



City Council Meeting Schedule March 2017

March 7, 2017
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

March 14, 2017
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Shoreline Enhancement Video
2. Diversity Commission Update
3. Inclusive Cities Resolution
4. Committee Updates
5. Comprehensive Plan Amendment Update -
Housing/Utilities Elements

March 21, 2017
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

March 28, 2017
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Benton-Franklin Council of Governments
2. Code Amendments
3. Tourism & Economic Development Update
4. Comprehensive Plan Amendment Update - Capital
Facilities/Transportation Elements

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

March 2017
Updated 3/7/17

Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	03/14/2017
Agenda Item Type	Presentation		
Subject	Shoreline Enhancement Video		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Manager		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

Brad Fisher, Doc Hastings and Gary Petersen have been instrumental in working with Congressman Dan Newhouse on conveyance of the U.S. Army Corps of Engineers (USACE) property along the shoreline in the Tri-Cities. This is a separate endeavor from the 60 acre conveyance we are working on directly with the USACE. Brad, Doc & Gary have worked on a video that illustrates the opportunities we have in our community to improve and enhance the shoreline and access to the river. This video will be shown at the workshop and an update on the conveyance of all USACE property in the Tri-Cities will be provided.

Through

Dept Head Approval

City Mgr Approval

Attachments:

Marie Mosley
Mar 10, 10:05:55 GMT-0800 2017

Council Workshop Coversheet



Agenda Item Number	2.	Meeting Date	03/14/2017
Agenda Item Type	Presentation		
Subject	Diversity Commission Update		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Manager		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

The Diversity Commission will be providing an update to Council on their progress to date and path forward for meeting Council's goals as set forth by Resolution No. 16-11.

Through

Evelyn Lusignan
Mar 09, 08:11:30 GMT-0800 2017

Dept Head Approval

Evelyn Lusignan
Mar 09, 08:11:34 GMT-0800 2017

City Mgr Approval

Marie Mosley
Mar 10, 09:56:30 GMT-0800 2017

Attachments: Diversity Commission Presentation



Diversity Commission Update

City Council Workshop
March 14, 2017

Diversity Commission

- Zelma Jackson-Maine, Chairperson
- Uby Creek, Vice Chairperson
- Nichole Banegas
- Ed Frost
- Clarence Hill, III
- Becca Lingley (thru 12/31/2016)
- Brenda Still

Commission Support

- Facilitator - James Hempstead
- City Staff – Marie Mosley, Jackie Aman & Evelyn Lusignan



<https://youtu.be/y1xy6l9JlSY>

Council Resolution 16-11

- Promote and embrace diversity in our community.
- Engage participation and provide an effective means for promoting diversity and commitment to equality and inclusiveness as we work together to make the City of Kennewick the place of choice to live, work, play and do business.

Primary Goals of the Diversity Commission

1. Identify the cultural behaviors that will be embraced in our community.
2. Engage with residents and businesses at the neighborhood level.
3. Identify whether the City has gaps in services based on the identified cultural behaviors and provide possible solutions.
4. Determine where the City needs to improve communication and/or enhance services based on input received.
5. Identify ways that the City can be more inclusive in engagement with our citizens and businesses that will better promote the identified cultural behaviors.
6. Determine ways to encourage more citizens to be involved in the community and consider running for a City Council position, participate on one of the many City boards and commissions, or apply for City employment.
7. Present recommendations to Council on how to best engage citizens so that there is adequate input regarding policy matters involving diversity and embracing the identified cultural behaviors.

Vision

Kennewick: an inclusive community where everyone can thrive.

Mission

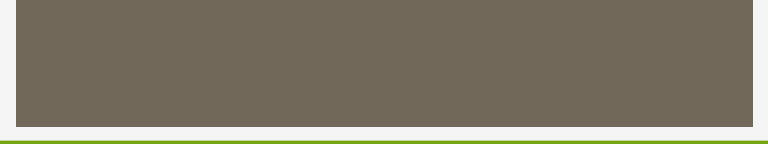
To promote diversity by
committing to equality and
inclusiveness in the City of
Kennewick.

Cultural Behaviors

- Dignity
- Safety
- Inclusion
- Empathy
- Interaction
- Respect
- Understanding
- Tolerance
- Acceptance
- Listening
- Trust
- Participation

Update & Path Forward





Questions?

Council Workshop Coversheet



Agenda Item Number	3.	Meeting Date	03/14/2017
Agenda Item Type	Reports/Plans		
Subject	Inclusiveness City Resolution		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Manager		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

At a recent Council meeting, Councilmember Parks requested that Council consider adopting an Inclusiveness City resolution. The majority of the City Council agreed to discuss this item in an upcoming workshop.

Through

Dept Head Approval

City Mgr Approval

Attachments:

Marie Mosley
Mar 10, 10:11:28 GMT-0800 2017

Council Workshop Coversheet



Agenda Item Number	4.	Meeting Date	03/14/2017
Agenda Item Type	Presentation		
Subject	Council Committee Updates		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Finance		

Info Only	☒
Policy Review	☒
Policy DevMnt	☒
Other	☒

Summary

Council members sit on three committees that meet at least quarterly to work through a council directed work plan of items pertaining to the daily operations of the City which involve policy direction. The Budget & Administrative Committee and Infrastructure & Operations Committee will present an informational report on items each committee has worked on since the last committee update was provided to the full Council.

Through

Dept Head Approval

City Mgr Approval

Dan Legard
Mar 08, 12:56:49 GMT-0800 2017

Marie Mosley
Mar 10, 09:45:08 GMT-0800 2017

Attachments: Presentation

Committee Updates

Kennewick City Council Workshop
March 14, 2017



Budget & Administrative Committee



Initiative 1433

- Approved by Washington voters in the November, 2016 General Election
- Increases minimum wage for employees :
 - 2017: \$11.00; 2018: \$11.50; 2019: \$12.00; 2020: \$13.50*
- *Increased by the annual change to the CPI thereafter
- Beginning in 2018, requires 1 hour of paid sick leave per 40 hours worked
- Impacts PERS service credit for elected officials



2016 Sales Tax Results

- Overall increase of 4.45% compared to 2015
 - Auto sales strong
 - New construction activity strong
- 9 of City's Top 10 taxpayers experienced at least moderate increases as did most of top 50
- City distributions of Public Safety (Criminal Justice) Sales Tax higher than anticipated



An aerial photograph of a town nestled in a valley. The town features a mix of residential and commercial buildings, with a prominent white building in the center. The surrounding landscape is hilly and covered in dry, yellowish-brown vegetation. The sky is overcast and grey.

Kennewick City Council - March 14, 2017

LRF UPDATE

LRF Milestones

- ◎ Adopted LRF State Sales Tax Credit – May, 2011
 - \$2.5M received to date (State FY '12 – FY '16)
- ◎ Filed 7th Annual Report with DOR – March 1, 2017
- ◎ 2016 Local Revitalization Area Capital Projects:
 - Bob Olson Parkway/Hildebrand – Sherman to Steptoe (in progress)
 - Ridgeline/SR 395 Intersection – Design in Progress

2016 LRF Annual Report

- ◎ Public Improvements funded with 2010 LRF bonds - \$13.8M
- ◎ Local Public Sources used for payment of bonds or public improvements in RA - \$3M
 - Cumulative total - \$13.2M
- ◎ 37 New businesses located in RA since 2010:
 - Trios Health, The Rock Wood Fired Pizza, Bob's Burgers & Brew, Three Rivers Carousel Foundation, Z-Place, Canyon Chiropractic, Tri-City Lab, TrueBuilt Homes, Wine & More, Bliss Salon & Spa, Copper Ridge Apartments & Affinity at Southridge, Dr. Good Vape, Thomas Management Corp, Holy Mac Steaks & Spirits, Canyon Lakes Family Counseling, Three Rivers Psychiatry, Hampton Inn, Dobson Radiology, Quality Signs, Roasters Coffee, Bellaluna Salon, Queens 6376, Body Boutique Salon & Tanning, Hop Jack's, Leaning H Bike, Mai House in Kennewick, Coppertop Tap House & Growler Fills, A Step Above Foot & Ankle Clinics, We Ice Inc., Blankspace Tri-Cities, JMG Familia Ventures, Knutzen Consulting Engineers, Washington Urology, Benton Franklin Orthopedic Associates, The Original Pancake House, Antonio Lopez-Ibarra, Taco Bell.
- ◎ Estimate of 319 new jobs created resulting in \$16M in annual wages & benefits (\$46.8M from 2010-2016)

2016 LRF Annual Report (cont'd)

◎ Sales Tax Increments:

- Total - \$3.4M for 2016 (\$19.2M cumulative)
- State - \$2.8M for 2016 (\$14.6M cumulative)
- City - \$331k for 2016 (\$1.9M cumulative)
- Benton County – Contributed \$37k in 2016
- \$39.4M in taxable sales activity (\$229M cumulative)

◎ Property Tax Increments:

- State - \$105k for 2016
- City - \$106k for 2016
- Local Partners - \$84k for 2016
- Total AV increases to \$71.5M with 2017 levy (based on 2016 AV)
 - Excludes Trios facilities & Affinity at Southridge (tax-exempt)

Southridge Local Revitalization Financing – A Great Investment!



Return on Investment of 482%

Since the Southridge LRF project was implemented beginning in 2010, the State of Washington has received approximately \$14.6 million in new sales tax increments, as compared to state contributions towards the project of only \$2.5 million during this same timeframe.

Local Revitalization Financing

Southridge - Decade of Progress



An aerial photograph of a city, likely Las Vegas, showing a large medical complex with multiple buildings and parking lots in the foreground. The complex is surrounded by desert land and a highway. In the background, there are mountains and a city skyline under a clear sky.

Questions?

Infrastructure & Operations Committee



Department of Ecology
Delegation of Pretreatment Program



Program Highlights

- Federal pretreatment program history
- Functions of the pretreatment program
- Full delegation guidelines
- Delegation process
- Pretreatment permit responsibilities
- Q&A/Discussion



Pretreatment Program History

- Federal Clean Water Act 1981
- Environmental Protection Agency (EPA) 1983 (Federal)
- Department of Ecology 1983 (State)
- Kennewick Municipal Code 14.23 (Local)



Functions of the Pretreatment Program

- Protects the Publically Owned Treatment Works (POTW) / Wastewater Treatment Plant (WWTP)
- Protects receiving waters
- Protects POTW workers
- Protects general public
- Protects bio-solids
- Establishes a level playing field



Full Delegation Guidelines

- Delegation of Authority from DOE to City
- Management of existing and future wastewater discharges
- Significant industrial users (SIU's) 25,000 gal/day or 5% of WWTP capacity
- POTW's designed at 5 MGD or greater
- City of Kennewick POTW/WWTP 10.2 MGD
- Expansion of Fats, Oils, & Grease (FOG) Program



Current Businesses Required to Provide Pretreatment

- Bakers Produce Inc.
- J Lieb



Potential Business Types Required to Provide Pretreatment

- Wineries
- Breweries
- Distilleries

Jurisdictions Currently Delegated

- City of Pasco
- City of Richland
- City of Walla Walla
- City of Yakima (in the formal delegation process)

Formal Delegation Process

- DOE compliance order to City of Kennewick
- City required to implement pretreatment program under NPDES Permit
- Compliance period or transition 12 to 24 months
- City required to use DOE checklist
- City required to adopt model pretreatment ordinance

Pretreatment Permit Responsibilities

- City of Kennewick to write, issue, and enforce all SIU permits
- Assign Staff to manage pretreatment program
- Manage local SIU discharges for BOD, TSS, flow, and PH
- Coordinate with DOE in a team approach to establish our pretreatment program
- DOE to provide technical assistance and support

Questions and Discussion



KENNEW!CK
WASHINGTON

Complete Streets Ordinance

Council Workshop
March 14, 2017

Bruce Mills, P.E.
Deputy Public Works Director



Outline

- 2011 Complete Streets Act
- Incentivized Funding Program
- Complete Streets Ordinance Elements
- Next Steps



Washington State COMPLETE STREETS AWARD



WHAT IS A COMPLETE STREET?



