



City Council Meeting Schedule September 2019

September 3, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

September 10, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. 2020 Legislative Priorities
2. Fire Department Update

September 17, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

September 24, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING – Toyota Center (7000 W.
Grandridge Blvd in the HAPO Lounge)

1. Toyota Center Updates
2. Comp Plan Amendments

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

September 2019
Updated 9/16/19

Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	09/24/2019
Agenda Item Type	Presentation		
Subject	Toyota Center Update/Tour		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Manager		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

During the Council workshop, Corey Pearson and staff from the Kennewick Public Facilities District will discuss the improvements that have been completed at the Toyota Center and show us the new upgrades.

Through

Dept Head Approval

City Mgr Approval

Attachments:

Marie Mosley
Sep 19, 21:19:44 GMT-0700 2019

Council Workshop Coversheet



Agenda Item Number	2.	Meeting Date	09/24/2019
Agenda Item Type	Presentation		
Subject	2019 Comprehensive Plan Amendments		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Planning		

Info Only	☒
Policy Review	☐
Policy DevMnt	☐
Other	☐

Summary

The annual Comprehensive Plan Amendment requests are scheduled to be presented for consideration at the regular meeting of October 15, 2019. This presentation will provide background information and an overview of the key issues associated with each amendment request. The ten proposed amendments are as follows:

1. CPA 19-01: Change 0.27 acres from High Density Residential to Public Facility located at 5801 W. Hildebrand Blvd.
2. CPA 19-02: Change 30.08 acres from Low Density Residential and Open Space to Public Facility located at 3500 S. Vancouver St.
3. CPA 19-03: Change 2.86 acres from Low Density Residential to Commercial located at 8026 Bob Olson Pkwy.
4. CPA 19-04: Change 5.5 acres from Low Density Residential to Medium Density Residential located at 6230 Ridgeline Dr.
5. CPA 19-06: Change 82.64 acres from Low Density Residential to Medium Density Residential located at 5800 W 28th Ave.
6. CPA 19-07: Change 0.55 acres from Low Density Residential to Medium Density Residential located at 3126 W. Hood Ave.
7. CPA 19-08: Change 4.19 acres from Low Density Residential to High Density Residential located at 2652 W. 15th Ave.
8. CPA 19-09: Change 6.04 acres from Low Density Residential to High Density Residential located at 3112 W. 27th Ave.
9. CPA 19-10: Change 4.48 acres from Commercial to Medium Density Residential located at 3605 S. Zintel Way.
10. CPA 19-11: Change 53.32 acres from Commercial to Mixed Use located at 6941, 7000, 7016, 7048, 7130 W. Grandridge Blvd. and 7109 W. Okanogan Pl.

As a reminder, Council deferred CPA 19-05 to the 2020 annual comprehensive plan amendment cycle.

Through

Anthony Muai
Sep 18, 08:39:24 GMT-0700 2019

Attachments: Presentation

Dept Head Approval

Gregory McCormick
Sep 18, 08:51:08 GMT-0700 2019

City Mgr Approval

Marie Mosley
Sep 19, 21:11:07 GMT-0700 2019

2019 Comprehensive Plan Amendment Review

City Council Workshop
September 24, 2019

Approval Criteria

KMC 4.12.110 (7) : Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that:

- (a) The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
- (b) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by the amendment;
- (c) The proposed amendment corrects an obvious mapping error; or
- (d) The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
- (e) A rezone shall be treated as an area-wide map amendment when:
 - i. It is initiated by the City and a significant class of property is similarly affected by the proposed rezone; and
 - ii. It is either:
 - A. Based upon an adopted or ongoing comprehensive planning process or undertaken to ensure compliance with or to implement the provisions of the Growth Management Act; or
 - B. Part of the process that includes amending text for this title where such amendments will have a significant impact on a large area of the City.

