiums, duplexes, apartments, etc. There is currently a demand for land with the flexibility to develop a variety of housing types. Within the City the only two land use designations allowing this are Medium Density Residential and High Density Residential. The current Comprehensive Plan identifies a deficit of High Density Residential land. It estimates that 159.2 acres are needed to accommodate the next 20 years of growth. Demand for this type of land has been constant for several years as the vacancy rates within the Tri-Cities has been very low. Adding Medium Density Residential land to the land inventory of the City will help reduce the need for High Density Residential land and will aid in increasing the vacancy rate to a more sustainable and reasonable level.

A public hearing was held on August 27, 2018 where the applicant spoke in favor of the request. There were no speakers in opposition to the proposal. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time.

Through	Anthony Muai Oct 10, 10:36:18 GMT-0700 2018	Attachments: Ordinance 5783 minutes Staff report ☐ Recording Required?
Dept Head Approval	Gregory McCormick Oct 10, 10:51:15 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 01:10:25 GMT-0700 2018	

CITY OF KENNEWICK
ORDINANCE NO. 5783

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-13, KNUTZEN ENGINEERING)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 27, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-13 – 8.4 acres located at 4001 South Zintel Way (Commercial to Medium Density Residential).

Section 2. The property is legally described as follows:

Commercial to Medium Density Residential

That parcel of land being a portion of Lot 8 of that certain Short Plat recorded under Volume 1 of Short Plats at Page 3188 records of Benton County, Washington, being in a portion of the Southeast Quarter of Section 16, Township 8 North, Range 29 East, Willamette Meridian, Benton County, Washington described as follows;

Beginning at the Southwest corner of said Southeast Quarter;

Thence North 01°04'34" West along the West line of said Southeast Quarter, 673.73 feet to the Southerly Right-of-Way line of S. Zintel Way;

Thence North 59°53'53" East along said Right-of-Way line, 29.14 feet;

Thence along said Right-of-Way line along the arc of a 326.00 foot radius tangent

curve to the left, the long chord of which bears North 23°08'29" East for a chord distance of 390.17 feet through a central angle of 73°30'48" for an arc distance of 418.27 feet;

Thence North 13°36'55" West along said Right-of-Way line, 115.38 feet;

Thence along said Right-of-Way line along the arc of a 274.00 foot radius tangent curve to the right, the long chord of which bears North 07°28'27" West for a chord distance of 58.62 feet through a central angle of 12°16'56" for an arc distance of 58.74 feet;

Thence North 01°19'59" West along said Right-of-Way line, 62.66 feet;

Thence along said Right-of-Way line along the arc of a 374.00 foot radius tangent curve to the right, the long chord of which bears North 20°30'13" East for a chord distance of 278.23 feet through a central angle of 43°40'24" for an arc distance of 285.08 feet;

Thence South 47°39'35" East, 627.08 feet to the Easterly line of said Lot 8;

Thence South 33°29'08" West along said Easterly line, 202.02 feet;

Thence South 47°38'21" West along said Easterly line, 3.17 feet;

Thence North 47°39'35" West along said Easterly line, 10.00 feet;

Thence South 54°26'52" West along said Easterly line, 591.05 feet;

Thence South 01°04'34" East along said Easterly line, 399.36 feet;

Thence North 88°55'26" East along said Easterly line, 81.06 feet;

Thence South 01°04'34" East along said Easterly line, 206.84 feet to the South line of said Southeast Quarter;

Thence South 88°05'29" West along the South line of said Southeast Quarter, 181.08 feet to the POINT OF BEGINNING;

Containing 8.40 acres more or less;

Together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5783 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-13

Request: Change 8.4 acres from Commercial to Medium Density Residential

Applicant: Knutzen Engineering

Owner: Circle One Properties, LLC



Not to scale

Site Information

- ***Size:*** 8.4 acres
- ***Location:*** 4001 S. Zintel Way
- ***Topography:*** Flat
- ***Existing Comprehensive Plan Designation:*** Commercial
- ***Existing Zoning:*** Commercial, Community (CC)
- ***Existing Land Use:*** Vacant land

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT Comments

Application Process

- Application Submitted April 30, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Commercial Zoning –Commercial, Community (CC) Existing Land Uses – Vacant land, retail, services
South	Comprehensive Plan –Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land
East	Comprehensive Plan – Open Space, Medium Density Residential Zoning – Open Space (OS); Residential, Medium (RM) Existing Land Uses – Vacant land
West	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Vacant land

Regulatory Controls

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

Description of Request

The applicant has requested to change 8.4 acres from Commercial to Medium Density Residential.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a substantial relationship to the public health, safety, welfare or protection of the environment.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Commercial, Community (CC). This would allow residential development, as part of a mixed use master plan, at a maximum density of 27 units per acre or 428 units. The change in land use designation to Medium Density Residential and subsequent rezoning to Residential, Medium (RM) would allow for 4,000 square foot lots or approximately 91 single family lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 13 units per acre. This results in 109 units. The proposed change also sets a maximum height limitation of 30 feet. As a Commercial property, there is no restriction on how tall a building may be. Ultimately, the effect on the physical environment will be no greater than if the site were to remain commercial and were developed. There will likely be a reduction in impervious surface which in turn means a reduction in stormwater runoff.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. The site is adjacent to the Zintel Canyon Dam reservoir, which is made up of the upper end of Zintel Canyon. This natural open space is used for hiking and mountain biking. Development of this sit, whether as residential or commercial, has the potential to impact the area. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment. The likely impact would be stormwater runoff, however the KMC requires that all stormwater be contained and disposed of onsite alleviating potential of stormwater runoff draining into the reservoir area. The topography is generally flat on this site and there are no streams, rivers or lakes in this area.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the east which is already designated Medium Density Residential. The proposal is also compatible with the Open Space designation as well. Compatibility with the Commercial designated lands to the north and west will depend on the type of residential development that occurs on the site. Higher density residential, especially multi-family will generally be compatible with the intensity of use that occurs on active commercial areas.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in Zintel Way that can serve the site. Access to the site is also gained from Zintel Way. Future development of the site will impact traffic in the area. At the time of development, additional SEPA review will be required to evaluate the associated impacts. Traffic Impact Fees will be collected at the time of construction as will Park Impact Fees.

Washington State Department of Transportation is concerned with the cumulative effects of development in this area on US 395. The Kennewick Public Works Department has been working with WSDOT to come up with a solution to this intersection that will grant safe access to southbound US 395 from Ridgeline Dr.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an identified deficit of 159.2 acres of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and infrastructure. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre.

Demand for Medium and High Density Residential land has been high in recent years due to the extremely low vacancy rate of rental housing in the Tri-Cities region. Currently the vacancy rate is less than 2%.

6. The current and projected project density in the area

Residential development can only occur in Commercial areas as part of a mixed use development. In those cases, a minimum density of 13 dwelling units per acre is required. There is undeveloped Medium Density Residential land located to the east as well as over 200 acres of undeveloped Low Density Residential land located to the south. Both of those sites have existing critical areas to address prior to approval for development.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Staff has received comments from Washington State Department of Transportation (WSDOT). They state that: private access to US 395 is prohibited; US 395 is an existing facility that generates noise, is likely to generate more noise in the future and it is the developers responsibility to dampen or deflect noise from US 395; as traffic increases US 395 may be expanded; the City of Kennewick and WSDOT are working together on an interchange at the intersection of US 395 and Ridgeline Dr. and recommend that the City require developers to contribute towards the construction of the interchange.

Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

Analysis of Request

The proposal to change the designation from Commercial to Medium Density Residential would allow the site to be developed with a variety of different housing types: single-family homes on their own lot, townhomes on their own lot, condominiums, duplexes, apartments, etc. There is currently a demand for land with the flexibility to develop a variety of housing types. Within the City the only two land use designations allowing this are Medium Density Residential and High Density Residential. The current Comprehensive Plan identifies a deficit of High Density Residential land. It estimates that 159.2 acres are needed to accommodate the next 20 years of growth. Demand for this type of land has been constant for several years since the vacancy rates within the Tri-Cities has been very low. The current vacancy rate in Benton and Franklin County is 1.1% compared to the statewide average of 2.7% as reported in the *Washington State Apartment Market Report - Spring 2018* produced by the University of Washington Runstad Department of Real Estate. The report also indicates that the threshold for a tight rental market is a 5% vacancy rate and that an acute shortage is typically identified as rates below 3%. Adding Medium Density Residential land to land inventory of the City will help reduce the need for High Density Residential land and will aid in increasing the vacancy rate to a more sustainable and reasonable level.

Findings

1. The applicant is Knutzen Engineering (5453 Ridgeline Dr #120, Kennewick, WA 99338).
2. The owner is Circle One Properties, LLC (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Commercial to Medium Density Residential.
4. The application was received on April 30, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in Zintel Way.
6. Access to the site is currently provided from Zintel Way.
7. The proposed amendment is adjacent to Commercial, Medium Density Residential and Open Space designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a substantial relationship to the public health, safety, welfare or protection of the environment.
12. This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.

14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

Conclusions

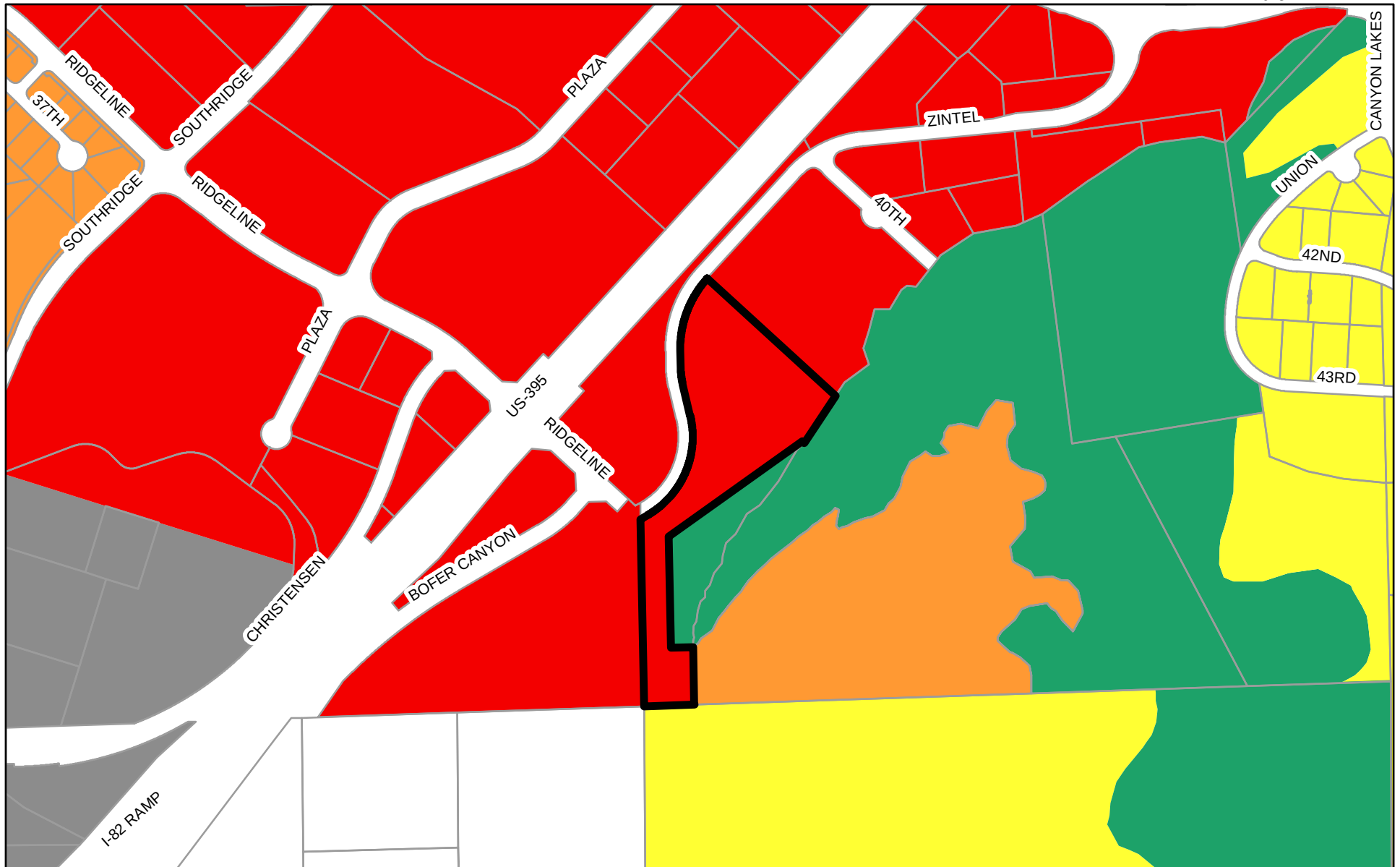
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-13 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-13 contained in the staff report and recommend to City Council approval of the request.



CPA 18-13/PLN-2018-01256



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

Exhibit A-2

PROJECT # CPA 18 - 13 PLN- 2018 - 01256 FEE \$ 1,294

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
 Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Knutzen Engineering

Address: 5453 Ridgeline Drive, Kennewick, WA 99338

Telephone: 509.222.0959 Cell Phone: 509.579.1887 Fax: _____ E-mail: nathan@knutzenengineering.com

Property Owner (if other than applicant): Circle One Properties, LLC

Address: 18706 S. Clodfelter Road, Kennewick, WA 99338

Telephone: 360.719.0276 Cell Phone: 360.719.0276 E-mail: dean@fdmdevelopment.com

SITE INFORMATION

Parcel No. 116894013188011 Acres 15.84 Zoning: CC

Address of property: 4001 S. Zintel Way

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 0

Present use of property Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: 1,466,980

Description of Project: Amend comprehensive plan to split property into medium density residential on the south 8.4 acres and commercial on the north 7.4 acres.

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Date: 4/24/2018

Circle One Properties LLC

Signature of owner or owner's authorized representative

manager

DocuSigned by:

A1 Ochoa

A1 Ochoa

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Amend Comprehensive plan from Commercial to Medium Density Residential on south 12.10 acres of parcel 116893013055003.

2. What are the reasons for the requested amendment:

There is too much commercial property available and an inadequate supply of medium density residential property in the Southridge area.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

The Land Use, Housing, Transportation and Economic Development elements will be affected by the proposed change.