ACTIVE SIDEWALKS

Sidewalks should be smooth, wide, feel safe, and have appropriate transitions to the street, making them easy to walk or use a wheelchair on

DEDICATED BIKE LANES

Simple pavement markings creating a dedicated bike lane make both motorist and bicycle movement more predictable, and therefore safer for both. They may increase the likelihood of casual riders using bicycles for transportation

ACTIVE ROADWAY

One lane of car traffic going in each direction with a two-way-left-turn-lane (TWLTL) in the center would reduce the amount of car crashes on Government Street by providing turning vehicles a refuge from through traffic, while keeping through traffic moving more efficiently

SAFE CROSSWALKS

Clearly marked crosswalks allow pedestrians and wheelchair users to cross streets safely, while making sure cars know where to expect them

PLANTING STRIP

Street trees and landscaping slow speeding traffic, improve the aesthetics of the roadway, provide shade, and create a buffer between cars and people, making a more inviting environment for pedestrians

GREEN SPACES

Parks and public green spaces create a destination, encouraging community interaction and providing a rest from the surrounding urban environment



Edison Street

Complete Streets Elements



Complete Streets Act

- Passed by Legislature in 2011 (RCW 47.04.320)
- Encourages local governments to adopt complete streets ordinances
 - “To provide safe access to all users, including bicyclists, pedestrians, motorists, and public transportation users.”
- Establishes a grant program that requires adoption of a complete streets ordinance for eligibility
- State Transportation Improvement Board (TIB) subsequently tasked to develop and administer grant program



Funding Program Amounts

- \$7M/year statewide, in 2-year or 3-year cycles
- Individual awards in \$125k - \$500k range, per cycle
- Higher amounts to “implementers,” lower amounts to “initiators”



Funding Program Target

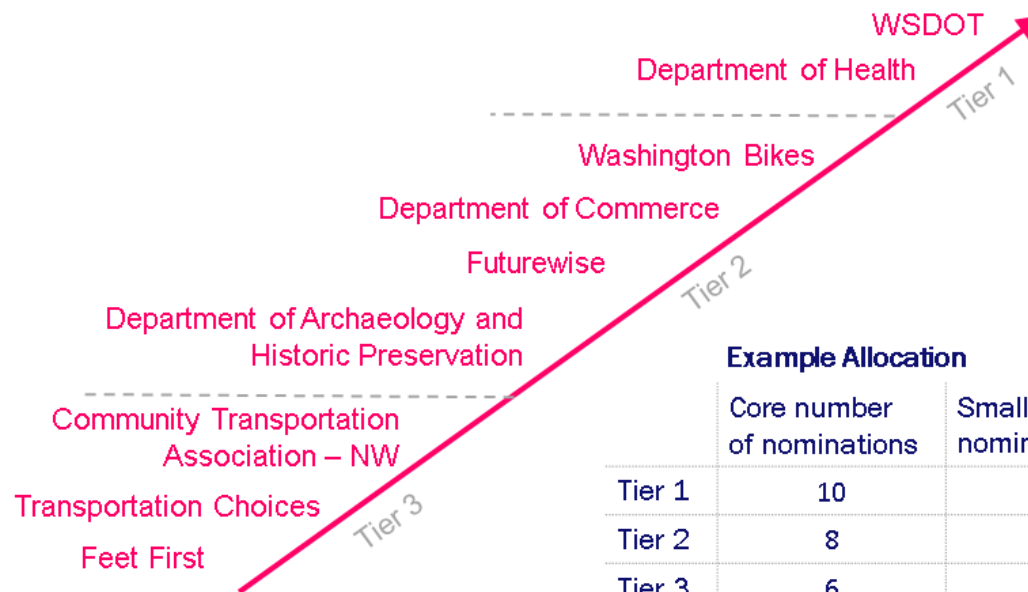
- Funds may be used for projects or planning that promotes:
 - Walking
 - Bicycling
 - Access to Transit
 - Streetscape Aesthetics



Funding Program Nominations

- Award of funds is through nominations (not applications)
 - Nominating organizations:

ALLOCATION OF NOMINATIONS



Example Allocation

	Core number of nominations	Small/East nominations
Tier 1	10	2
Tier 2	8	2
Tier 3	6	2



Complete Streets Ordinance

- 84 Washington agencies with adopted complete streets ordinance. Pasco, West Richland and Walla Walla adopted one in September of 2016.

Aberdeen	Deer Park	Mabton	Snoqualmie
Airway Heights	Des Moines	Moses Lake	Soap Lake
Algona	Edmonds	Mountlake Terrace	Spokane
Anacortes	Electric City	Ocean Shores	Sunnyside
Battle Ground	Elmer City	Pierce County	Tacoma
Bellingham	Ephrata	Pomeroy	Toledo
Bingen	Federal Way	Quincy	Toppenish
Bremerton	Fircrest	Redmond	Tukwila
Burien	Grandview	Renton	Union Gap
Burlington	Ione	Republic	Wapato
Carnation	Issaquah	Ridgefield	White Salmon
Colfax	Kent	Rosalia	Wilbur
Coulee City	Kirkland	SeaTac	Winthrop
Darrington	Langley	Seattle	
Davenport	Leavenworth	Sedro Woolley	



Complete Streets Elements

Suggestions from Smart Growth America:

- Includes a **vision** for how and why the community wants to complete its streets.
- Specifies that '**all users**' includes pedestrians, bicyclists and transit passengers of all ages and abilities, as well as trucks, buses and automobiles.
- Applies to both **new and retrofit projects**, including design, planning, maintenance, and operations, for the entire right-of-way.
- Makes any **exceptions specific** and sets a clear procedure that requires high-level approval of exceptions.
- Encourages **street connectivity** and aims to create a comprehensive, integrated, connected network for all modes.
- Is adoptable by all agencies to cover all roads.
- Directs the use of the latest and **best design criteria** and guidelines while recognizing the need for flexibility in balancing user needs.
- Directs that Complete Streets solutions will **complement the context of the community**.
- Establishes **performance standards** with measurable outcomes.
- Includes specific **next steps** for implementation of the policy.



Proposed Kennewick Complete Streets Ordinance

- 13.20.010: Title
- 13.20.020: Guiding Principle
- 13.20.030: Implementation
- 13.20.040: Exceptions
- 13.20.050: Intergovernmental Cooperation
- 13.20.060: Design Criteria and Application
- 13.20.070: Performance Measures



Guiding Principle

The City of Kennewick promotes and embraces **healthy living** for its residents and visitors, and desires to construct and enhance complete street facilities for the safe and **balanced accommodation of travelers of all ages, abilities and financial resources**, including pedestrians, bicyclists, wheelchair users, public transportation users, motorists, freight haulers and emergency responders.



Exceptions

Exceptions to this ordinance may be determined by the **City Council, City Manager, or Public Works Director** under the following circumstances:

- (1) Where **not enough space** exists to accommodate improvements.
- (2) Where **no known current or future need** exists.
- (3) Where the **cost would be disproportionate** to the need or probable use, compared with the total project cost.
- (4) Where **equivalent alternative** accommodations exist within close proximity.
- (5) Where **contrary to public safety**, or prohibited by law.
- (6) Where accommodations would have **adverse environmental impacts** to streams, wetlands, floodplains, historical structures or sites, steep slopes or other sensitive or critical areas.
- (7) Where the **project length is short**, creating transition or continuity issues, or not of overall benefit to network connectivity.
- (8) Where **routine maintenance** and repair projects do not change the street geometry or operations.
- (9) At the discretion of the City Council, City Manager, or Public Works Director.



Next Steps

- Adopt a Complete Streets Ordinance – before City Council in April
- Integrate Complete Streets into plans
- Reach out to nominating organizations
- Bolster evidence of Complete Streets ethic
 - e.g. built projects, plans, community outreach on City website



Questions?



Pavement Management Program



Council Workshop -March 14, 2017
Bruce Mills, P.E. - Deputy Public Works Director



Outline

- Biennium Budget
- Pavement Condition Rating
- 2017 Pavement Work
- Steps Moving Forward



Budget

- \$1.6M in each of 2017 and 2018 for Pavement Preservation
- In 2017:
 - Consultant will rate all streets for pavement condition
 - Establish database to track and predict future needs
 - Perform Pavement Repairs
 - Perform Pavement Overlays