Additional Factors

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

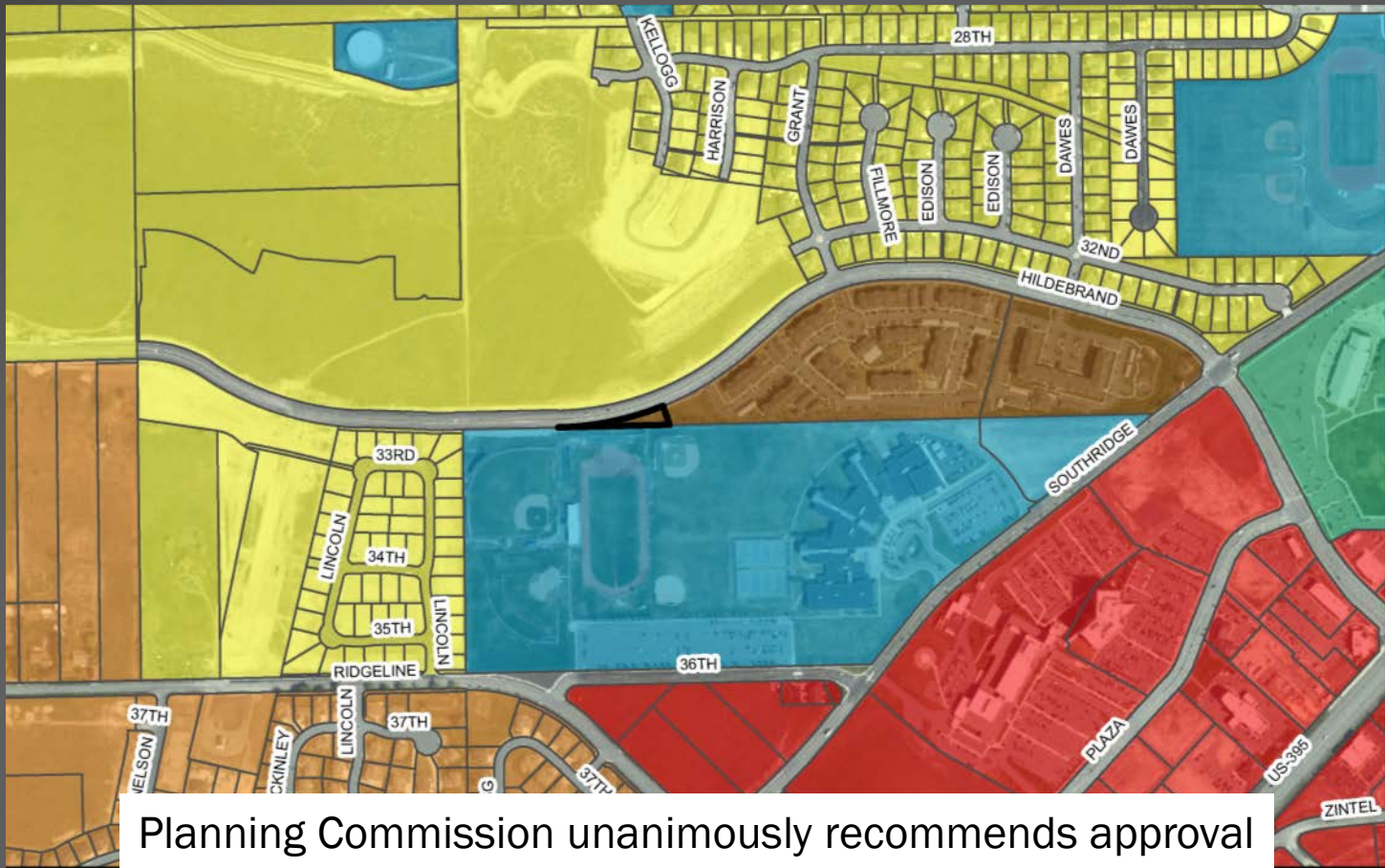
- a) The effect upon the physical environment;
- b) The effect on open space and natural features including, but not limited to, topography, streams, rivers, and lakes;
- c) The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
- d) The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
- e) The quantity and location of land planned for the proposed land use type and density and the demand for such land;
- f) The current and projected project density in the area; and
- g) The effect, if any upon other aspects of the Comprehensive Plan.

CPA 19-01

- High Density Residential to Public Facility
- 0.27 acres
- 5801 W. Hildebrand Blvd
- Kennewick School District

Key Issues

- Clean up to allow parcel combination

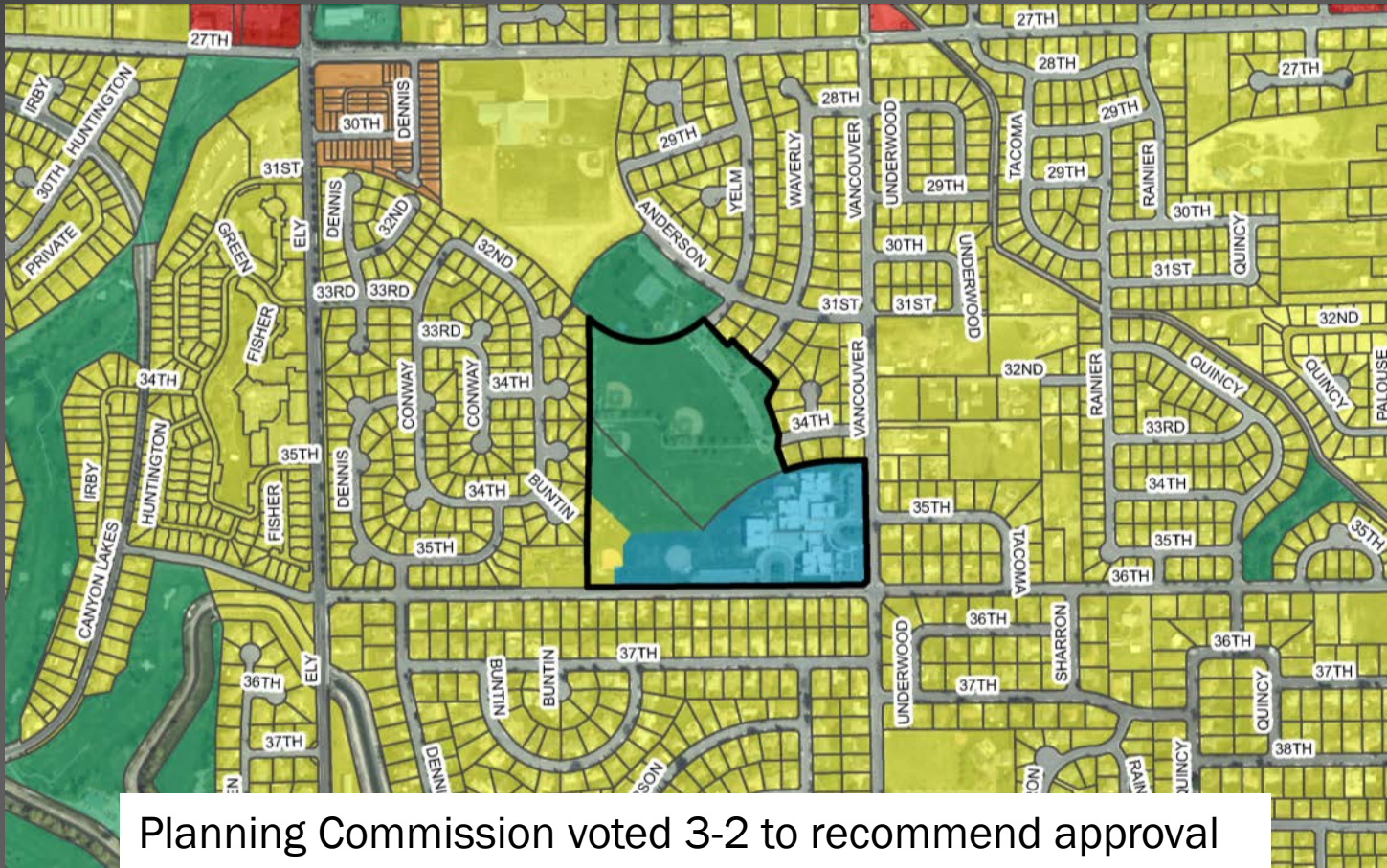


CPA 19-02

- Low Density Residential and Open Space to Public Facility
- 30.06 acres
- 3500 S. Vancouver St.