Land Use-The land use will change from Commercial to Medium Density Residential. This is supported in goals 1.3 and 4. by providing a variety of residential densities with a minimum density of 3 units per acre

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

Comprehensive Plan policies and goals in Land Use, Housing and Economic Development will be implemented with the proposed change. Land Use goals to encourage growth within the UGA, provide residential neighborhoods with differing densities, promote a variety of residential units with economic diversity.

The Housing element will be supported by developing different housing type and densities, encouraging

5. Include any other substantiated information in support of the requested amendment:

There is approximately 160 acres of undeveloped available commercial property in the Southridge area. 40 acres of commercial land has developed in last 12 years for an average of 3.3 acres per year. With the average rate of development, the Southridge area will have 48 years of land available for commercial development.



Exhibit A-3
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: CPA 18-13/PLN-2018-01256

DESCRIPTION OF PROPOSAL: Change the land use designation of 15.84 acres from Commercial to Medium Density Residential

PROPONENT: KNUTZEN ENGINEERING

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 4001 S. ZINTEL WAY

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 13, 2018

City of Kennewick Community Planning
210 W 6th Ave
Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

Subject: CPA 18-12/PLN-2018-01254 – Knutzen Engineering
CPA 18-13/PLN-2018-01256 - Knutzen Engineering
US 395 – Zintel Way/ Ridgeline Drive Vicinities

We have reviewed the proposed comprehensive plan amendments to change Commercial designations to Medium Density Residential designations and have the following comments.

- The subject property is adjacent to U.S. Highway 395 (US 395), a fully-controlled limited access highway with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Private direct access to US 395 is prohibited.
- We are interested in reviewing any future developments for their impacts, including cumulative impacts by multiple proposals, to the transportation system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the highway safety and capacity. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.
- The City of Kennewick has an interchange project programmed for the US 395/Ridgeline Drive intersection. As with other recent developments in the area, we recommend the City require the developer to contribute to towards construction of the interchange at US 395 and Ridgeline Drive in proportion to their impacts.
- US 395 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, US 395 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact John Gruber at (509) 577-1636.

Sincerely,


Paul Gonseth, P.E.
Planning Engineer

PG:df

cc: SR 395, File #2018-8 Kennewick
Kara Shute, Area 3 Maintenance Superintendent

Testimony of Applicant:

Paul Knutzen
5453 Ridgeline Drive
Kennewick

Background of project working with Circle LLC for some time; working with mixed use changed ordinance to 7 dwelling units per acre; have to build both at same time; 80/20 mix page 36 of commercial design standards; topography restrains design; shallow basalt for grading; heard comment for apartments, intention of owner is not for apartments, won't fit; don't have final plan to share but not approaching high capacity of medium density.

Testimony in favor:

None

Testimony neutral or against:

Nick Van Hollebeke
4067 W. Kellogg St
Kennewick

Didn't pay \$400,000-500,000 for lot to stare at other structure; fear factor; don't want high rise structure or commercial-type; process is broken need to see more of a plan before gets to Planning Commission.

Staff final comments:

None

Public Testimony for CPA 18-12 closed at 8:27 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-12 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: Thank Nick for what he said; process needs to be more transparent as far as the process goes; should there be some sort of preliminary plan to avoid heartache at the beginning; waiting until the night of the meeting way too late.

The motion passed unanimously.

Vice Chairman Morris called a 5 minute recess at 8:30 pm.

Vice Chairman Morris resumed the meeting at 8:35 pm.

Vice Chairman Morris opened the public hearing at 8:35 p.m. for Comprehensive Plan Amendment (CPA) #18-13 from Commercial to Medium Density Residential (MDR) for

property located at 4001 S. Zintel Way, Kennewick, WA 99337. Applicant is Knutzen Engineering, 5453 Ridgeline Drive, Kennewick, WA 99338.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-13 and recommend to City Council approval of the request.

Planning Commission questions included:

Is this close to where we had the fire; is Ridgeline Drive going to be extended into the future; raises many questions to place higher density in places prone to wildfire access is critical;

Testimony of Applicant:

Paul Knutzen
5453 Ridgeline
Kennewick

Looked at mixed use originally; with surplus of commercial land; land will set there for a long time, need homes for the businesses; reasonable what's being asked; traffic plans and access required for the future; all projects developed there will be to city standards.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-13 closed at 8:44 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report CPA #18-13 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Stolle seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Council Agenda Coversheet 	Agenda Item Number	5.n.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-14 (Overturf Properties, LLC)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5784	Contract #		Other	☐
	Project #	CPA 18-14	Permit #	PLN-2018-01287	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-14.

Motion for Consideration

I move to adopt Ordinance 5784.

Summary

CPA 18-14 is a request to change 3.24 acres from Commercial to Mixed Use. The site is located at 1016 W. Columbia Dr. and is adjacent to existing lands designated Mixed Use to the north, Commercial to the south and east. The abutting property to the west is proposed to be changed to Mixed Use as well under CPA 18-15.

This proposal would create a gateway into the UMU zoned properties that are located north of Columbia Dr. Currently the gateway into the BBRR area is flanked by automobile based uses such as vehicle sales, services and repair. There are also office, retail and construction yard uses near the gateway on the south side of Columbia Dr. The bulk of the land that is designated Mixed Use is located behind the Commercial designated lands on the north side of Columbia Dr.

Approval of the proposal will also remove land from the Commercial, Auto Row (CAR) zone that was specifically established for the frontage of Columbia Dr., between the Blue Bridge and N. Fruitland St., to support vehicle sales, repair and other related uses. This site is currently a new and used vehicle sales lot and is developed in a way that supports the intent of the CAR zone. Approval of the proposal will limit the expansion opportunities for the existing car lot. The applicant has indicated in their application that they will likely relocate their business and this property could be redeveloped to support and spur development within the Urban Mixed Use zone.

A public hearing was held on August 27, 2018 where there were 3 speakers in favor of the proposal and no speakers in opposition of the proposal. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time.

Through	Anthony Muai Oct 10, 10:45:10 GMT-0700 2018	Attachments: Ordinance 5784 minutes staff report
Dept Head Approval	Gregory McCormick Oct 10, 10:52:41 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 01:11:48 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5784

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-14, OVERTURF PROPERTIES, LLC)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 27, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-14 – 3.24 acres located at 1016 West Columbia Drive (Commercial to Mixed Use).

Section 2. The property is legally described as follows:

Commercial to Mixed Use

Benton County Tax Parcel 1-3699-303-0000-032

Lots 15 through 28 inclusive, Hall's Addition to Kennewick, according to the plat thereof recorded in Volume 3 of Plats, page 65, records of Benton County, Washington; Together with vacated North Kent Street adjoining said Lots 15 and 28 on the West, as vacated by City of Kennewick Ordinance No.824, recorded February 24, 1957 under Auditor's File No. 368717, which attaches by operation of law. (AF# 2005-013538)

Benton County Tax Parcel 1-3699-303-0000-036

Lot 8, 9, 10, 11, 12 and the East half of Lot 13, Hall's Addition, according to the Plat thereof recorded in Volume 3 of Plats, Page 65, records of Benton County, Washington.

Together with adjacent portion of vacated West John Day Avenue, vacated by City of

Kennewick Ordinance Number 5042 and recorded under Auditor's File Number 2004-034872, which would attach by operation of law. (af# 2005-013538).