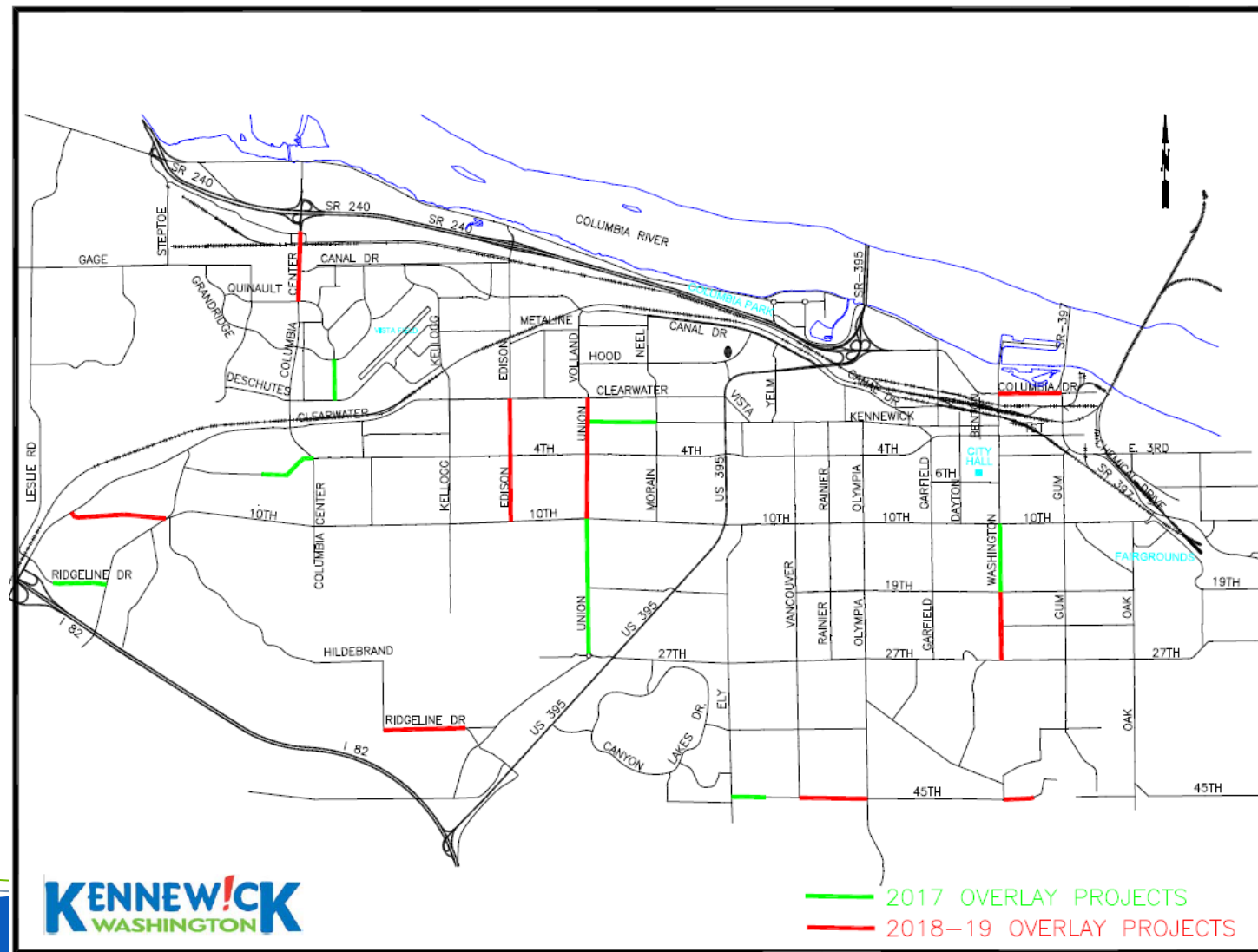
Pavement Condition Rating

- Measure Pavement Condition Index (PCI) for every street (0-100)
- 61 miles Arterials, 33 miles Collectors, 242 miles Residential
- Input results into StreetSaver program
- Perform maintenance/rehab funding scenarios
- Project critical timing for preservation/repairs



Pavement Work 2017

- Intended to do \$1.6M in overlays:



Pavement Work 2017

Then Winter happened. . .



Pavement Work 2017

Revised Plan:

- Dig out and repair severely damaged pavement
- Perform limited overlays in 2017



Steps Moving Forward

- Quantify pavement repairs and cost
- Bid out revised pavement repair and overlay contract
- Perform pavement condition rating
- Report results back to Council in summer
 - Discuss future needs and strategies



Questions?



Council Workshop Coversheet



Agenda Item Number	5.	Meeting Date	03/14/2017
Agenda Item Type	Presentation		
Subject	10 Year Comprehensive Plan Update		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Planning		

Info Only	☐
Policy Review	☒
Policy DevMnt	☐
Other	☐

Summary

The Washington State Growth Management Act (GMA) requires Kennewick to review and update, if necessary, its comprehensive plan and associated development regulations by June 30, 2017. Kennewick contracted with BERK Consulting to assist with public outreach and participation and to aid city staff with reviewing the comprehensive plan for consistency with existing plans, development regulations, countywide planning policies and changes to state law and to address changes in land use and population growth.

Public participation is a key component of the comprehensive plan update process. This is an opportunity to inform residents, stakeholders and community partners about the update process. It is also an opportunity to learn from the community and to receive their feedback and input on planning issues in Kennewick. The feedback received has been used to update and strengthen the comprehensive plan. Outreach included a joint City Council-Planning Commission workshop, two open houses, two internet surveys, several meetings with community stakeholders and multiple workshop sessions with the Planning Commission. In addition to these meetings a new webpage dedicated to the Comprehensive Plan update was created. Notices were also emailed to over 7,500 citizens with email addresses on file with the City as well as stakeholders who distributed the notices to their agency/group members. The Planning Commission conducted four public hearings on the draft plan on 1/23/17, 2/6/17, 2/15/17, and 3/6/17. Staff has scheduled 5 Council workshops to cover the elements of the Comprehensive Plan.

The March 14th meeting will review the Utilities Element and Housing Element drafts.

Through

Dept Head Approval

City Mgr Approval

Gregory McCormick
Mar 08, 15:20:01 GMT-0800 2017

Marie Mosley
Mar 10, 09:55:10 GMT-0800 2017

Attachments:

Presentation
Staff Report
Utilities
Housing

City of Kennewick

City Council

10 Year Comprehensive Plan Update

Workshop: Housing & Utilities Elements

March 14, 2017



Overview

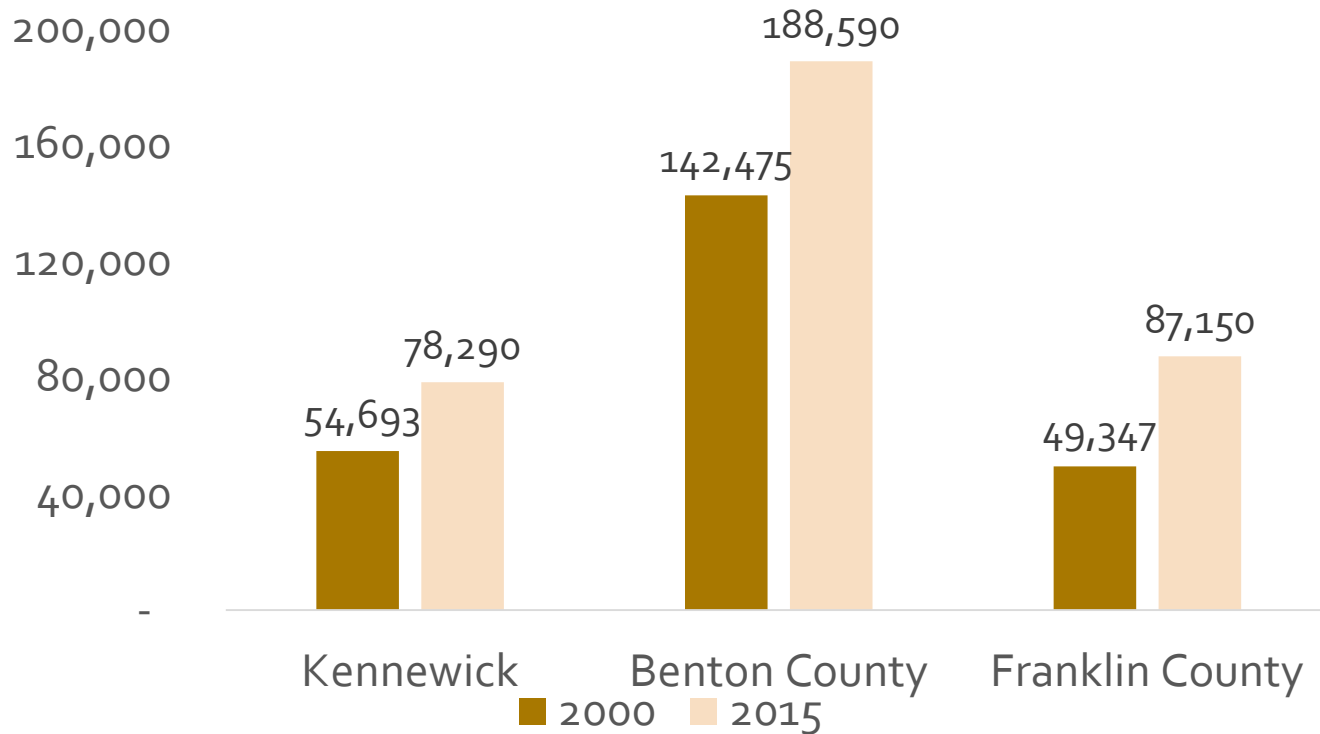
- Update Required under GMA
- Community Engagement
 - 4/12/16 – Council/Commission Workshop
 - 5/2/16 – Community Open House
 - 4/22-5/31/16 – On-line Survey
 - 1/23/17 – Community Open House
 - 12/20/16 – 1/16/17 – On-line Survey (2)
 - 12/16/16 – 1/16/17 – 2nd On-line Survey
 - PC Public Hearings: 1/23, 2/6, 2/15, 3/6
- No Major Policy Changes
- Consolidate Plan into single document

Housing Element

Community Engagement - Results

- **Housing Affordability/home ownership**
- **Variety of housing types**
- **Housing quality & design**
- **Housing near:**
 - **Transit**
 - **Employment**
 - **Shopping**
 - **Schools**
- **Density (mixed results)**

Population Growth 2000-2015



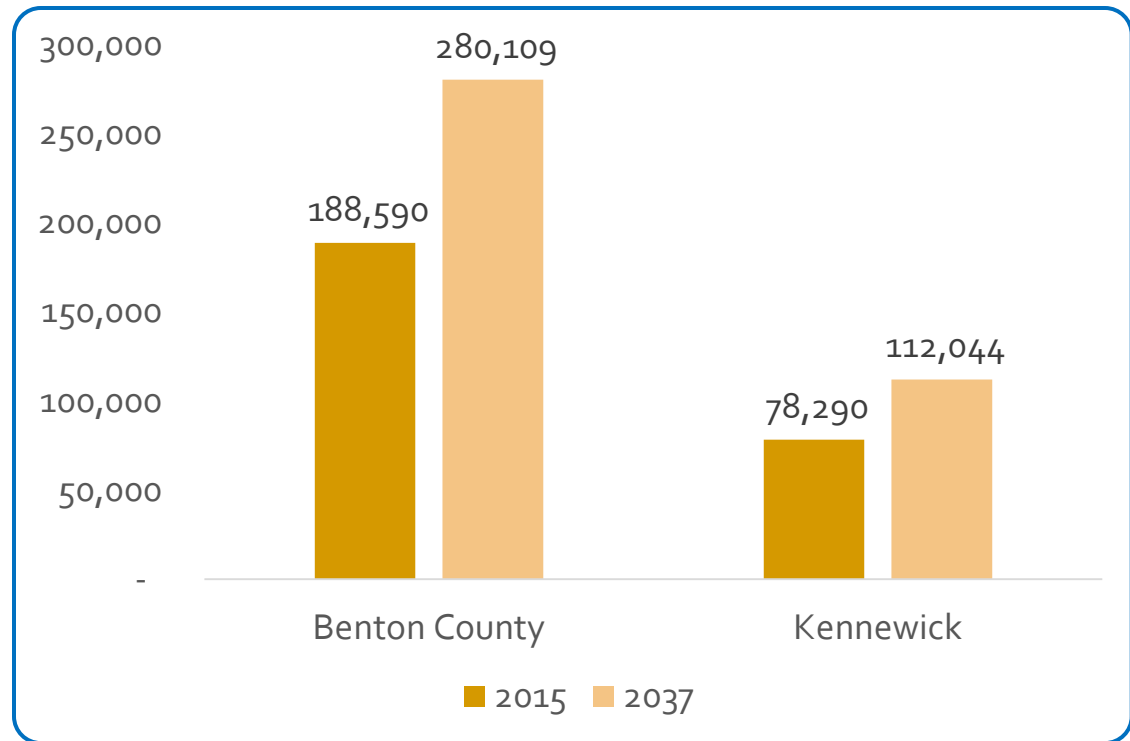
Kennewick grew faster than Benton County. All of Tri-Cities grew faster than Washington state.