Key Issues

- Clean up to allow parcel combination



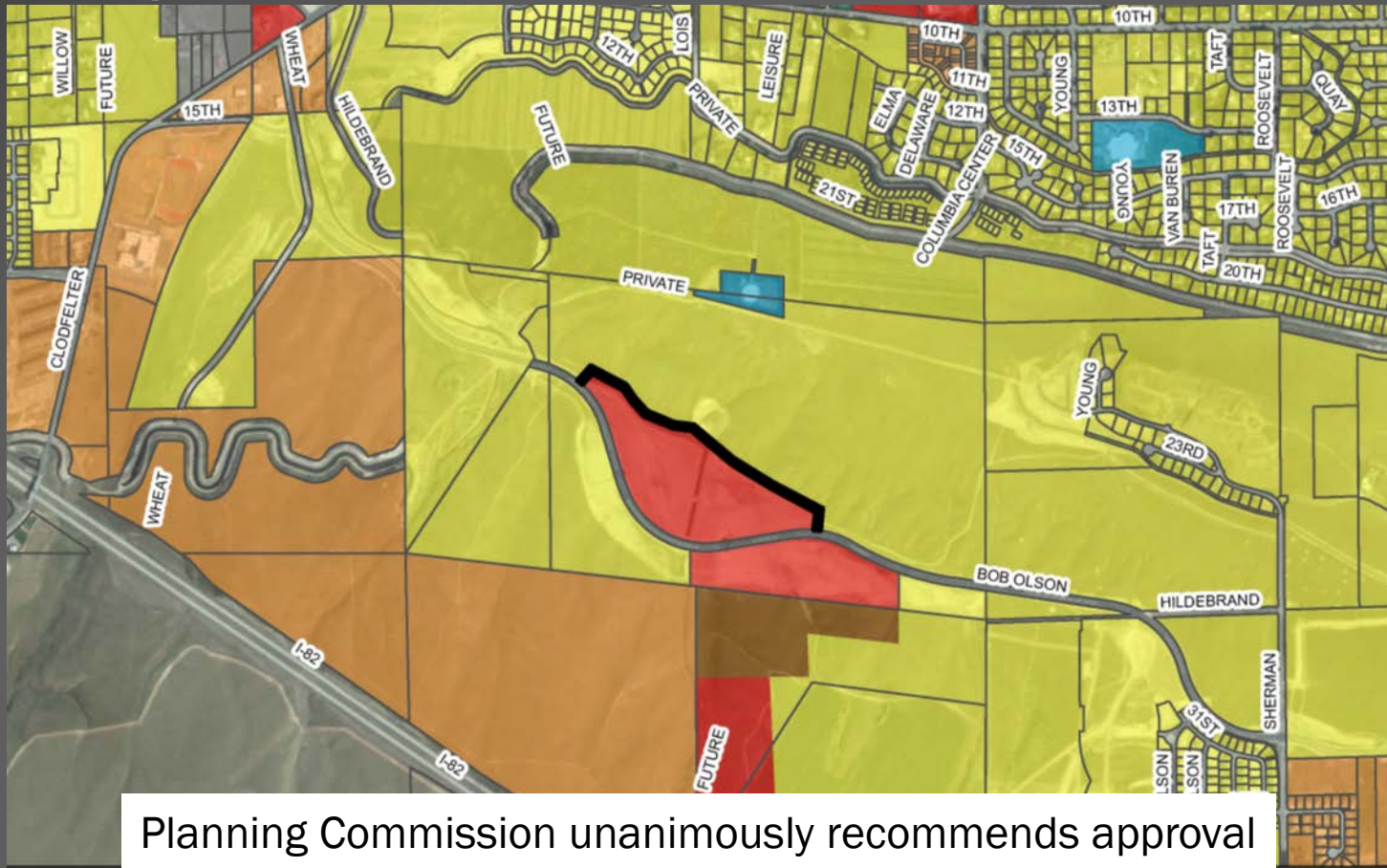
Planning Commission voted 3-2 to recommend approval

CPA 19-03

- Low Density Residential to Commercial
- 2.86 acres
- 7604 Bob Olsen Pkwy
- Bauder Young Properties, LLC