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5784 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 17th day of
October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination

Application Process

- Application Submitted May 1, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Mixed Use Zoning –Urban Mixed Use (UMU) Existing Land Uses – Vacant land, single-family homes
South	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Offices, retail, vehicle repair
East	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Retail, vehicle repair
West	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Vehicle sales

Regulatory Controls

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

Description of Request

The applicant has requested to change 3.24 acres from Commercial to Mixed Use.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
If approved and development takes place, the proposed amendment has the potential to alter the physical environment by creating a more compact urban environment. The current designation and zoning is tailored to automobile sales and services and those that support them. Currently the site is developed as an vehicle sales lot.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The effect on open space or natural features is no greater than that which would occur under the existing designation.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use designations to the north and west which is already designated Mixed Use. In addition, the abutting property to the west is part of a separate application to change the land use designation from Commercial to Mixed Use as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
City water is located in W. Columbia Dr. and sewer is located in what was once W. John Day Ave. behind the vehicle showroom and repair shop. Both water and sewer are adequate to serve the site. Access to the site is available from W. Columbia Dr. and N. Jean St. Future development of the site may impact traffic in the area and the local park system. At the time of development applicable traffic and park impact fees will be required.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There are approximately 245 acres of Mixed Use designated lands throughout the City. The majority is located in the vicinity of the proposed amendment. The remainder 100+ acres is located at Vista Field. This designation was created specifically for the Bridge to Bridge Revitalization area that runs between the Blue Bridge and the Cable Bridge. The demand for this land is hard to gauge at this point since both the Bridge to Bridge Revitalization Plan and the Vista Field Redevelopment Plan are in their early stages.
6. The current and projected project density in the area
The current density in the area is very low since the predominant land use designation in the area over the last 50 years has been Commercial and the old manufactured home parks that were in the area have been removed. The Mixed Use designation is implemented by the Urban Mixed Use (UMU) zoning district. UMU allows commercial and residential uses to exist side by side or above one another. Because of this, it is difficult to project what the density will be since the development of residential dwellings will be dependent on market factors. With that said, there is no cap on the density in the UMU zone.

7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Multiple departments and agencies were notified of this proposal and give the opportunity to comment on it. Comments were received from the City's Economic Development Division stating: *This land use change, if accepted, would likely result in the application of the City's Urban Mixed Use zoning category. This is the only zoning category to be implemented under Mixed Use Land use. This would further the intent of the Urban Mixed Use zoning implementation along Columbia Drive, but would also limit the existing businesses expansion opportunities. The current business use of the site is well designed and provides a good example of the intent of the City's Commercial Auto Row zoning designation.*

Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

Analysis of Request

This proposal would create a gateway into the UMU zoned properties that are located north of Columbia Dr. Currently the gateway into the BBRR area is flanked by automobile based uses such as vehicle sales, services and repair. There are also office, retail and construction yard uses near the gateway on the south side of Columbia Dr. The bulk of the land that is designated Mixed Use is located behind the Commercial designated lands on the north side of Columbia Dr. The City and Port of Kennewick have partnered together to begin development on the east end of BBRR area. Development on the west end of Columbia Drive would bookend the area with revitalization activity that could spur development throughout the corridor.

Approval of the proposal will also remove land from the Commercial, Auto Row (CAR) zone that was specifically established for the frontage of Columbia Dr., between the Blue Bridge and N. Fruitland St., to support vehicle sales, repair and other related uses. This site is currently a new and used vehicle sales lot and is developed in a way that supports the intent of the CAR zone. Approval of the proposal will limit the expansion opportunities for the existing car lot. The applicant has indicated the application that they will likely relocate their business and this property could be redeveloped to support and spur development within the Urban Mixed Use zone.

Findings

1. The applicant is Overturf Properties LLC (1016 W Columbia Dr, Kennewick, WA 99336).
2. The owners are Overturf Properties LLC (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Commercial to Mixed Use.
4. The application was received on May 1, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water in W. Columbia Dr. and sewer behind the building in what used to be W. John Day Ave.
6. Access to the site is currently provided from W. Columbia Dr. and N. Jean St.

7. The proposed amendment is adjacent to Commercial and Mixed Use designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

Conclusions

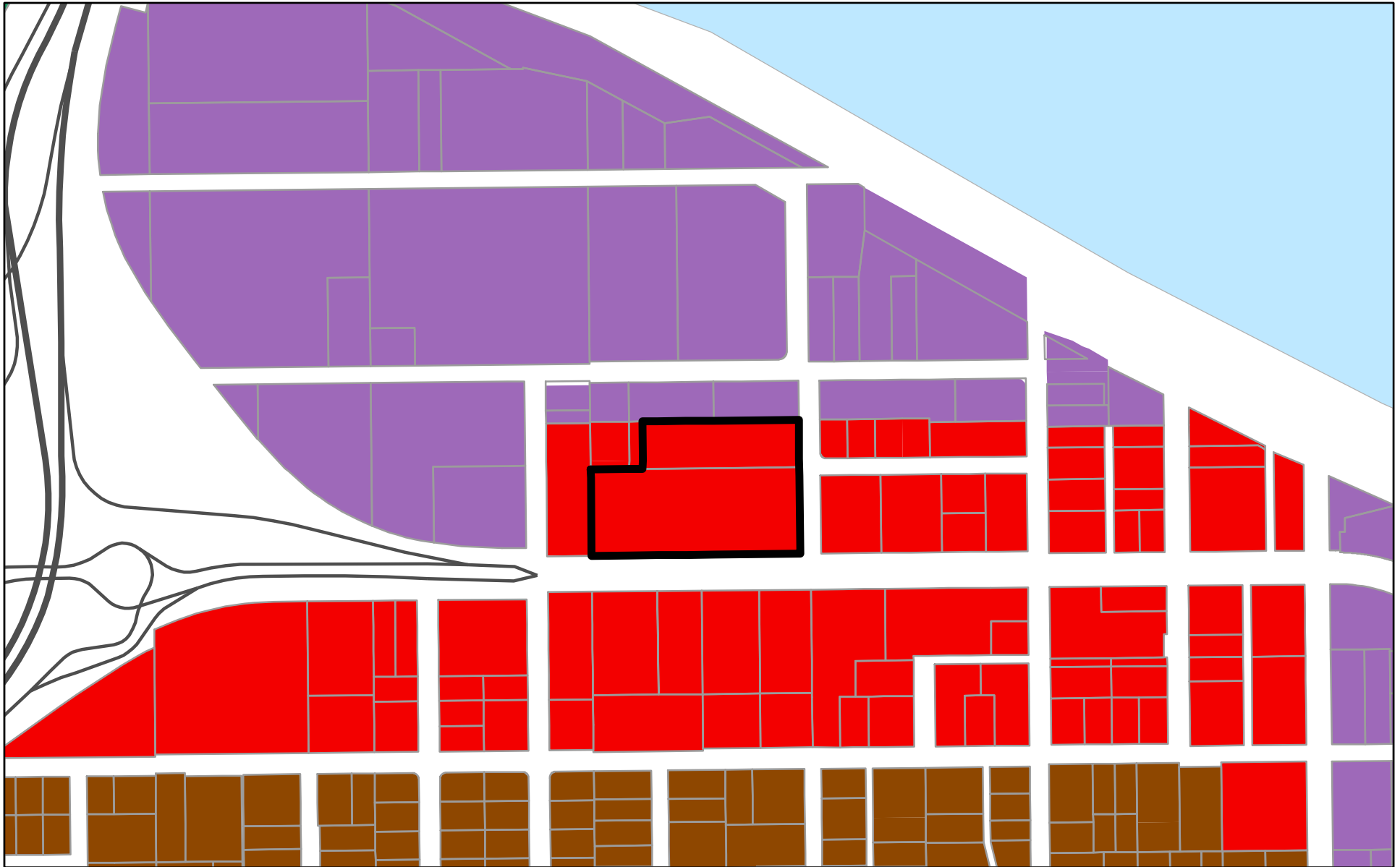
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial to Mixed Use.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-14 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-14 contained in the staff report and recommend to City Council approval of the request.