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



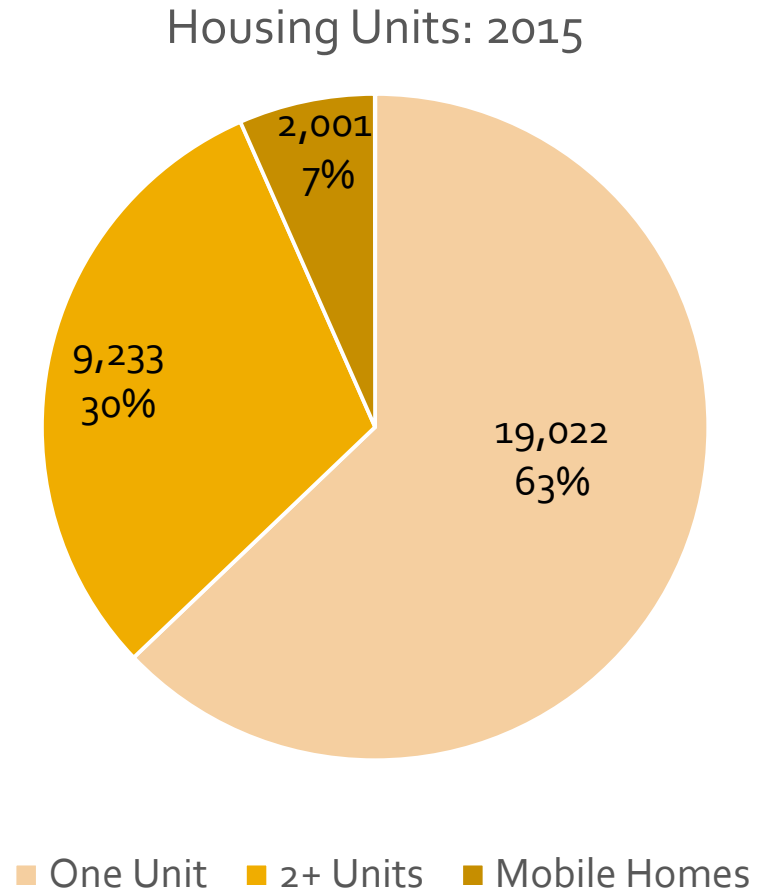
What does this mean for the Plan?

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



Existing Housing Goals

- Support and develop a variety of housing types and densities to meet the diverse needs of the population.
- Encourage preservation of the existing housing stock through public and private investments.
- 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.**

Existing Housing Policies

- 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. (existing Goal 1)

Policy 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.(existing Policy 2)

Policy 2: Support special needs housing within a variety of residential environments.(existing Policy 3)

Policy 3: Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.(existing Policy 4)

Proposed Goals & Policies

Policy 4: Promote development of senior housing in proximity to needed services.(new)

Policy 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.(new)

Policy 6: Maintain design guidelines to ensure new residential development is consistent with the character of existing neighborhoods.(new)

Proposed Goals & Policies

Goal 2: Encourage preservation of the existing housing stock through public and private investments.(existing Goal 2)

Policy 1: Pursue abatement of dilapidated residential structures that cannot be preserved, ~~and rehabilitate qualified homes using HUD funds.~~ (Policy 5 modified)

Policy 2: Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.(Policy 6)

Policy 3: Rehabilitate qualified homes using HUD funds.(new)

Policy 4: Encourage preservation, rehabilitation and redevelopment of existing housing stock and support neighborhood based improvement efforts.(new)

Proposed Goals & Policies

Goal 3: Promote affordable housing for all economic segments of the community.(new)

Policy 1: Promote affordable infill residential construction through flexibility in development techniques.(Policy 1)

Policy 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.(new)

Policy 3: Promote homeownership opportunities for households of all incomes.(new)

Policy 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. (new)

Questions?



Utilities

- **State Law identifies “Utilities” to include:**
 - **Electric**
 - **Telecommunications**
 - **Natural Gas**

Current Goals & Policies

Goals:

- Coordinate non-City owned utilities for supply and efficiency.
- Support conservation measures for new construction & renovation.

Policies:

- Support coordinated service extensions of all utilities to new developments.
- Promote joint use of transportation rights of way and utility corridors where possible.
- Coordinate among adjacent planning jurisdictions. Develop a coordinated process for siting regional utility facilities in a timely manner; support the Benton-Franklin Utility Coordinating Council.

Current Goals & Policies

- Encourage underground placement of new utilities. Coordinate with other utility providers to ensure that the use of right-of-ways and easements are conducive of good streetscape environment.
- Utilize franchise agreements to accomplish under-grounding of new and existing facilities.
- Utilize street reconstruction projects to increase the amount of underground utilities.
- Encourage irrigation district right-of-ways to be used for connecting trails whenever possible.
- Siting of facilities shall be consistent with the growth indicated in the land use element.
- Essential Public Facility siting shall be consistent with the Essential Public Facilities section of the Comprehensive Plan.
- Encourage green building principles in construction and renovation using alternative energy, energy efficient utility fixtures and recycling.

Proposed Goals & Policies

Goal 1: Coordinate non-City owned utilities for supply and efficiency. (existing Goal 1)

Policy 1: Support coordinated service extensions of all utilities to new developments. (existing Policy 1)

Policy 2: ~~Coordinate among adjacent planning jurisdictions. Develop a coordinated process for siting regional utility facilities in a timely manner;~~ Support the Benton-Franklin Utility Coordinating Council in order to site regional utility facilities in a timely manner (Policy 3 modified)

Proposed Goals & Policies

Goal 2: Support conservation measures for new construction & renovation. (Existing Goal 2)

Policy 1: Promote joint use of transportation rights of way and utility corridors where possible.(existing Policy 2)

Policy 2: Siting of necessary new utility facilities shall be consistent with the growth indicated in the land use element. Opportunities to renovate existing utilities before adding new facilities should be considered. (existing Policy 8 modified)

Policy 3: Encourage green building principles in construction and renovation using alternative energy, energy efficient utility fixtures and recycling. (existing Policy 10)

Proposed Goals & Policies

Goal 3: Encourage aesthetic compatibility of utility facilities with surrounding land use and opportunities to develop recreation facilities.(New)

Policy 1: Encourage underground placement of new utilities. Coordinate with other utility providers to ensure that the use of right-of-ways and easements ~~are conducive of good streetscape environment~~ meet City street and landscape standards. (Existing Policy 4 modified)

Policy 2: Utilize franchise agreements to accomplish under-grounding of new and existing facilities. (Existing Policy 5)

Policy 3: Utilize street reconstruction projects to increase the amount of underground utilities. (Existing Policy 6)

Policy 4: Encourage irrigation district right-of- ways to be used for connecting trails ~~whenever possible.~~ consistent with the City's Parks, Recreation, and Open Space Plan. (existing Policy 7 modified)

Proposed Goals & Policies

Goal 4: Promote access to telecommunications services for businesses and residents and site new telecommunications facilities in a way that minimizes impacts.(New)

Policy 1: Promote the timely and orderly expansion of all forms of telecommunications service within the City and its planning area. (new)

Policy 2: Coordinate with communication utilities to ensure adequate telephone services and high speed technology services in the community. (new)

Policy 3: Require the placement and design of wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses. (new)

Policy 4: Require the siting and location of telecommunications facilities be accomplished in a manner that minimizes adverse impacts on the environment and adjacent land uses. (new)

Next Steps

- **3/28/17 – Council Workshop: Capital Facilities & Transportation Elements**
- **4/11/17 – Council Workshop: Economic Development Element**
- **4/25/17 – Council Workshop: Land Use Element**
- **5/9/17 - Council Workshop: Land Use Element 2**
- **June 2017 – Council Adoption**

Questions?





STAFF REPORT

COMPREHENSIVE PLAN PERIODIC REVIEW

Date: March 14, 2017

To: City of Kennewick City Council

From: Community Planning Department, Anthony Muai-AICP, Planner

GROWTH MANAGEMENT ACT

The Washington State Growth Management Act (GMA) requires Kennewick to review and update, if necessary, its comprehensive plan and associated development regulations by June 30, 2017. Kennewick contracted with BERK to assist with public outreach and participation and to aid city staff with reviewing the comprehensive plan for consistency with existing plans, development regulations, countywide planning policies and changes to state law and to address changes in land use and population growth. The Washington State Department of Commerce's Periodic Update checklist was used during the review process to identify changes in state law and to ensure that the GMA requirements for comprehensive plans were adequately addressed.

PUBLIC OUTREACH AND PARTICIPATION

Public participation is a key component of the comprehensive plan update process. This is an opportunity to inform residents, stakeholders and community partners about the update process. It is also an opportunity to learn from the community and to receive their feedback and input on planning issues in Kennewick. The feedback received has been used to update and strengthen the comprehensive plan.

Outreach included a joint City Council-Planning Commission workshop, two open houses, two internet surveys, several meetings with community stakeholders and multiple workshop sessions with the Planning Commission. In addition to these meetings a new webpage dedicated to the Comprehensive Plan update was created. The webpage gave background on the future of Kennewick based on the changing socio-economic landscape of the city. It also gave visitors to the page a way to review the current plan, take surveys about plan elements, and submit comments on the plan. Proposed goal and policy changes were also posted on the webpage as were the survey and outreach results.

Notices of meetings and open houses were published on the Comprehensive Plan update webpage, as well as the home page of the City's website, the City's Facebook and Twitter accounts and the Tri-City Herald. Notices were also emailed to over 7,500 citizens with email addresses on file with the City as well as stakeholders who distributed the notices to their agency/group members.

In addition to what has already been done, four public hearings with the Planning Commission will give additional opportunity for the public to comment on the plan. There will also be workshop sessions with the City Council prior to adoption of the update.

UPDATING THE COMPREHENSIVE PLAN

Vision

Much of the feedback received indicated that the community was generally supportive of the concepts in the comprehensive plan's vision statement, but there were many comments on the vision statement being too lengthy and not easily understood.

The current vision statement is comprised of four paragraphs that span over half a page. Public response to the current vision statement was that it was "way too wordy", "too long", and that it had "too many buzzwords and not enough meaning".

The proposed vision statement is significantly shorter and more concise than the existing. It seeks to capture what Kennewick embodies as heard from the outreach effort that was conducted.

Proposed 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 way in creating a vibrant community and economy for generations to come.

Goals and Policies

Goals and policies in every element were reviewed based on feedback obtained from the public outreach effort. Many goals and policies remained unmodified because they aligned with what was heard during the public outreach effort. Several goals and policies were modified to provide strength and clarity to their respective elements. There are also several new goals and policies proposed that strengthen their respective elements and Kennewick's ability to achieve the city's vision.

Despite the proposed changes to the goals and policies of the plan, there are no major policy changes being proposed. All of the proposed changes strengthen existing goals and policies and provide clarity in how the plans vision is to be achieved.

Inventories and Future Facilities

Previous editions of the Comprehensive Plan have included substantial inventories of all public facilities, proposed new facilities to meet the demands of growth, and funding sources to build the facilities. These same inventories, plans and funding strategies are contained within functional and operational plans that have already been adopted by City Council and that are updated regularly. Rather than reproducing this information and updating it annually with the city's annual update to the comprehensive plan, these plans are being incorporated and by reference to meet the requirements of GMA for capital facilities. This ensures consistency between plans and reduces the chance of error by eliminating the need to update the same information in two different places. This change also removed many pages of technical data that are already contained in the functional plans allowing the elements of the comprehensive plan to focus more on the purpose of the elements as it relates to growth and planning.