Key Issues

- Clean up to allow parcel combination



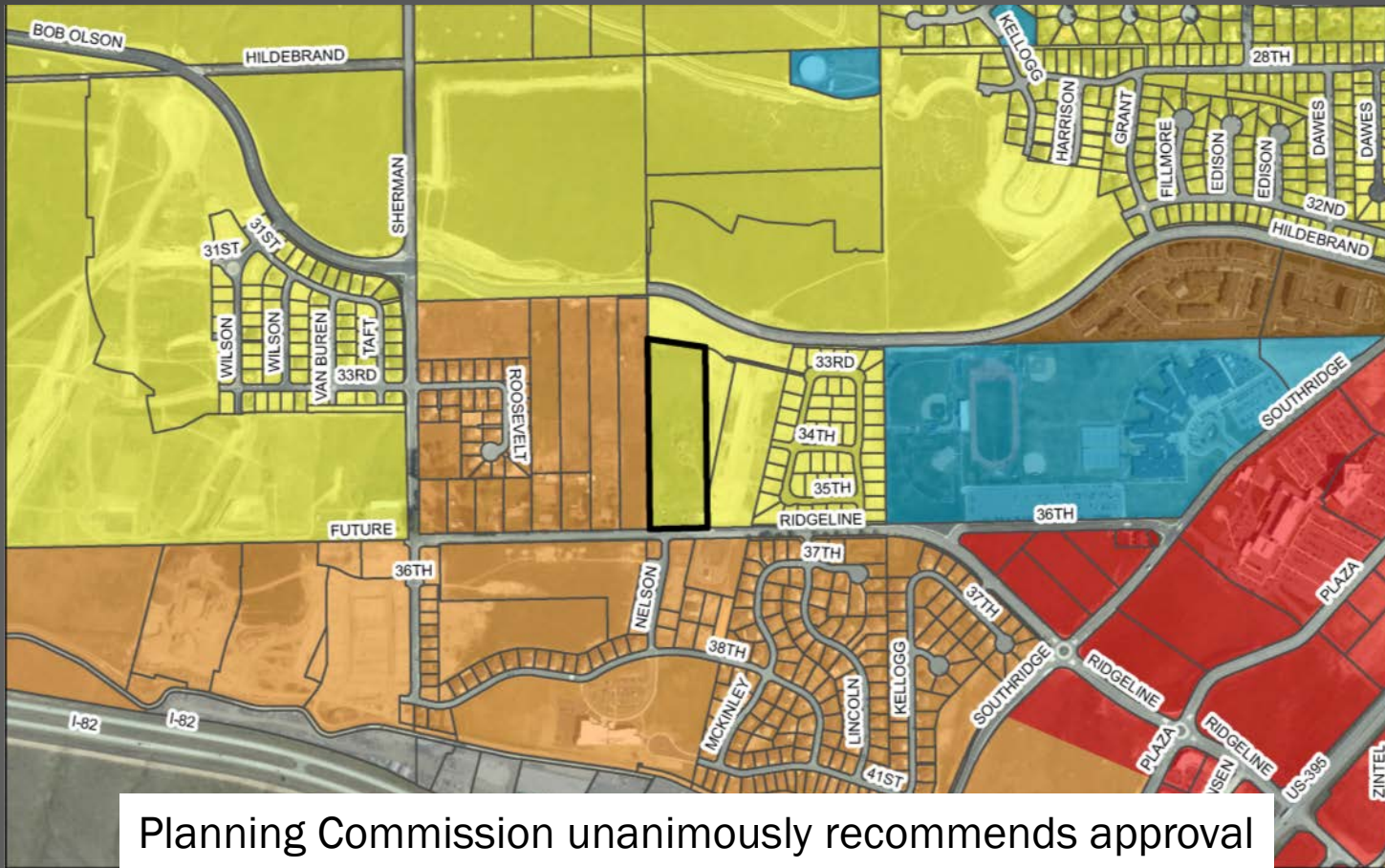
Planning Commission unanimously recommends approval

CPA 19-04

- Low Density Residential to Medium Density Residential
- 5.26 acres
- 6230 Ridgeline Dr.
- KDS Development, LLC