CPA 18-14/PLN-2018-01287

Future Land Use

 Open Space	 Medium Density Residential	 Commercial
 Low Density Residential	 High Density Residential	 Industrial
 Mixed Use	 Public Facility	



PAID

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES

Exhibit A-2

MAY 01 2018

APPLICATION (general form)

PROJECT #

PLN-

FEE \$

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other ☒ Rezone, Comp Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Overturf Properties, LLC

Eric Weinheimer

(509) 845-4389

Address: 1016 West Columbia Drive, Kennewick, WA 99336

ewag

ewagrealstate@hotmail.com

Telephone: (509) 586-3185 Cell Phone: (509) 539-0494 Fax: (509) 586-4136 E-mail: dougeoverturfmotors.com

Property Owner (if other than applicant): Same as above.

Address: _____

Telephone: _____ Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. Two parcels. See attached. Acres 3.2350 Zoning: Auto Row

Address of property: 1016 West Columbia Drive, Kennewick, WA 99336

Number of Existing Parking Spaces NA Number of Proposed (New) Parking Spaces NA

Present use of property New and used car sales.

Size of existing structure: 10,236, 8,050, 455 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

Height of building: TBD Cubic feet of excavation: TBD Cost of new construction TBD

Benton County Assessor Market Improvement Value: \$1,949,690

Description of Project: Proposed change in land use designation from "Commercial" to "Mixed Use".

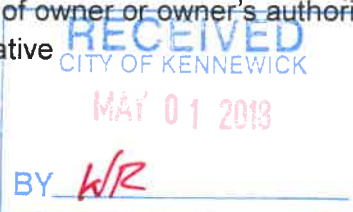
I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Date:

5/1/18

Signature of owner or owner's authorized representative



Comprehensive Plan Amendment Supplemental Information

Exhibit A-2

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

See attached.

2. What are the reasons for the requested amendment:

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

5. Include any other substantiated information in support of the requested amendment:

Answers to Comprehensive Plan Amendment Supplemental Information (Overturf Properties, LLC)

- 1) Proposal is to change the land use designation of Benton County Tax Parcels 136993030000032 and 136993030000036 to "Mixed Use". Land use designation is currently "Commercial".
- 2) The Property is currently being utilized for new and used car sales. Applicant is considering the possibility of moving his auto business to another location in the Tri-Cities. The Property's location provides one of the most unique opportunities in the Tri-Cities for development of high density mixed uses including high end retail, office space, and residential development. The Property adjoins a larger vacant site to the north that will be available for development into high density mixed uses and wants his Property available for possible redevelopment.
- 3) The major elements of the Comprehensive Plan that will be impacted by the change in land use designation will be Utilities and Transportation. The Property is located at the base of the Blue Bridge along West Columbia Drive in old downtown Kennewick. Currently electrical, water, sewer, and natural gas are all available along West Columbia Drive. The Property is near three major arterials and the Blue Bridge; State Route 395 to the south, State Route 240 to the west, West Columbia Drive to the east, and the Blue Bridge to the north. Depending on the development these elements will need to be addressed by the developer(s) with assistance and approved by the City of Kennewick.
- 4) This area is the west end of Kennewick's Bridge to Bridge Revitalization Plan and in need of redevelopment. The City of Kennewick has already begun revitalization near the Cable Bridge on the east end with the creation of a Wine Village. Applicant wants to make his Property available for possible future redevelopment under Kennewick's new zoning "Urban Mixed Use". This will allow the development of numerous consistent uses (retail, office space, high density residential, etc.) within a small area creating an efficient use of resources and economic development for not only Kennewick but the entire Tri-Cities.
- 5) None.



Exhibit A-3
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: CPA 18-14/PLN-2018-01287

DESCRIPTION OF PROPOSAL: Change the land use designation of 3.24 acres from Commercial to Mixed Use

PROPONENT: OVERTURE PROPERTIES LLC

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1016 W. COLUMBIA DR.

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: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.

Vice Chairman Morris opened the public hearing at 8:45 p.m. for Comprehensive Plan Amendment (CPA) #18-14 from Commercial to Mixed Use for property located at 1016 W. Columbia Drive. Applicant is Overturf Properties LLC, 1016 W. Columbia Dr., Kennewick, WA, 99336.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-14 and recommend to City Council approval of the request.

Planning Commission questions included:

Respect to change of use, assuming future development that engineering staff will evaluate access points; will mitigate concerns about traffic; due north of Paradise Auto sales, there is Discount Auto sales, does that fall under the CAR zoning district; considered legal non-conforming; staff report didn't mention that proposal had come before planning commission previously due to city council not deciding to defer as per the Planning Commission's recommendation.

Testimony of Applicant:

Doug Overturf
3648 W. 42nd Ave
Kennewick

Want to see this property prosper; Jesernig Trailer Park had drug and crime problems; proponent of BBRR project; not planning on moving from area; when it went to automotive zoning, it doesn't build downtown Kennewick very well; for Kennewick to progress.

Testimony in favor:

Eric Weinheimer
2220 SLI Road
Sunnyside WA

Trying to develop that area; problem most developers need better access and larger area than 40 acres; keep in mind unique location in Tri-Cities; great opportunity for City of Kennewick as a gateway project.

Jose Chavallo
5927 W, Quinault
Kennewick

In favor of the project.

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-14 closed at 8:58 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Stolle moved to concur with the findings and conclusions in staff report CPA #18-14 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included:

The motion passed unanimously.

Vice Chairman Morris opened the public hearing at 9:00 p.m. for Comprehensive Plan Amendment (CPA) #18-15 from Commercial to Mixed Use for property located at 1116 W. Columbia Drive. Applicant is B W Land LLC, Steve and Judy West, 2699 Road 68, Pasco, WA 99301.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-15 and recommend to City Council approval of the request.

Planning Commission questions included:

None

Testimony of Applicant:

Eric Weinheimer
2220 SLI Road
Sunnyside

Representing Steve West, issue is access and major development; positive improvement for the City.

Testimony in favor:

Jose Chavallo
5927 W Quinault
Kennewick

In favor

Testimony neutral or against:

None

Council Agenda Coversheet	Agenda Item Number	5.o.	Council Date	10/16/2018	Consent Agenda	☐
	Agenda Item Type	Ordinance			Ordinance/Reso	☒
	Subject	CPA 18-15 (BW Land, LLC)			Public Mtg / Hrg	☐
	Ordinance/Reso #	5785	Contract #		Other	☐
	Project #	CPA 18-15	Permit #	PLN-2018-01288	Quasi-Judicial	☐
	Department	Planning				

Recommendation

The Planning Commission recommends that the City Council approve CPA 18-15.