The specific plans that are being incorporated by reference are:

- City of Kennewick Water Comprehensive Plan
- City of Kennewick Comprehensive Stormwater Plan
- City of Kennewick Transportation Systems Plan
- City of Kennewick General Sewer Plan
- City of Kennewick Comprehensive Parks and Recreation Plan

Format of the Plan

There are two major formatting changes to Kennewick's comprehensive plan. The first change is the layout. Previous editions of the comprehensive plan were comprised of two volumes: the Executive Document and the Technical Document. During this update the two volumes were consolidated into one with the goal of streamlining the plan and focusing more on the desired outcomes of the plan rather than the technical details, all of which are contained in operational and functional plans that have already been adopted by the City Council.

The second major change to the plan was the aligning of goals with policies. The previous plans contained goals and policies for each element with no indication of how the goals and policies were related to each other. This alignment sets forth specific goals and establishes policies, specific to the goals, which guide the development of implementation measures to achieve the goal. Several new goals and policies have been drafted to strengthen the each element and the plan as a whole.

In addition to the major changes listed above, several images have been replaced and facts and figures have been updated to keep the plan current.

Development Regulations

Because there was no major change in policy direction with this plan update, no development regulations are proposed to be added, modified or removed. The existing development regulations adequately address the goals and policies of the plan and fulfill the requirements set forth in GMA including requirements to protect shorelines and critical areas.

PLANNING COMMISSION REVIEW

The Planning Commission has held a number of workshops on the proposed changes to the Plan. The Commission conducted workshops on:

9/19/16 – Process Overview and Housing Element
10/17/16 – Utilities Element and Economic Development Element
11/7/16 – Land Use Element - 1
11/21/16 - Capital Facilities Element
12/5/16 – Transportation Element
12/19/16 – Land Use Element -2

Moreover, the Commission conducted a series of four public hearings on the Plan:

1/23/17 – Capital Facilities Element and Utilities Element
2/6/17 – Land Use (1) Element and Housing Element
2/15/17 – Transportation Element and Economic Development Element
3/6/17 – Land Use (2) Element and Final Hearing

At the conclusion of the March 6th hearing the Commission unanimously passed a motion recommending adoption of the updated Comprehensive Plan.

CONCLUSION

The proposed updates are minimal in nature with regards to content and substance. The vision for Kennewick, as envisioned by the community, has been revised to capture the essence of the city's potential and path into the future. Goals and policies have been modified to strengthen the plan. Staff finds that the proposed updates to the Comprehensive Plan effectively address requirements set forth in the Growth Management Act and the Benton County Countywide Planning Policies.

HOUSING

~~WAC 365-195-310; RCW 36.70A.070(2); RCW 36.70A.400~~

INTRODUCTION

Shelter is one of the basic needs of human beings. Helping to provide safe and affordable housing is one of the primary responsibilities of government. The Kennewick Housing Element is concerned with the [well-being](#)~~wellbeing~~ of people, and establishing neighborhood identity and stability so that people can live, socialize, and prosper in a harmonious and peaceful manner.

A variety of housing types are needed to reflect the diverse requirements of our community. There is a need for single-family homes on individual lots, apartments, manufactured homes, housing for the disabled and other special needs populations, and attached and detached units on individual lots.

~~The Housing Element acknowledges that residents of Kennewick have diverse housing needs. A variety of housing types are required to meet these needs. These include single-family homes, duplexes, three and four unit homes, apartments of five or more units, and manufactured homes. Special housing must be available for group homes, disabled, the elderly, and the homeless.~~

STATUTORY REQUIREMENTS UNDER GMA

The housing section of the Comprehensive Plan is a required element designed to ensure the vitality and character of established neighborhoods and new neighborhoods. It must be consistent with the Benton County-Wide Planning Policies as required in RCW 36.70A.210. Pursuant to RCW 36.70A.100, the Comprehensive Plan of each city and county must be coordinated and consistent with each adjacent jurisdiction.

Statutory requirements addressing various housing types are written to allow for housing diversity and to ensure that affordable housing is available. Accessory dwelling units (ADUs), sometimes also called mother-in-law apartments or granny apartments, are to be allowed in all single-family residential areas as per RCW 36.70A.400 and RCW 43.63A.215. Manufactured housing cannot be regulated differently than site built housing and may not be discriminated against in any way pursuant to RCW 35.21.684.

GMA requires that the Comprehensive Plan include an inventory and analysis of current and projected housing needs based on anticipated population growth and must include specific ways to meet requirements for future housing needs for residents of all income levels. The housing plan must identify sufficient land for all housing types from government-assisted housing to multi-family housing, single-family housing, and group homes and foster care facilities (RCW 36.70A.070). Goals, policies and objectives for preserving and improving existing housing must also be included pursuant to RCW 36.70A.070.

All state jurisdictions are prohibited from treating residential structures occupied by people with handicaps differently than similar residential structures occupied by people without handicaps, regulated by RCW 36.70A.410, Washington Laws Against Discrimination and the Federal Fair Housing Act, as Amended. Family daycare providers for twelve or less children are to be allowed in all residential and commercial zones as per RCW 36.70A.450.

GMA contains 13 state-wide planning goals (RCW 36.70A.020) that serve as a policy framework for counties and cities to utilize in preparing and/or updating local comprehensive plans. State-wide Planning Goal 4 relating to housing states:

(4) Housing. Encourage the availability of affordable housing to all economic segments of the population of this state, promote a variety of residential densities and housing types, and encourage preservation of existing housing stock.

COUNTYWIDE PLANNING POLICIES

The policies and goals within the Housing Element of the Kennewick Comprehensive Plan are consistent with the applicable Countywide Planning Policies as shown ~~in the following table below:~~

Policy #15: The County and cities within shall work together to provide housing for all economic segments of the population. All jurisdictions shall seek to create the conditions necessary for the construction of affordable housing, at the appropriate densities within the cities and County. The following actions should be accomplished:

a. Jointly quantify and project total county-wide housing needs by income level and housing type (i.e. rental, ownership, senior, farm worker housing, group housing.)

b. Establish a mechanism whereby the housing efforts/programs of each jurisdiction address the projected county-wide need.

c. Address the affordable housing needs of very low, low and moderate income households, and special needs individuals through the Comprehensive Housing Affordability Strategy (CHAS).

d. Develop design standards for implementation within the Comprehensive Plan with special attention to be given to the residential needs of low to moderate income families.

Table 1: Policies for Housing

<u>Benton County Planning Policies for Housing</u>	<u>Kennewick Comprehensive Plan</u>
<u>CWPP # 15: New housing within urban growth areas shall be compatible in character & standards with that of the adjacent city area.</u>	<u>Housing Goal 3: Maintain consistency between Kennewick Housing Policies and the Benton countywide Planning Policies.</u>
<u>CWPP # 16: Site constructed, modular & manufactured housing shall be recognized as needed and functional housing types.</u>	<u>Housing Policy 2: Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.</u>
<u>CWPP # 17: County & cities shall work together to provide housing for all economic segments of the population.</u>	<u>Housing Policy 7: Promote affordable housing for all economic segments of the community.</u>

INVENTORY & ANALYSIS

EXISTING & PROJECTED HOUSING NEEDS

EXISTING HOUSING UNITS

An inventory of housing units reported by the 201~~06~~ Washington State Office of Financial Management when the Kennewick population was ~~73,917~~ 79,120, is shown in the following table:

Table ~~21~~: Housing Units in 201~~06~~ (WA State Office of Financial Management)

Housing Type	Number	Percent of Housing Type
1-unit	18,736 <u>19,267</u>	62.6 <u>63.0</u> %
2 or more units	9,201 <u>9,304</u>	30.8 <u>30.5</u> %
Mobile Manufactured homes	1,987 <u>2,002</u>	6.6 <u>6.5</u> %
Total	29,924 <u>30,573</u>	100%

Both the largest number and greatest percentage of homes in Kennewick are single-family homes. There are ~~16,801~~ 19,267 units that comprise ~~63.2~~ 63.0% of the total housing units. The next largest numbers of residential units are attached units ranging from duplexes to apartment complexes with ~~8,373~~ 9,304 units. These comprise ~~30.5~~ 30.5% of the total housing units.

Households in 2010-2015

The ~~2010-2015-2014~~ 2010-2015 American Community Survey ~~Tri-Cities Consolidated Housing Plan~~ identifies the numbers of households in Kennewick by type and the percentage of change from ~~2000 to 2010~~ 2000 to 2015 as shown in the annual census figures.

Table ~~32~~: Number of Households in 2010-2015 (U.S. Census Bureau)

	<u>2010-2015</u>	% Change from 2000-2010- <u>2015</u>
Non-Related Households		
Single	7,005 <u>6,586</u>	+29.6 <u>+27.3</u> %
Small (2-4 people)	1,701 <u>2,161</u>	+46.2 <u>+52.4</u> %
Large (5+ people)	320 <u>320</u>	+39.1 <u>+39.1</u> %
Total	8,738 <u>8,747</u>	+32.0 <u>+31.3</u> %
Family Households		
Small (2-4 people)	15,043 <u>15,468</u>	+27.3 <u>+27.3</u> %
Large (5+ people)	3,485 <u>3,634</u>	+52.4 <u>+52.4</u> %
Total	18,528 <u>19,102</u>	+31.3 <u>+31.3</u> %
Total Households	27,266 <u>27,849</u>	+31.2 <u>+31.2</u> %
Average Household Size	2.72 <u>2.8</u>	

Public Housing, Rent Assisted Units, and Section 8 Housing Assistance- Publicly Assisted Housing in Kennewick the Tri-Cities.

There are a variety of assisted affordable housing options available in the Tri-Cities. HUD and the State of Washington (Washington State Housing Trust Funds and Washington State Housing Finance Commission Tax Credits) subsidized housing programs have generated an

inventory of housing, primarily in Kennewick and Pasco. The vast majority are family units with several projects with both family and disabled units.

There are two housing authorities in the Tri-Cities. The Kennewick Housing Authority (KHA) has recently taken over the assets of the dissolved Richland Housing Authority. The Housing Authority of the City of Pasco and Franklin County (HACPFC) operates housing programs on the north side of the Columbia River. Together they provide over 1,900 lower income households with affordable housing assistance, including project-based and tenant-based programs.

There are 470 Public Housing units operated by the housing authorities (280 by HACPFC and 190 by KHA). An additional 374 affordable housing units developed through other project-based financing programs provide much needed housing, 68 by HACPFC and 182 by KHA. A total of 720 subsidized project-based units are available for residents of the two-county area. This includes the 32-unit Nueva Vista project which was recently built with Housing Trust Funds and Benton/Franklin local funds. Not included is a 38-unit farmworker housing complex under construction by the HACPFC that will be ready for occupancy in 2015 in addition to 68 units of existing unsubsidized farmworker housing.

While there are a few large developments available to low and moderate income seniors and persons with disabilities, the majority of projects are in smaller developments designated for families. Deep subsidies are used in a few projects such as the recently developed 32-unit Nueva Vista project which designates 50% of the units family households with incomes under 50% of area median income and 50% of the units for homeless persons. State Housing Trust Fund and Tax Credit projects under the Washington State Housing Finance Commission (WSHFC) are the primary financing mechanisms used for the non-public housing projects. Local HOME and other local funding sources make up the rest.