Key Issues

- MDR to south and west
- Proposed MDR to north and east

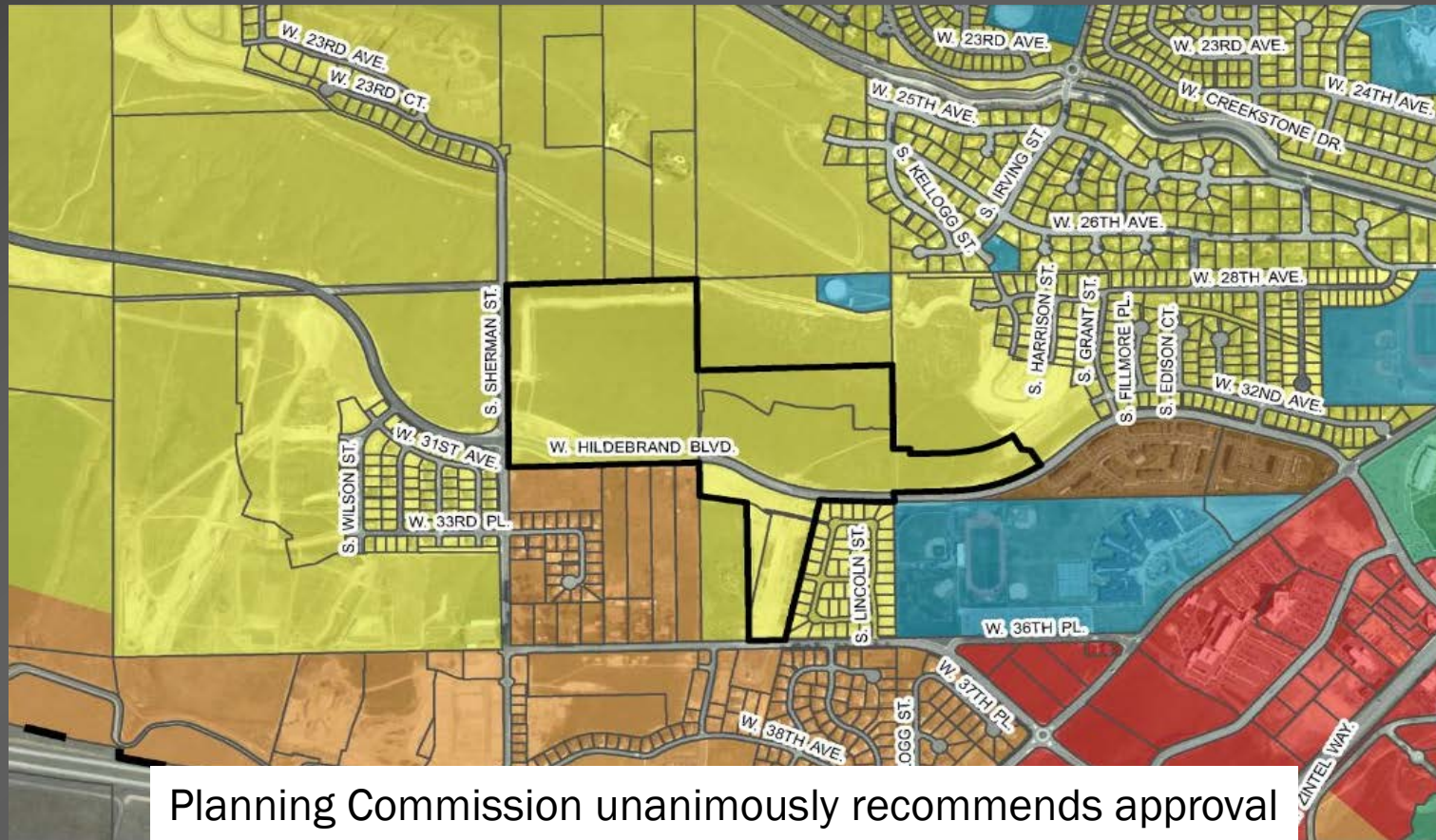


CPA 19-06

- Low Density Residential to Medium Density Residential
- 82.64 acres
- 5800 W. 28th Ave. & 2175 S. Sherman St.
- Ben Kruse

Key Issues

- MDR to south
- MDR proposed southwest

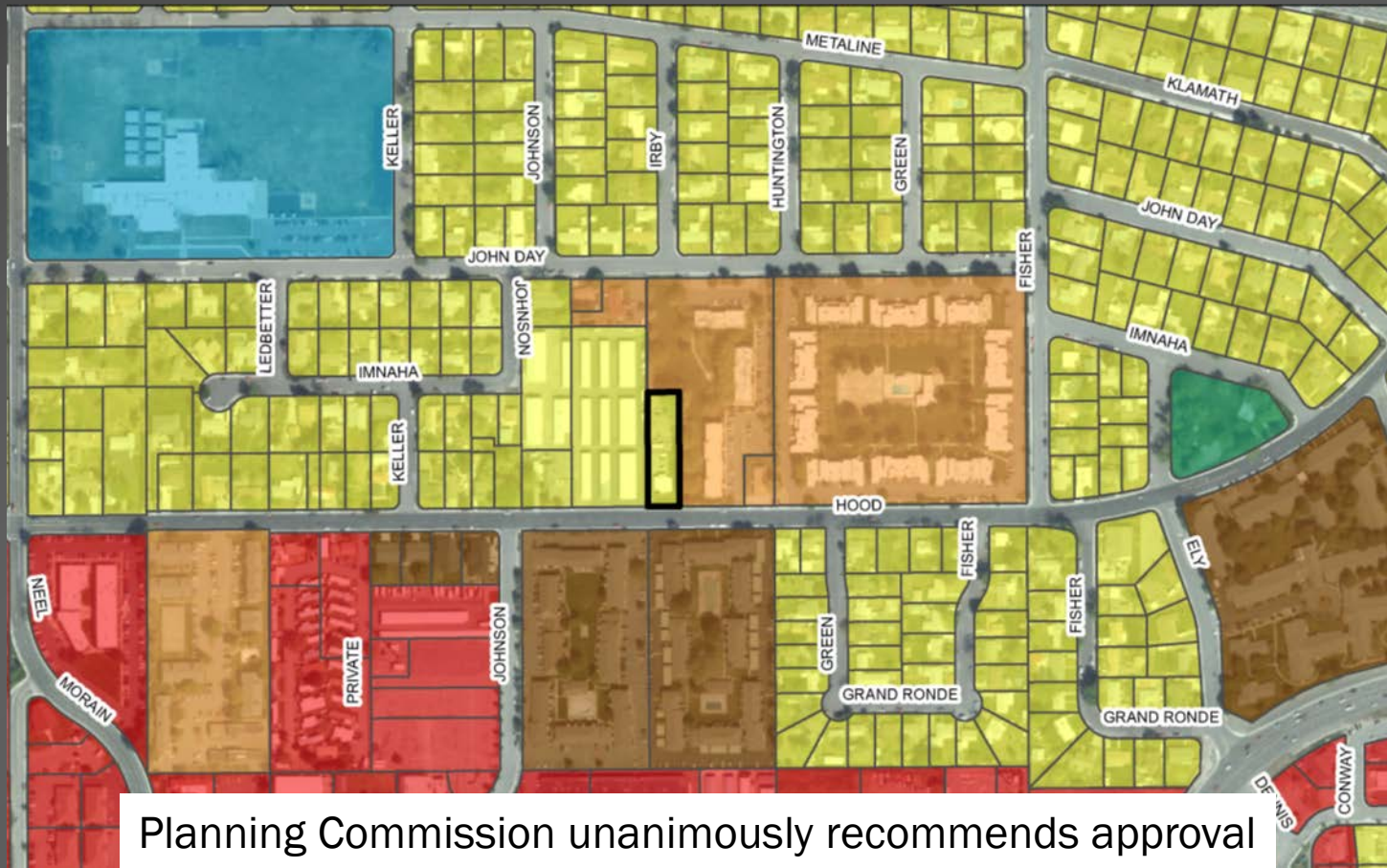


CPA 19-07

- Low Density Residential to Medium Density Residential
- 0.55 acres
- 3126 W. Hood Ave.
- Cary & Jennifer Cole