Motion for Consideration

I move to adopt Ordinance 5785.

Summary

CPA 18-15 is a request to change 1.1 acres from Commercial to Mixed Use. The site is located at 1116 W. Columbia Dr. and is adjacent to existing lands designated Mixed Use to the north and west, Commercial to the south. The abutting property to the east is proposed to be changed to Mixed Use as well under CPA 18-14.

This proposal would create a gateway into the UMU zoned properties that are located north of Columbia Dr. Currently the gateway into the BBRR area is flanked by automobile based uses such as vehicle sales, services and repair. There are also office, retail and construction yard uses near the gateway on the south side of Columbia Dr. The bulk of the land that is designated Mixed Use is located behind the Commercial designated lands on the north side of Columbia Dr.

Approval of the proposal will also remove land from the Commercial, Auto Row (CAR) zone that was specifically established for the frontage of Columbia Dr., between the Blue Bridge and N. Fruitland St., to support vehicle sales, repair and other related uses. This site is currently a used vehicle sales lot and is developed in a way that supports the intent of the CAR zone. Approval of the proposal will limit the expansion opportunities for the existing car lot. The applicant has indicated in their application that they will likely relocate the existing business and this property could be redeveloped to support and spur development within the Urban Mixed Use zone.

A public hearing was held on August 27, 2018 where there were 2 speakers in favor of the proposal and no speakers in opposition of the proposal. The Planning Commission unanimously voted to recommend approval of the application to the City Council.

Alternatives

None recommended

Fiscal Impact

None at this time

Through	Anthony Muai Oct 10, 10:54:37 GMT-0700 2018	Attachments: Ordinance 5785 minutes staff report
Dept Head Approval	Gregory McCormick Oct 10, 10:56:25 GMT-0700 2018	
City Mgr Approval	Marie Mosley Oct 12, 01:13:28 GMT-0700 2018	
		☐ Recording Required?

CITY OF KENNEWICK
ORDINANCE NO. 5785

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 18-15, BW LAND, LLC)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 27, 2018, concerning the proposed changes and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106;
NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 18-15 – 1.1 acres located at 1116 West Columbia Drive (Commercial to Mixed Use).

Section 2. The property is legally described as follows:

Commercial to Mixed Use

BENTON COUNTY TAX PARCEL 1-3699-304-0014-006

THAT PORTION OF TRACT 14, KENNEWICK GARDENS, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 16, RECORDS OF BENTON COUNTY, WASHINGTON, LYING EASTERLY OF THE EASTERLY BOUNDARY OF NORTH KENT STREET. EXCEPT THE NORTH 100 FEET OF THE EAST 105 FEET THEREOF AND EXCEPT PORTION DEEDED TO THE STATE OF WASHINGTON OF HIGHWAY PURPOSES. (AF# 2013-004972)

BENTON COUNTY TAX PARCEL 1-3699-303-0000-013

THE WEST ONE HALF OF LOT 13, HALL'S ADDITION TO KENNEWICK, ACCORDING TO THE PLAT THEREOF RECORDED UN VOLUME 3 OF PLATS, PAGE 65, RECORDS OF BENTON COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF VACATED WEST JOHN DAY AVENUE ADJACENT TO SAID LOT AS VACATED

ACCORDING TO THE CITY OF KENNEWICK ORDINANCE NUMBER 5042, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2004-034872, WHICH WOULD ATTACH BY OPERATION OF LAW. (AF# 2013-004972).

BENTON COUNTY TAX PARCEL 1-3699-303-0000-014

LOT 14, HALL'S ADDITION TO KENNEWICK, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 3 OF PLATS, PAGE 64, RECORDS OF BENTON COUNTY, WASHINGTON. TOGETHER WITH VACATED 25 FOOT NORTH KENT STREET RIGHT-OF-WAY. ADJACENT TO SAID LOT AS VACATED ACCORDING TO THE CITY OF KENNEWICK ORDINANCE NO. 824, AS RECORDED UNDER AUDITOR'S FILE NUMBER 368717, WHICH WOULD ATTACH BY OPERATION OF LAW. ALSO TOGETHER WITH THAT PORTION OF VACATED WEST JOHN DAY AVENUE ADJACENT TO SAID LOT AS VACATED ACCORDING TO THE CITY OF KENNEWICK ORDINANCE NUMBER 5042, AS RECORDED UNDER AUDITOR'S FILE NUMBER 2004-034872, WHICH WOULD ATTACH BY OPERATION OF LAW. (AF# 2013-004972).

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 16th day of October, 2018, and signed in authentication of its passage this 16th day of October, 2018.

Attest:

DON BRITAIN, Mayor

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5785 filed and recorded in the office of the City Clerk of the City of Kennewick, Washington this 17th day of October, 2018.

Approved as to Form:

LISA BEATON, City Attorney

TERRI L. WRIGHT, City Clerk

DATE OF PUBLICATION_____



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

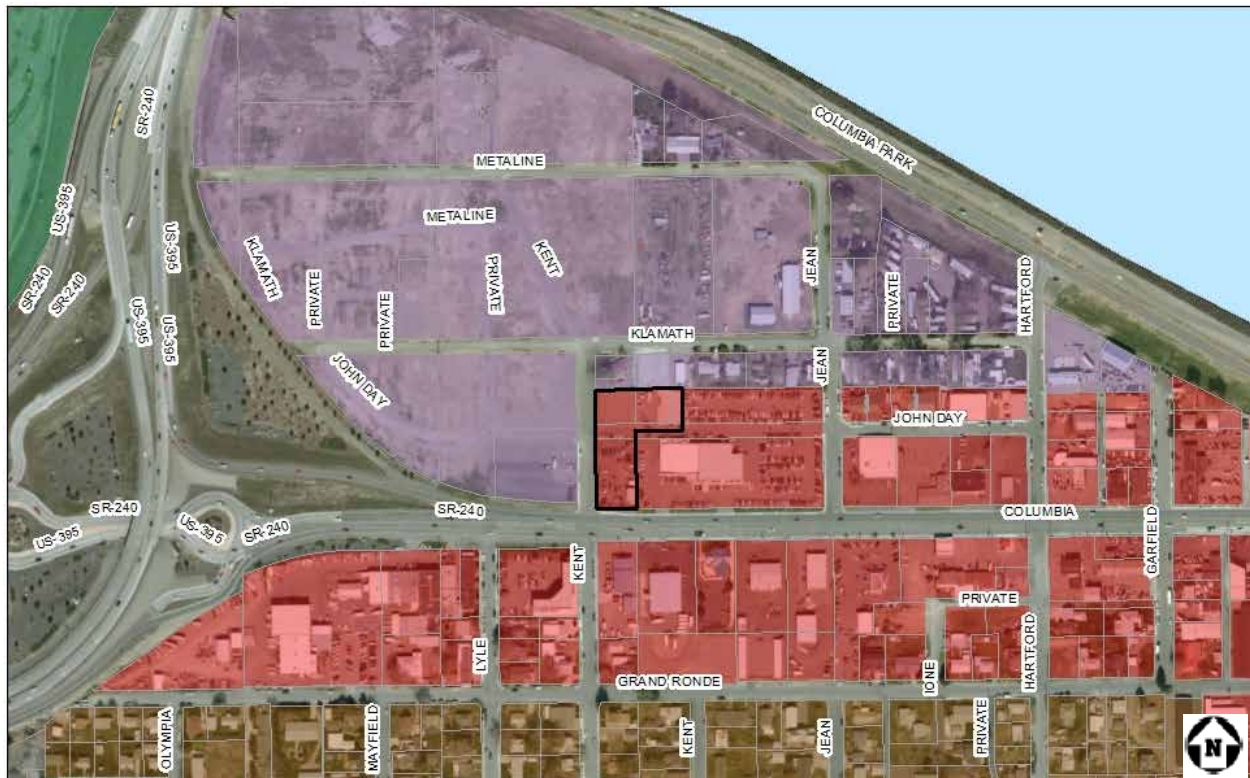
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-15