NOTE: An inventory of affordable housing is included in the 2010-2014 Tri-Cities Consortium Consolidated Housing Plan. Public housing is listed in Table 4 by location, the number of units in each facility, and the type of housing. Table 5 indicates the rent-assisted units available for the elderly and disabled.

Table 4: Public Housing

Facility	Location	# Of Units	Description
Sunnyslope Homes	415-429 S. Vancouver	10	Multi-family units
Sunnyslope Homes	424-433 S. Underwood	8	Multi-family units
Sunnyslope Homes	1812-2012 W. 4th Pl	49	Multi-family units
Sunnyslope Homes	1803-1811 W. 4th Ave.	6	Multi-family units
Sunnyslope Homes	1804-2016 W. 5th Ave.	24	Multi-family units
Keewaydin Plaza	6 W. 6th Ave.	66	Elderly & Disabled
Sunnyslope Homes	406-430 S. Rainier	12	Multi-family units
Sunnyslope Homes	417-431 S. Sharron	14	Multi-family units
TOTAL		189	

Table 5: Rent Assisted Units for Elderly or Persons With Disabilities

Facility	Location	# Of Units	Description
Americare	520 N. Fisher	Not Known	Elderly or Disabled
Americare	1202 W. 11th Pl.	Not Known	Elderly or Disabled
Callaway Gardens	5505 W. Skagit Court	Not Known	Elderly or Disabled

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Charbonneau	8264 W. Grandridge Blvd.	Not Known	Elderly or Disabled
Colonial House	3 W. 3rd Ave.	Not Known	Elderly or Disabled
Chenoweth House	1108 W. 5th Ave.	34	Elderly or Disabled
Desert Villa	635 S. Auburn	Not Known	Elderly or Disabled
Desert Villa East	630 S. Washington	Not Known	Elderly or Disabled
English Rose Manor	1611 W. 7th Pl.	6	Elderly or Disabled
Hawthorne Court Retirement Community	524 N. Ely St.	Not Known	Elderly or Disabled
Kennewick Garden Court	955 W. 5th Ave.	Not Known	Elderly or Disabled
Legacy Adult Family Homes	2615 W. Entiat	Not Known	Elderly or Disabled
The Manor at Canyon Lakes	2802 W. 35th Ave.	31	Elderly or Disabled
Parkhills Adult Family Home I & II	2701 S. Zillah Ct.	Not Known	Elderly or Disabled
Royal Columbian	5615 W. Umatilla	Not Known	Elderly or Disabled
Southridge Specialized Care	3117 S. Fisher Ct.	Not Known	Elderly or Disabled
Kennewick Perry Suites	66 N. Perry St.	14	Developmentally or Physically Disabled

Project-based Section 8 offers rental assistance, in the form of rental vouchers, to lower-income tenants in the private or government-assisted market of multi-family projects.

Table 6: Project-Based Section 8 Contracts as of April 2004

Facility	Location	# Of Units	Description
Desert Villa East	601 S. Elm	70	Assisted Units
Hawaiian Village II	1105 W. 10th Ave.	20	Assisted Units
Hawaiian Village II	1105 W. 10th Ave.	20	Assisted Units
Kennewick Garden Court	955 W. 5th Ave.	26	Assisted Units
Desert Villa Apts.	635 S. Auburn	77	Assisted Units
Brentwood Apts.	3204 A.W. 4th Ave.	102	Assisted Units
TOTAL		315	

Housing for special needs populations includes the homeless, the elderly, the frail elderly, people with disabilities, people with developmental disabilities, people with HIV/AIDS, people with mental illnesses, and people with drug and alcohol dependency.

PROJECTED HOUSING NEEDS

The City is planning for a population increase of ~~26,119~~ 32,924 by 2034~~37~~. This increase is determined by subtracting the actual 2013~~6~~ OFM population of ~~76,410~~ 79,120 from the anticipated 2034~~7~~ population of ~~102,529~~ 112,044.

The Comprehensive Plan Land Use Map identifies three major residential types and densities. These are Residential, High (up to 27 units per acre); Residential, Medium (up to 13 units per acre); and Residential, Low (minimum 7,500 square foot lots). ~~The zoning designations to implement the residential land use categories are shown in the following table.~~

~~Table 7: Land Use Relationship to Zoning~~

Comprehensive Plan Land Use Category	Zoning to Implement Land Use Category
High Density Residential (13.1 to 27 units per acre)	RH
Medium Density Residential (4.1 to 13 units per acre)	RM, RMH, HMU, RTP
Low Density Residential (3-4 units per acre)	RS, RL, RMH, RTP

In order to plan for the future growth of Kennewick, it is necessary to anticipate the amount of land that will be needed to accommodate population growth. 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 2034~~7~~. A similar table was prepared for Kennewick's 2002~~11~~ and 2013 applications to ~~expand~~ modify the Urban Growth Boundary of the City.

Table 83: Projected Housing Needs

<u>Land Use Map</u> Residential Density	New Acres Needed by 2034 7	Vacant/Underdeveloped Acres from Land Use Table 2013 2016	Anticipated Surplus/ <u>Deficit</u> after 2034 7 by Acres
Low Density	<u>2,9852,004</u>	<u>5,6723,391</u>	<u>2,6871,387</u>
Medium Density	<u>614469</u>	<u>1,796717</u>	<u>386248</u>
High Density	<u>222173</u>	<u>13114</u>	<u>0(-91-159)</u>
Total	<u>3,8212,646</u>	<u>7,5994,122</u>	<u>2,9821,476</u>

The table compares the needed acres in each residential density with the vacant and underdeveloped acres that were available ~~at the end of in~~ December ~~2013~~2016. The last column on the right side indicates surplus or deficit acres, if any, that would be expected in 2034~~7~~ 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 (5,6723,391 acres and 1,796717 acres, respectively) for the anticipated growth to 2034~~7~~ since only 2,9852,004 acres are needed for low-density and 614-469 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 ~~2029~~2037, 222-173 acres are needed for high density residential development. There are 131-14 undeveloped acres currently designated for this type of residential development. Ninety-one159 additional acres are needed by ~~2034-2037~~ 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.

PRESERVATION, IMPROVEMENT & DEVELOPMENT

Deteriorated housing causes a ripple effect throughout a neighborhood and city. Public and private programs are needed to restore and maintain housing in good condition before disinvestment or age destroys the viability of the neighborhood.

Table 94: Age of Kennewick Housing Units by Number and Percent in ~~2014~~2016

Total Housing Units	Built 2000- 2014 2016	Built 1980- 1999	Built 1960- 1979	Built 1940- 1959	Built 1939 or Earlier
29,924 30,573	5,939 6,588 (20 21%)	6,661 (22%)	12,566 (42 41%)	4,231 (14%)	527 (2%)

The City supports preservation of the existing housing stock whenever possible. Goal 2 of Housing encourages preservation of the existing housing stock through public and private investments. This goal is implemented with two specific policies: the City supports the Historic Preservation Commission and private efforts to preserve local historic residential properties.

The ~~2010-2014~~ Tri-Cities Consortium Consolidated ~~Housing~~ Plan includes several goals and strategies encouraging preservation, improvement and development of housing. The Plan encourages revitalizing neighborhoods and areas and increasing community awareness of lead-based paint hazards. The Plan further suggests that encouraging businesses providing assistance to at-risk residential areas or to areas with existing conditions of degradation and/or blight would help local economic development efforts.

Community Development Block Grants (CDBG) are designed to provide decent housing, provide suitable living environments, and expand economic opportunities, primarily for low-and moderate-income people.

Specific programs for preservation and improvement of residential units administered by the City of Kennewick are listed below:

- COMMUNITY HOUSING DEVELOPMENT ORGANIZATIONS (CHDO) ACTIVITIES – (HUD)

Kennewick will provide required HOME CHDO Project funds through the Tri-Cities HOME Consortium to target projects that develop ownership units of households with 80% or less of area median family income.

- HOMEOWNERSHIP PROGRAM – HOME – (HUD)

Down payment loans for lower-income buyers with less than 80% of median income for use throughout the city.

HOUSING FOR ALL ECONOMIC SEGMENTS

Low income is defined as any household that has a total income of less than 50% of the area median family income as established annually by HUD. Moderate income is defined as a total household income from 50% to 80% of the local area median income as established annually by HUD.

Kennewick receives grants from the U.S. Department of Housing and Urban Development (HUD) to help meet identified community development and housing needs. Specific needs for families and individuals with low or moderate incomes, at less than 80% of the median income of the area, are a priority concern. The ~~2012~~2015 American Community Survey indicated the

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LAND-USE/HOUSING ELEMENT

median income for Kennewick households as \$~~51,581~~51,661. The median income by family size and household type is shown in the following table.

Table ~~105~~: Medium Income by Household Type ~~2012~~2015

Families	\$ 61,913 <u>58,892</u>
Families with children < 18 years	\$ 49,137 <u>44,191</u>
Families headed by female, no husband	\$ 23,877 <u>24,129</u>
Non-related households	\$ 30,993 <u>34,976</u>
Female living alone	\$ 24,657 <u>26,420</u>
Male living alone	\$ 33,220 <u>36,289</u>
Male 65+ living alone	\$ 22,452 <u>36,460</u>
Female 65+ living alone	\$ 21,485 <u>27,388</u>

Source: ~~2012~~2015 American Community Survey – www.census.gov

To qualify for this grant money, Kennewick must prepare a Five Year Consolidated Plan. This is a locally developed plan, prepared jointly with Richland and Pasco, which identifies local needs, resources, priorities and strategies. The ~~2010-2014~~2015-2019 *Tri-Cities Consolidated Plan* serves four functions:

1. Serves as planning document built on public participation;
2. Serves as the application for HUD funds (CDBG and HOME);
3. Identifies local priorities; and
4. Describes five-year strategy to implement HUD programs.

ANNUAL ACTION PLAN

In addition to the ~~2010-2014~~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.

NON-DISCRIMINATION OF MANUFACTURED HOUSING

~~Jurisdictions are not allowed to discriminate against the provision or placement of manufactured housing under new state legislation. SB 6593 was passed by the Washington State legislature in 2004 and then signed by the Governor. It became effective on July 1, 2005. This bill requires that cities and counties will not regulate manufactured homes any differently than other site-built homes. Specific standards that only apply to manufactured homes can be adopted by local jurisdictions but they must also apply to site-built homes.~~

~~Manufactured homes are allowed in all residential zones where single-family homes are allowed. A specific housing policy states that manufactured housing is recognized as an important component of the single-family market and will be regulated the same way as site-built homes.~~

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.

~~FAMILY DAYCARE PROVIDERS OF 12 OR LESS ALLOWED IN RESIDENTIAL/COMMERCIAL DISTRICTS~~

~~Cities may not prohibit family day care providers in their home in areas zoned residential or commercial pursuant to RCW 36.70A.450. Family day care providers are defined in RCW 74.15.020 as a child day care provider who regularly provides child day care for not more than twelve children in the provider's home in the family living quarters.~~

~~Day Care Centers are allowed in Residential, Medium; Residential, High; Commercial, Industrial, Open Space and Public Facility districts pursuant to KMC 18.12.060 Child Day Care Centers and Nursery Schools with approval of a Land Use Permit after meeting specific conditions.~~

~~Day Care Centers are also allowed in all other Residential zoning districts after approval of a Conditional Use Permit pursuant to KMC 18.42.100.~~

GOALS AND POLICIES

Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.