Key Issues

- MDR to north and east
- HDR to south
- Ministorage to west



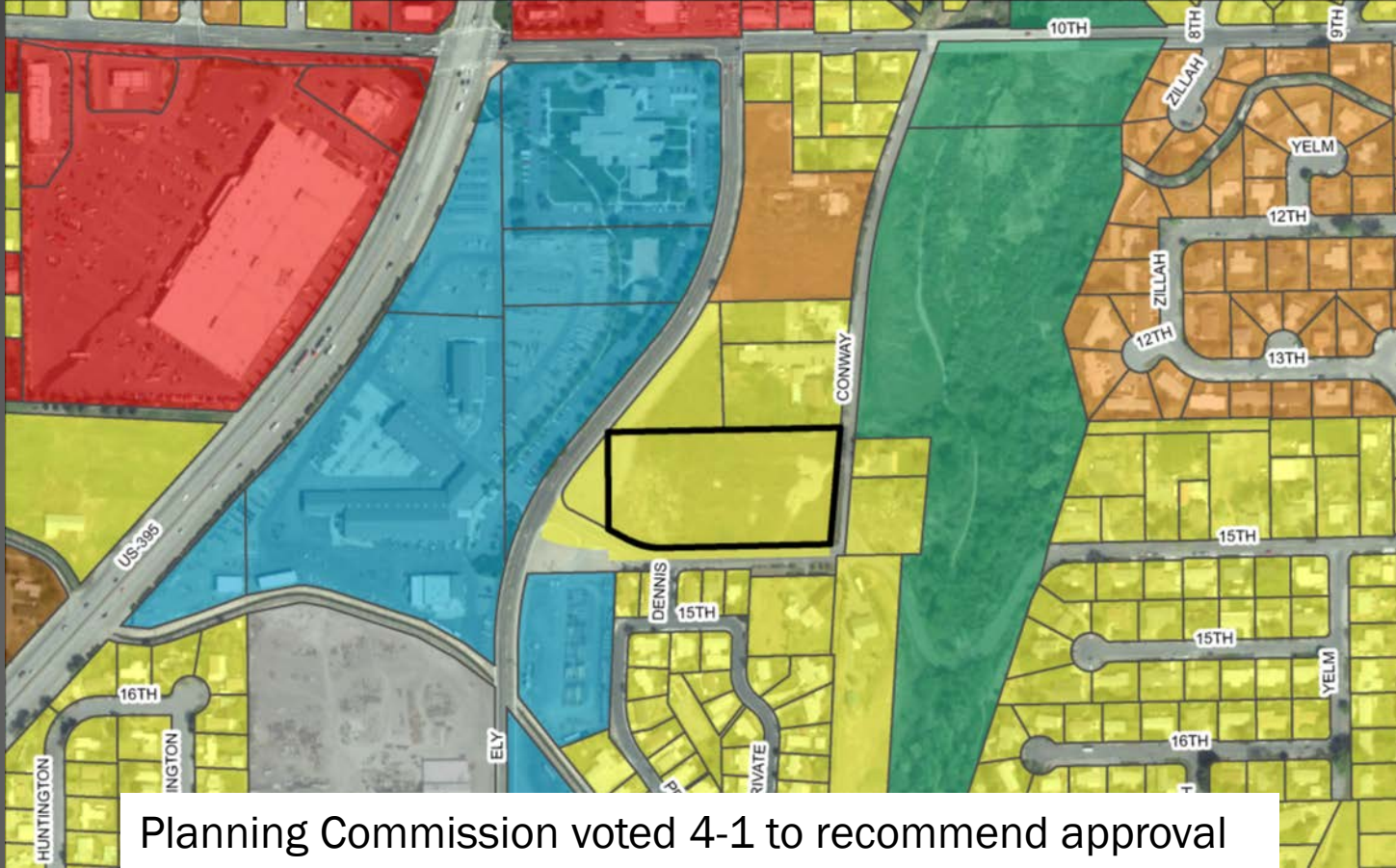
Planning Commission unanimously recommends approval

CPA 19-08

- Low Density Residential to High Density Residential
- 4.19 acres
- 2652 W. 15th Ave.
- William D. McKay

Key Issues

- LDR to north, south east & west
- PF to southwest and west
- Vested mini-storage project
- Multi-family would be allowed