Request: Change 1.1 acres from Commercial to Mixed Use

Applicant: BW Land LLC

Owner: BW Land LLC



Not to scale

Site Information

- **Size:** 1.1 acres
- **Location:** 1116 W. COLUMBIA DR.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Commercial
- **Existing Zoning:** Commercial, Auto Row (CAR)
- **Existing Land Use:** Used vehicle sales lot

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination

Application Process

- Application Submitted May 1, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Mixed Use Zoning –Urban Mixed Use (UMU) Existing Land Uses – Vacant land, single-family homes
South	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Offices, retail, vehicle repair
East	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Retail, vehicle repair
West	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Vehicle sales

Regulatory Controls

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

Description of Request

The applicant has requested to change 1.1 acres from Commercial to Mixed Use.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;

This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
If approved and development takes place, the proposed amendment has the potential to alter the physical environment by creating a more compact urban environment. The current designation and zoning is tailored to automobile sales and services and those that support them. Currently the site is developed as a used vehicle sales lot.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The effect on open space or natural features is no greater than that which would occur under the existing designation.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use designations to the north and west which is already designated Mixed Use. In addition, the abutting property to the west is part of a separate application to change the land use designation from Commercial to Mixed Use as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
City water is located in N. Kent St. and sewer is located in what was once W. John Day Ave. behind the vehicle showroom and repair shop. Both water and sewer are adequate to serve the site. Access to the site is available from W. Columbia Dr. and N. Kent St. Future development of the site may impact traffic in the area and the local park system. At the time of development applicable traffic and park impact fees will be required.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There are approximately 245 acres of Mixed Use designated lands throughout the City. The majority is located in the vicinity of the proposed amendment. The remainder 100+ acres is located at Vista Field. This designation was created specifically for the Bridge to Bridge Revitalization area that runs between the Blue Bridge and the Cable Bridge. The demand for this land is hard to gauge at this point since both the Bridge to Bridge Revitalization Plan and the Vista Field Redevelopment Plan are in their early stages.
6. The current and projected project density in the area
The current density in the area is very low since the predominant land use designation in the area over the last 50 years has been Commercial and the old manufactured home parks that were in the area have been removed. The Mixed Use designation is implemented by the Urban Mixed Use

(UMU) zoning district. UMU allows commercial and residential uses to exist side by side or above one another. Because of this, it is difficult to project what the density will be since the development of residential dwellings will be dependent on market factors. With that said, there is no cap on the density in the UMU zone.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Multiple departments and agencies were notified of this proposal and give the opportunity to comment on it. Comments were received from the City's Economic Development Division stating: *This land use change, if accepted, would likely result in the application of the City's Urban Mixed Use zoning category. This is the only zoning category to be implemented under Mixed Use Land use. This would further the intent of the Urban Mixed Use zoning implementation along Columbia Drive, but would also limit the existing businesses expansion opportunities. The current business use of the site is well designed and provides a good example of the intent of the City's Commercial Auto Row zoning designation.*

Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

Analysis of Request

This proposal would create a gateway into the UMU zoned properties that are located north of Columbia Dr. Currently the gateway into the BBRR area is flanked by automobile based uses such as vehicle sales, services and repair. There are also office, retail and construction yard uses near the gateway on the south side of Columbia Dr. The bulk of the land that is designated Mixed Use is located behind the Commercial designated lands on the north side of Columbia Dr. The City and Port of Kennewick have partnered together to begin development on the east end of BBRR area. Development on the west end of Columbia Drive would bookend the area with revitalization activity that could spur development throughout the corridor.

Approval of the proposal will also remove land from the Commercial, Auto Row (CAR) zone that was specifically established for the frontage of Columbia Dr., between the Blue Bridge and N. Fruitland St., to support vehicle sales, repair and other related uses. This site is currently a used vehicle sales lot and is developed in a way that supports the intent of the CAR zone. Approval of the proposal will limit the expansion opportunities for the existing car lot, although currently there is limited area on the parcel for expansion due to its size.

Findings

1. The applicant is BW Land LLC (2699 N Road 68, Pasco, WA 99301).
2. The owner is BW Land LLC (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Commercial to Mixed Use.
4. The application was received on May 1, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.

5. The site is currently served by City water in N. Kent St. and sewer behind the building in what used to be W. John Day Ave.
6. Access to the site is currently provided from W. Columbia Dr. and N. Kent St.
7. The proposed amendment is adjacent to Commercial and Mixed Use designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

Conclusions

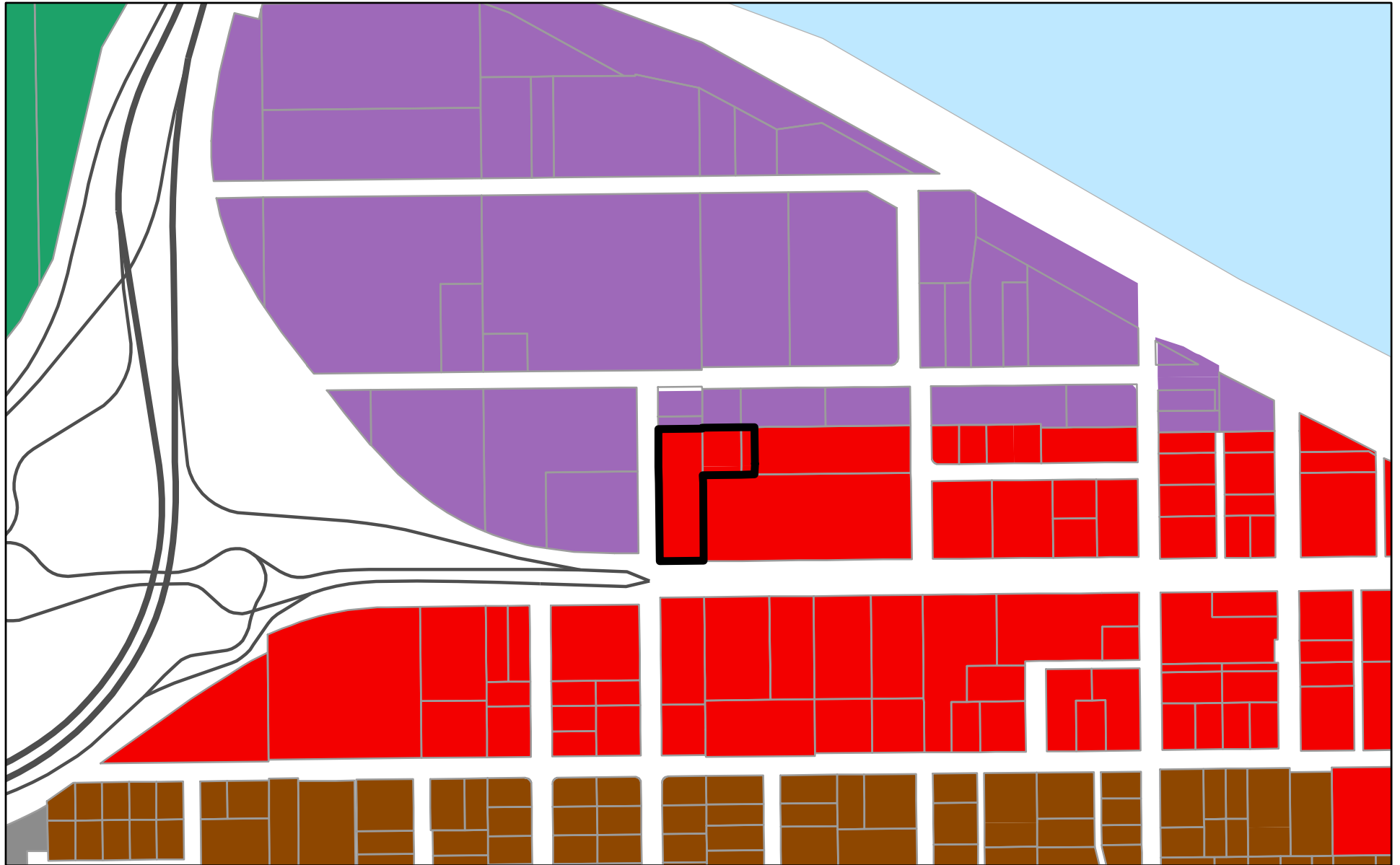
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial to Mixed Use.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-15 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-15 contained in the staff report and recommend to City Council approval of the request.