POLICIES

- ~~1. Promote affordable infill residential construction through flexibility in development techniques.~~
2. Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
3. Support special needs housing within a variety of residential environments.
4. Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.
- ~~5. Promote affordable housing for all economic segments of the community. Promote development of senior housing in proximity to needed services.~~

TEXT – Original text from Technical Document
TEXT – Original text from Executive Document

LAND-USE/HOUSING ELEMENT

6. Provide for housing choices in designated mixed use centers where infrastructure is more readily available or can be improved with regional and local funds.

7. 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, ~~and rehabilitate qualified homes using HUD funds.~~

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. ~~Maintain consistency between Kennewick Housing Policies and the Benton Countywide Planning 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.

IMPLEMENTATION

Special Needs Housing

- IBC – Chapter 11, Housing for Persons with Disabilities
- KMC 18.12.010 A.1 Group Living
- 2010-2014 Consolidated Community Development & Affordable Housing Plan
- Benton & Franklin Counties Continuum of Care Plan For the Homeless
- Tri-Cities Analysis of Impediments to Fair Housing 2011-2015

Manufactured Homes

KMC 18.12.010 A.2 Single family; Manufactured Homes (Footnote 6)

Innovative Residential Developments

TEXT – Original text from Technical Document

TEXT – Original text from Executive Document

LAND-USE/HOUSING ELEMENT

- KMC 17.32 Condominiums
- KMC 18.45 Planned Developments
- KMC 18.12.020 Accessory Units

Countywide Planning Policies

- ~~CWPP Policy No. 15 – UGA Housing Compatible~~
- ~~CWPP Policy No. 16 – Functional Housing Types~~
- ~~CWPP Policy No. 17 – Housing for all Economic Segments~~

Historic Preservation

- KMC 18.57 Historic Preservation

UTILITIES

~~RCW 36.70A.070; WAC 365.195.320~~

INTRODUCTION

This section addresses utilities owned and operated by entities other than the City such as electricity, telecommunication and natural gas. In Kennewick, these are provided by the Benton County Public Utility District (Benton PUD), Cascade Natural Gas Company (CNG), Charter Cable, ~~Verizon~~ Frontier Communications telephone, Waste Management of Kennewick (WMK), Kennewick Irrigation District (KID) and Columbia Irrigation District (CID). The City owned utilities such as water and sewer are discussed in the Capital Facilities section of the Comprehensive Plan.

Rather than each utility being planned independently, it is more efficient for a coordinated effort to provide such utilities. The Benton-Franklin Utility Coordinating Council works to address some of these issues. The Council is comprised of members from local jurisdictions and utility companies. The City and utility providers also participate in energy conservation measures through recycling, green power, and energy efficient construction methods.

STATUTORY REQUIREMENTS UNDER GMA

Utilities are mandated items for the Comprehensive Plans of the cities and counties in Washington State, according to the Washington State Growth Management Act (GMA). The GMA requires municipalities to address general location, proposed location and capacity of all existing and proposed utilities including but not limited to, electrical lines, telecommunication lines, and natural gas lines. GMA suggests that cities and counties coordinate with non-municipal service providers to include an analysis of capacity needs of various utilities over the 20-year planning period. Utilities discussed in this section only include non-city owned utilities. City owned utilities such as water and sewer are discussed in the Capital Facilities section of the Comprehensive Plan.

FACILITIES AND DISTRICT CHARACTERISTICS

Non-City owned utilities are those utilities privately owned or owned by public entities other than the municipality in which they provide services. Usually electric lines, telecommunication lines, and natural gas lines fall under this category. Non-City owned utilities that serve Kennewick are:

- The Bonneville Power Administration (BPA)
- Benton County Public Utility District
- Cascade Natural Gas Company
- Kennewick Irrigation District (KID)
- Columbia Irrigation District (CID)
- Charter Cable
- ~~Verizon~~ Frontier Communications telephone, and
- Waste Management of Kennewick (WMK)

Unlike City utilities providing services mostly to City residents, non-City owned utilities are not necessarily restricted by City boundaries. They have the option of serving customers both in the City and in the surrounding areas. Service districts for these utilities are varied in size and

boundaries, and are established in a myriad of ways. Generally, franchise agreements between the City and the utility provider determine conditions and terms of the service.

Most of the boundaries of these service districts overlap, and some are identical with existing City boundaries. Charter Cable, part of a multi-state corporation, is usually available only to residents within the City limits. Some subdivisions in the County adjacent to the City also receive the cable service. The Benton County Public Utility District (PUD), the local provider of retail electricity to Kennewick, operates as a locally regulated and controlled wholesale customer subsystem of the Bonneville Power Administration, which is directed by the U.S. Department of Energy. The BPA is a multi-state conglomerate with many area and district offices serving the northwestern United States.

Kennewick and Columbia Irrigation Districts are local public agencies of the State of Washington and work as quasi-municipal corporations. They deliver irrigation water in Kennewick, Richland, West Richland and Benton City. Cascade Natural Gas Corporation is a multi-state corporation, operating at the local level by a City franchise agreement. Another multi-state corporation, VerizonFrontier Communications, provides telephone service to Kennewick through a franchise agreement.

Currently there is a Utility Coordinating Council administered by the Benton-Franklin Council of Governments, whose responsibilities include coordinating trenching, mapping, and long-range planning. The Council also deals with the locating of underground utilities in accordance with the "U-Dig" law. The Council is comprised of members from cities within Benton and Franklin Counties, Cascade Natural Gas, Kennewick Irrigation District, Benton PUD, and several other local pipeline companies and utility providers.

GENERAL LOCATION AND CAPACITY

ELECTRICITY

Bonneville Power Administration does not directly provide electricity to the City of Kennewick. They have approximately 400 substations and 14,000 circuit miles of transmission lines, with some located in and around Kennewick. Both 115 kV and 230 kV transmission facilities cross Kennewick, requiring either ownership of the land on which these lines cross or more commonly, owning the rights to the land as right-of-ways. These are easements restricting encroachments on that land, and are maintained by the BPA.

Electricity to the City of Kennewick and various outlying areas is actually provided by the Benton County Public Utility District No. 1 of Benton County, also known as Benton PUD, located at 2721 W 10th Ave. Benton PUD receives their vast majority of its electricity from the Bonneville Power Administration, with some power purchases from wholesale power markets to cover peak usage periods and their own generation. To help meet state renewable portfolio standards Benton PUD also purchases their green power and renewable energy from Energy Northwest's Nine Canyon Windfarm located just south of Kennewick and the White Creek Windfarm located just north of Kennewick. PUD's landfill gas-to-energy powerplant is located near Goldendale, Washington. They serve five subsystems in this region: Kennewick Urban, Benton City, Prosser, Columbia River irrigation projects, and Hanford/Cold Creek. Only the Kennewick Urban subsystem is discussed in this section.

The Kennewick Urban subsystem is supplied by ten miles of 115kV transmission line, seven eight substations located throughout the City and 540 electric distribution feeders. Each feeder

is ~~designed responsible for to~~ supplying the electrical current for several sub-regions, with the capacity to switch to other feeders if an ~~equipment failure emergency~~ should ~~occur arise~~. These feeders are the basic unit of electricity planning and are ~~typically~~ designed to carry a maximum load of ~~8,000 kW under normal system conditions and~~ 12,000 kW ~~each under emergencies~~. ~~Even though this is the maximum load, when a feeder reaches the 8,000 kW level of demand, plans are made to relieve it so that a reserve of 4,000 kW can always be retained.~~ For planning purposes, each new ~~residential~~ customer ~~house of in~~ the District ~~can be assumed to contribute is anticipated to draw~~ 10 kW ~~to the distribution feeder load~~. Using this figure, every 800 new residential buildings will require a new feeder line.

NATURAL GAS

Cascade Natural Gas Corporation is a natural gas distribution company with a local office located at ~~200 N. Union~~ 8113 W. Grandridge Boulevard in Kennewick. Cascade Natural Gas Corporation provides service to over 232,000 customers, in 95 communities in the states of Washington and Oregon. In 2005, Cascade provided natural gas service to 4,454 residential customers and 1,131 commercial customers in the Kennewick area. Cascade expands its services to businesses and neighborhoods based on the demand. The average therm usage per residential customer is 683 therms. Each therm of natural gas contains 100,000 British Thermal Units (BTU) of energy.

IRRIGATION WATER

Irrigation water in Kennewick is provided by the Kennewick Irrigation District (KID), and Columbia Irrigation District (CID). In areas where there is no irrigation water, City water is used to meet the minimum irrigation requirements.

KID

The Kennewick Irrigation District delivers irrigation water and promotes related water activities, as authorized by Washington State statutes and Federal laws. The District operates and maintains over 88 miles of canal from Chandler to Hover. Water is diverted into the main canal at Chandler which is approximately 11.5 miles southeast of Prosser on the Yakima River and Hover is across the Columbia River from the Boise Cascade Pulp Mill. KID also delivers water around Badger Mountain via the Badger East Canal which ends close to the Tri-City Raceway in West Richland. It operates and maintains 144 Local Improvement Districts. It also serves through Private Lines Areas (PLA).

In Kennewick, KID delivers irrigation water to most of the City except for some areas to the north, east and southwest. It also operates and maintains ~~two-one~~ domestic water systems, ~~one of which, Elliot Lake, is located southeast of Kennewick within Kennewick's Urban Growth Boundary~~. Within Kennewick's UGA, it has 117 Local Improvement Districts (LID). The following table indicates canals and laterals with the service area acreage. The attached map shows KID's service area within the Urban Growth Boundary.

Table 1: KID Canals and Service Area

Canals and Laterals	Area in acres
Main Canal Division III	439
Main Canal Division IV	2443
Highland Feeder	1429
Highlift Canal	3847
Lowlift Canal	785

West Extension	249
Amon Pump Lateral	1360

CID

The Columbia Irrigation District system consists primarily of open canals, both lined and unlined, which total approximately 41 miles in length. The system begins at Wanawish Dam where water is diverted from the Yakima River into the main canal. The CID is one of the oldest irrigation entities on the Yakima River System. Its water rights date back to the end of the 19th century. The CID is located along the Yakima and Columbia Rivers, stretching from West Richland to Finley and in between, serves portions of the City of West Richland, City of Kennewick, and rural Benton County. It delivers irrigation water to approximately seven thousand parcels and ten thousand acres.

In Kennewick, the Columbia Irrigation District serves the north and east sides of Kennewick. CID canals in Kennewick run along the eastern part of the City as well as northern part parallel to Canal Drive and SR 240. It serves about 700 acres, in 2000 parcels within the City boundary. The attached map obtained from CID's webpage shows the service area within Kennewick's Urban Growth Boundary.

TELEPHONE

Basic and enhanced telecommunication services in Kennewick ~~and much of the Northwest~~ is provided by ~~Verizon Northwest~~ Frontier Communications (Frontier). Long distance service is available from VerizonFrontier, as well as from various other long distance carriers. In many cases, Verizon-Frontier can also provide fiber-fed and/or high-speed broadband facilities. Verizon-Frontier has expanded its DSL network, and that service is available in much of the Kennewick area. Provisioning of communication facilities to commercial and residential developments takes place concurrent with growth, typically underground.