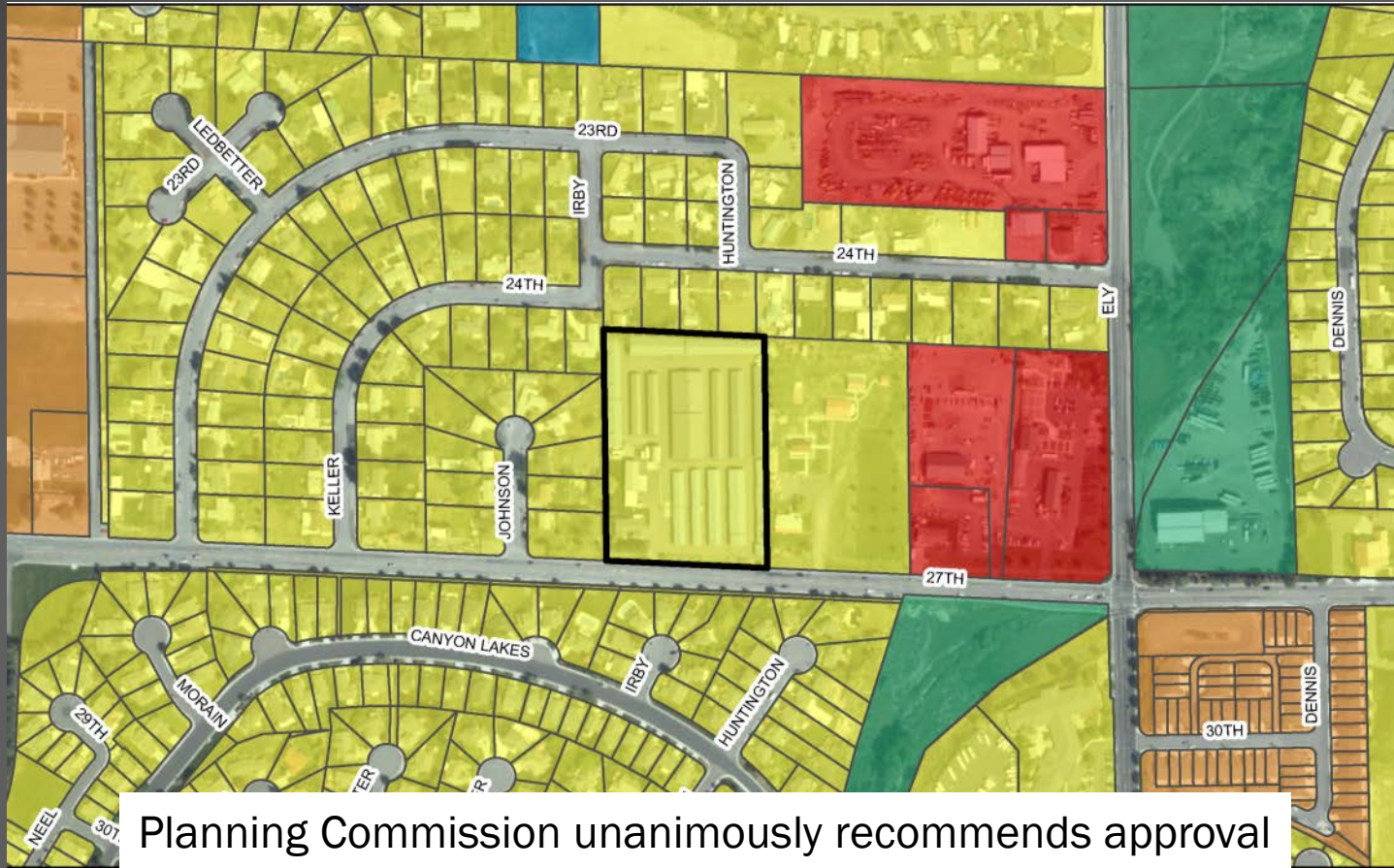
Planning Commission voted 4-1 to recommend approval

CPA 19-09

- Low Density Residential to High Density Residential
- 6.04 acres
- 3112 W. 27th Ave.
- William D. McKay

Key Issues

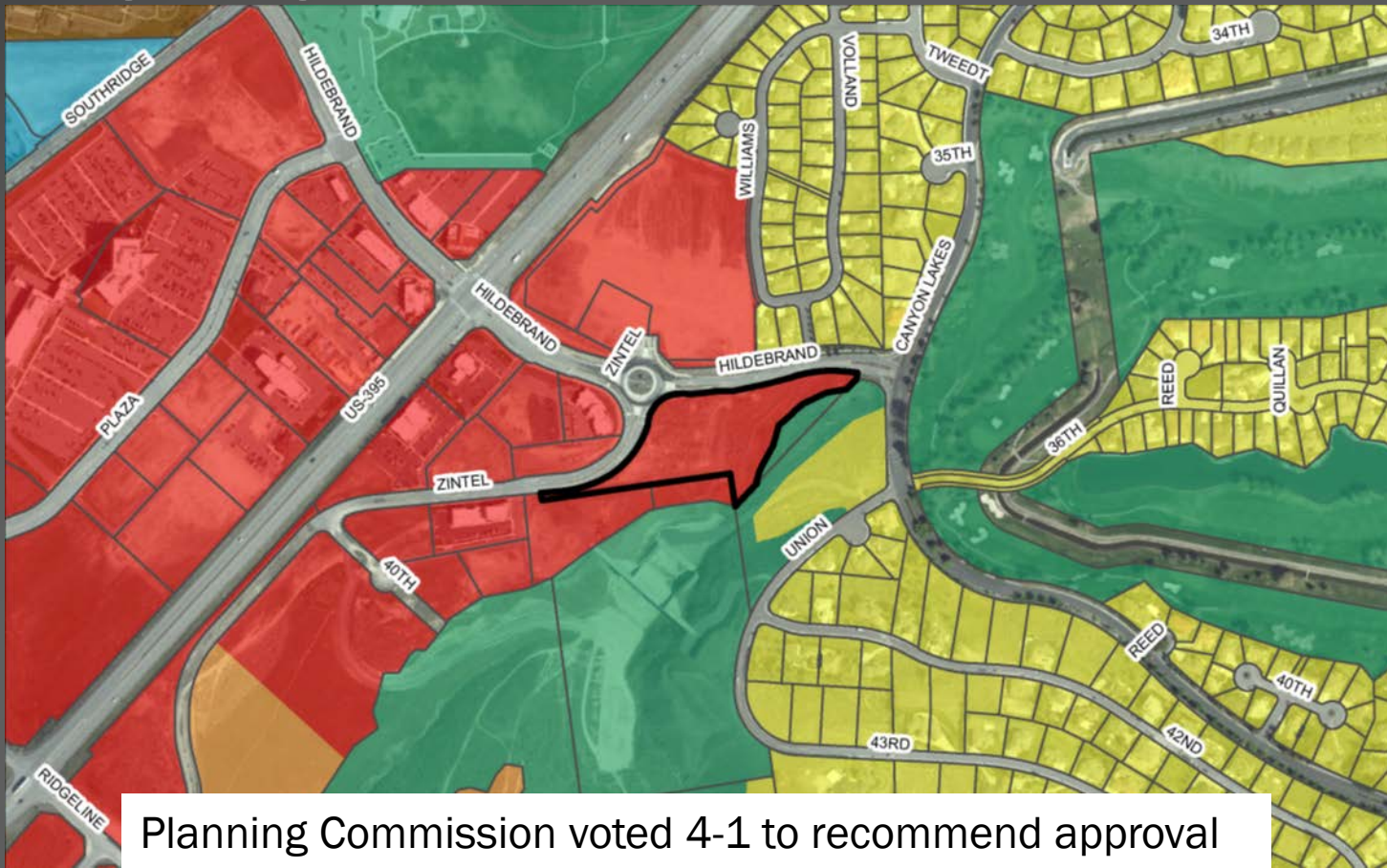
- Fully developed site
- Legal non-conforming use
- Change would make use conforming