CPA 18-15/PLN-2018-01288

Future Land Use			
	Open Space		Medium Density Residential
	Low Density Residential		High Density Residential
	Mixed Use		Commercial
			Industrial
			Public Facility



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES

Exhibit A-2

APPLICATION (general form)

PROJECT # CPA 18-15 PLN- 2018-01288 FEE \$ 1294-

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Rezone, Comp Plan Amendment

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: BW Land, LLC/Steve and Judy West Eric Inleinheimer (509) 845-4389

Address: 2699 Road 68, Pasco, WA 99301 ewagrealstate@hotmail.com

Telephone: (509) 547-4130 Cell Phone: (509) 531-0138 Fax: _____ E-mail: westent1@hotmail.com

Property Owner (if other than applicant): Same as above.

Address: _____

Telephone: _____ Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. Three parcels. See attached. Acres 1.10 Zoning: CAR Auto Row

Address of property: 1116 West Columbia Drive, Kennewick, WA 99336

Number of Existing Parking Spaces NA Number of Proposed (New) Parking Spaces NA

Present use of property Used car sales.

Size of existing structure: 848 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

Height of building: TBD Cubic feet of excavation: TBD Cost of new construction TBD

Benton County Assessor Market Improvement Value: \$53,570

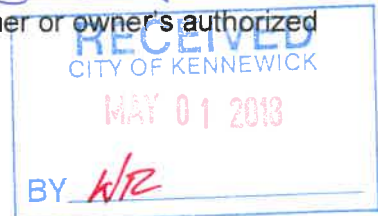
Description of Project: Proposed change in land use designation from "Commercial" to "Mixed Use".

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Date: 5/1/18

Signature of owner or owner's authorized representative



Comprehensive Plan Amendment Supplemental Information

Exhibit A-2

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

See attached.

2. What are the reasons for the requested amendment:

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

5. Include any other substantiated information in support of the requested amendment:

Answers to Comprehensive Plan Amendment Supplemental Information (BW Land, LLC)

- 1) Proposal is to change the land use designation of Benton County Tax Parcels 136993040014006, 136993030000013, and 136993030000014 to "Mixed Use". Land use designation is currently "Commercial".
- 2) The Property is located within Kennewick's Bridge to Bridge Revitalization Plan in an area that has some of the highest traffic counts in the Tri-Cities. The Property's location provides one of the most unique opportunities in the Tri-Cities for development of high density mixed uses including high end retail, office space, and residential development. Applicant owns the adjoining Property to the north and wants to have consistent land use designation for a much larger development.
- 3) The major elements of the Comprehensive Plan that will be impacted by the change in land use designation will be Utilities and Transportation. The Property is located at the base of the Blue Bridge along West Columbia Drive in old downtown Kennewick. Currently electrical, water, sewer, and natural gas are all available along West Columbia Drive. The Property is near three major arterials and the Blue Bridge; State Route 395 to the south, State Route 240 to the west, West Columbia Drive to the east, and the Blue Bridge to the north. Depending on the development these elements will need to be addressed by the developer(s) and approved by the City of Kennewick.
- 4) The Property was a dilapidated trailer park. Applicant purchased numerous parcels in the area and has cleaned up the Properties in preparation for development. This area is the west end of Kennewick's Bridge to Bridge Revitalization Plan and in desperate need of redevelopment. The City of Kennewick has already begun revitalization near the Cable Bridge on the east end with the creation of a Wine Village. Applicant is working with developer(s) to construct mixed uses consistent with Kennewick's new zoning "Urban Mixed Use". This will allow the development of numerous consistent uses (retail, office space, high density residential, etc.) within a small area creating an efficient use of resources and economic development for not only Kennewick but the entire Tri-Cities.
- 5) None.



Exhibit A-3
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: CPA 18-15/PLN-2018-01288

DESCRIPTION OF PROPOSAL: Change the land use designation of 1.1 acres from Commercial to Mixed Use

PROPONENT: BW LAND LLC

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1116 W. COLUMBIA DR.

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: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

- ☐ 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: July 20, 2018

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.

None

Public Testimony for CPA 18-14 closed at 8:58 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Stolle moved to concur with the findings and conclusions in staff report CPA #18-14 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included:

The motion passed unanimously.

Vice Chairman Morris opened the public hearing at 9:00 p.m. for Comprehensive Plan Amendment (CPA) #18-15 from Commercial to Mixed Use for property located at 1116 W. Columbia Drive. Applicant is B W Land LLC, Steve and Judy West, 2699 Road 68, Pasco, WA 99301.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report CPA 18-15 and recommend to City Council approval of the request.

Planning Commission questions included:

None

Testimony of Applicant:

Eric Weinheimer
2220 SLI Road
Sunnyside

Representing Steve West, issue is access and major development; positive improvement for the City.

Testimony in favor:

Jose Chavallo
5927 W Quinault
Kennewick

In favor

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 18-15 closed at 9:03 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA #18-15 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included:

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates - none

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Stolle said there were a number of comp plan requests with well-founded concerns of traffic, crime, impacts to the areas - without knowing more about future projects; if possible to receive more information would help to render a decision.

ADJOURNMENT:

The meeting was adjourned at 9:07 p.m.



City Council Meeting Schedule November 2018

November 6, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

November 13, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING
1. Columbia Park Annual Plan Update
2. Committee Updates

November 20, 2018
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

November 27, 2018
Tuesday, 6:30 p.m.

WORKSHOP MEETING
1. Small Cell Facilities

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio Taped

November 2018
Updated 10/9/18