Besides landlines, Kennewick is being served by various cellular phone companies. Such wireless services are provided through cell towers, and/or collocations. Cell tower sites are regulated through the Kennewick Municipal Code. Collocations in existing structures are strongly encouraged in order to minimize the adverse visual impacts of such facilities.

CABLE TELEVISION

Charter Communications provides Basic, Expanded Basic, Digital Service, High Speed Internet Access, Impulse Pay Per View and Video On Demand services to residents in the Tri-Cities area. Service is provided within the Kennewick City limits by franchise agreement. Charter's privacy policy does not allow the city to release the number of customers Charter serves. Service expansion is planned using the general figure of 15 residences per each quarter mile of cable line.

GARBAGE COLLECTION

Waste Management of Kennewick (WMK) provides garbage collection services under a franchise agreement with the City. Subscription to service is mandatory for health and safety reasons. Pick up of garbage is weekly from residential homes and businesses at a minimum. Curbside residential recycling is available at no extra cost to the subscriber. There are five drop-box recycling centers placed within the community for businesses and multi-family recycling. Waste Management also operates a transfer station at 2627 S. Ely Street. This facility is open six days a week, Monday through Saturday. A free dump coupon program has replaced the Spring and Fall free dump weeks. Each residential customer in good standing may receive

coupons for 12 free dumps valid any day throughout the year. There is an additional post holiday free dump week immediately following Christmas. There is solid waste disposal at the transfer station as well as a recycle buyback center. Recyclables are also collected from residences and businesses, as well as debris from construction and demolition projects. All recyclables are taken to Clayton Ward Recycling in Kennewick. All other waste is taken to Columbia Ridge. No sorting is done. The present franchise agreement with Waste Management is due to expire in [2014 2025](#).

~~Waste management facilities in Kennewick are considered Essential Public Facilities and are regulated according to the requirements in the Essential Public Facilities section in the Comprehensive Plan.~~

FUTURE NEEDS

Supply of these various utility services to customers is provided using established and tested guidelines. These guidelines are used as the basic determination of long-range planning for maintenance and expansion of the systems. For planning purposes, the guidelines are converted and defined on a per capita basis. Each utility has its own level of service calculations and capacity levels used for long-range planning.

Cascade considers 683 therms as the average therm usage per residential customer. Each therm of natural gas contains 100,000 British Thermal Units (BTU) of energy. For electricity planning purposes, each new customer house in the District is anticipated to draw 10 kW. Using this figure, every 800 new residential buildings will require a new feeder line. As Kennewick grows, both in population and size, these levels of service can be combined with the projected growth figures to determine the anticipated supply that must be made available in the future to adequately service the new areas.

Cascade Natural Gas continues to expand its service to businesses and neighborhoods where there is a demand. Charter Cable provides services mainly within the City limits and expands according to demand. ~~Verizon-Frontier Communications~~ has already expanded its service to most of the Kennewick Urban Growth Area. Irrigation districts' (KID and CID) plans currently do not indicate any major expansion of the facilities. WMK is serving the City based on the demand and has no future plan for major facility expansion.

ELECTRICITY

Benton PUD's forecast is based on its entire service area within Benton County. [The 2016 Ten Year Load and Customer Forecast Base Case Scenario predicts a five year Average Annual Rate of Growth \(AARG\) of 0.41%. By the year 2025, this would result in an annual average power increase of 10 average megawatts \(aMW\) over the 2015 load of 205 aMW at the Bonneville Power Administration Points of Delivery \(POD\) which includes distribution system losses. The 2005 Retail Energy Sales Ten-Year Forecast \(Load Forecast\) Medium Case Scenario predicts an average annual rate of growth of 1.22%. By the year 2015 this would result in an increase of 27 aMW over the 2004 actual of 188 aMW at the BPA points of delivery. The Ten-Year low, medium and high retail energy forecasts are each stand-alone forecasts. The low forecast represents a low customer growth and mild weather scenario. The medium forecast represents average customer growth and an averaging of the heating and cooling degree-days over the last ten years. The high forecast represents a high customer growth and an extreme weather scenario.](#)

Table 2: Benton PUD Projection by Sector – Customer and Medium Case Energy Sales

	Customers Actual 2007	Customer Projected 2012	Customer Projected 2015	Energy Sales Projected 2018 MWH
Residential	38,285	42,402	47,807	798,009
Small/Med General Services	4,989	5,502	6,142	339,062
Large General Services	131	143	153	306,352
Industrial	3	3	3	51,828
Small Irrigation	609	617	635	15,922
Large Irrigation	116	101	101	410,559
Street Lights	9	9	9	5,100
Yard Lights	1448	1,451	1,473	1,053
Total	45,944	50,582	56,677	1,930,732

The majority of Benton PUD's wholesale electricity is supplied by the Bonneville Power Administration (BPA) under what is referred to as a Slice/ Block contract. BPA's power supply consists primarily of the electricity produced by federal Columbia and Snake River hydroelectric power plants along with Energy Northwest's Columbia Generating Station nuclear power plant located near Richland, Washington. Under the Slice portion of the BPA contract Benton PUD has rights to sell surplus hydroelectric power produced above their electricity demand but must make up the difference with purchases in the wholesale power markets when demand is above their BPA contract amount. The balance of Benton PUD's power supply portfolio consists of 50 megawatts (MW) of the Fredrickson 1 Generating Station Combined Cycle Combustion Turbine, approximately 5.4 average MW from the Nine Canyon and White Creek wind farms and about 1 average MW from the Packwood Lake Hydroelectric Project. Benton PUD's power supply portfolio with very low river flows (critical hydro conditions) is expected to supply enough electricity to meet expected loads on an average annual basis through 2022. Under average water flow conditions the current power supply is adequate through 2034.

Benton PUD is participating in the Bonneville Power Administration conservation program to promote energy conservation in the service area territory. It owns portions of the Fredrickson and Finley generating plant that are currently being sold into the market but are available to serve local load and system peak. Benton PUD also contracts for renewable energy and as a slice utility it also has the ability to buy and sell power on the spot market to meet the current and future energy needs of the customers.

Table 3: Benton PUD Customer Projection for Kennewick

	Customer Actual 2005	Customer Projected 2011	Customer Projected 2022
Residential	24,908	26,865	30,003
Small/Med General Services	3,483	3,654	4,084
Large General Services	63	65	67
Industrial	NA		
Small Irrigation	NA		
Large Irrigation	NA		
Street Lights	Done as systems	Done as systems	Done as systems
Yard Lights	441	441	441
Total	28,895	31,025	34,595

Retail Load Forecast by Customer Class (aMW) (Effects of Conservation)			
<i>(Medium Case)</i>	2015 Actual	2025 Forecast <i>(with Conservation)</i>	2025 Forecast <i>(No Conservation)</i>
Residential	75.97	83.87	86.60
Small General Service	13.87	14.63	15.33
Medium General Service	20.85	21.75	22.76
Large General Service	25.82	24.61	25.92
Industrial	7.64	8.31	8.58
Small Irrigation	1.88	1.79	1.79
Large Irrigation	51.57	52.29	52.29
Street Lights	0.31	0.28	0.28
Security Lights	0.16	0.17	0.17
Unmetered	0.35	0.36	0.36
Total	198.40	208.07	214.08

Customer Forecast by Customer Class			
<i>(Medium Case)</i>	2015 Actual	2020 Forecast	2025 Forecast
Residential	42,375	45,040	47,576
Small General Service	4,828	5,159	5,477
Medium General Service	758	823	889
Large General Service	151	165	178
Industrial	3	3	3
Small Irrigation	560	535	507
Large Irrigation	234	295	349
Street Lights	9	9	9
Security Lights	1,482	1,519	1,546
Unmetered	362	362	365
Total	50,762	53,910	56,899

GOALS AND POLICIES

Goal 1: Coordinate non-City owned utilities for supply and efficiency.

POLICIES

1. Support coordinated service extensions of all utilities to new developments.
2. ~~Coordinate among adjacent planning jurisdictions. Develop a coordinated process for siting regional utility facilities in a timely manner;~~ Support the Benton-Franklin Utility Coordinating Council in order to site regional utility facilities in a timely manner.

Goal 2: Support conservation measures for new construction & renovation.

POLICIES

1. Promote joint use of transportation rights of way and utility corridors where possible.
2. Siting of necessary new utility facilities shall be consistent with the growth indicated in the land use element. Opportunities to renovate existing utilities before adding new facilities should be considered.
3. Encourage green building principles in construction and renovation using alternative energy, energy efficient utility fixtures and recycling.

Goal 3: Encourage aesthetic compatibility of utility facilities with surrounding land use and opportunities to develop recreation facilities.

POLICIES

1. Encourage underground placement of new utilities. Coordinate with other utility providers to ensure that the use of right-of-ways and easements ~~are conducive of good streetscape environment~~ meet City street and landscape standards.
2. Utilize franchise agreements to accomplish under-grounding of new and existing facilities.
3. Utilize street reconstruction projects to increase the amount of underground utilities.
4. Encourage irrigation district right-of-ways to be use for connecting trails ~~whenever possible~~ consistent with the City's Parks, Recreation, and Open Space Plan.

Goal 4: Promote access to telecommunications services for businesses and residents and site new telecommunications facilities in a way that minimizes impacts.

POLICIES

1. Promote the timely and orderly expansion of all forms of telecommunications service within the City and its planning area.

2. Coordinate with communication utilities to ensure adequate telephone services and high speed technology services in the community.
3. Require the placement and design of wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses.
4. Require the siting and location of telecommunications facilities be accomplished in a manner that minimizes adverse impacts on the environment and adjacent land uses.

IMPLEMENTATION

Utility Review

- KMC 5.56 – Public Works and Construction Standards
- KMC 9.04 – Garbage
- KMC 17.10.220 Final Plat – Utility Companies
- KMC 17.20.010 ~~(18 & 20)~~ Design & Construction
- City of Kennewick Standard Specifications and Details for Municipal Public Works Construction
 - standard drawing numbers 2-1 through 2-5 (KMC 5.56.030 (7) and 5.56.040)
- DPW policies on street improvement

Underground Utilities

- KMC 5.56.260 and 5.56.270 - Installation of underground utilities
- KMC 17.20.020 – underground utilities and street lights.
- Design Standards – arterial and residential street landscaping
- Franchise agreement between the City and PUD
- KAC 12.80– Right-of-Way procedure
- Recommended guidelines from Benton Franklin Utility Coordination Council
- RCW 19.122 – Underground Utilities

Siting

- Kennewick Comprehensive Plan Land Use Element and Essential Public Facilities Element

Re-Cycling and Green Building

- KMC 9.04.110 – Resource Recovery
- Washington State Energy Code – Chapter 51-11 WAC



City Council Meeting Schedule April 2017

April 4, 2017
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 11, 2017
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Parks & Recreation, Arts Commission and Planning Commission Work Plans
2. 2016 Fire Department Annual Report
3. Comprehensive Plan Amendment Update – Economic Development
4. Open Public Union Negotiation Contracts

April 18, 2017
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

April 25, 2017
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Visit Tri-Cities Annual Report
2. 2016 Police Department Annual Report
3. Year-End Financial Update
4. Comprehensive Plan Amendment Update – Land Use Element (Part 1)

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

April 2017
Updated 3/7/17