Planning Commission unanimously recommends approval

CPA 19-10

- Commercial to Medium Density Residential
 - 4.48 acres
 - 3605 S. Zintel Way
 - Knutzen Engineering
- Key Issues**
- Topographically challenged
 - Difficult for commercial, easier for residential



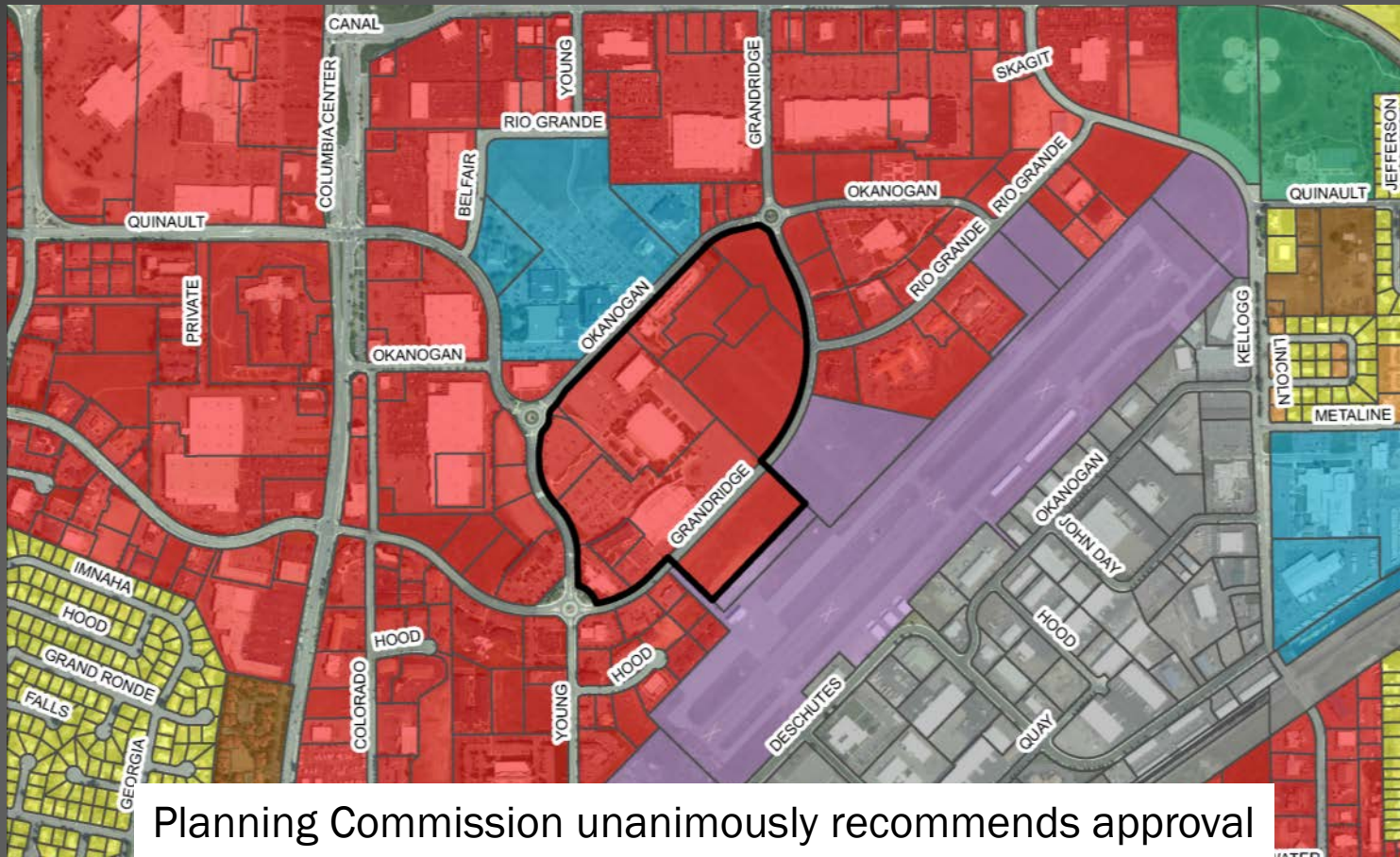
Planning Commission voted 4-1 to recommend approval

CPA 19-11

- Commercial to Mixed Use
- 53.32 acres
- 7109 W. Okanogan PL., 6941, 7000, 7016, 7048, 7109, 7130 W. Grandridge Blvd.
- City of Kennewick

Key Issues

- Compatible with Vista Field
- Opportunity to implement 2000's Vista Entertainment District planning



Planning Commission unanimously recommends approval

Questions?



City Council Meeting Schedule October 2019

October 1, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 8, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Trios Health Care Update - Lee Kerr
2. Historic Downtown Partnership Update
3. Committee Updates

October 15, 2019
Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 22, 2019
Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Trios Health Care Update - John Solheim
2. Visit Tri-Cities Annual Update
3. TRIDEC Update
4. Columbia Gardens Partnership

October 29, 2019

NO MEETING SCHEDULED

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October 2019
Updated 09/09/2019