
1. CALL TO ORDER:

- a. Roll Call/Pledge of Allegiance

2. CONSENT AGENDA: All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated November 7, 2016
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. NEW BUSINESS:**4. PUBLIC HEARING:**

- a. Change of Zone (COZ) #16-01 proposing to change approximately 2.53 acres of land from Commercial, Office (CO) to Commercial, Community (CC). The property is located at 5402 W. Hood Avenue, west of S. Edison Street.
- b. Zoning Ordinance Amendment (ZOA) #16-06 proposing to amend Section 17.20.010(2)(f) of the Kennewick Municipal Code (KMC) by adding a fourth condition that will allow temporary dead end streets in excess of 600 ft. to be permitted in phased developments.

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

- a. Comprehensive Plan 2017 Update Study Session – Transportation Element
- b. Comprehensive Plan 2017 Proposed Work Plan

6. VISITORS NOT ON AGENDA:**7. OLD BUSINESS:****8. ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
November 7, 2016
MEETING MINUTES**

CALL TO ORDER

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

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Clark Stolle, Victor Morris, Robert Rettig, and Vice Chairman Ed Pacheco

Excused: Commissioner Fraser Hawley

Unexcused: Commissioner Anthony Moore

Commissioner Morris led the Pledge of Allegiance.

Staff Present: Greg McCormick, AICP Community Planning Director, Anthony Muai, AICP Planner, Steve Donovan, Planner, Michelle Dellinger, Assistant Planner, and Melinda Didier, Community Planning Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated July 18, 2016
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Morris moved to accept the consent agenda. Commissioner Rettig seconded the motion. The motion carried unanimously.

NEW BUSINESS:

2016 Election of Officers:

Vice Chair Pacheco opened nominations for Chairman of the Planning Commission.

Commissioner Stolle moved to nominate Vice Chair Pacheco as Chairman of the Planning Commission, Commissioner Morris seconded; all were in favor. Ed Pacheco is 2016 Planning Commission Chairman.

Chairman Pacheco opened nominations for Vice Chairman of the Planning Commission.

Commissioner Rettig moved to nominate Commissioner Morris as Vice Chairman of the Planning Commission, Commissioner Stolle seconded; all were in favor. Commissioner Morris is 2016 Planning Commission Vice Chairman.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:34 p.m. for Zoning Ordinance Amendment (ZOA) #16-05, which proposes to amend a portion of the Kennewick Municipal Code (KMC), including KMC Section 17.13, to create a preliminary Short Plat and a final Short Plat.

Ms. Dellinger gave a brief overview of the staff report, and reviewed specific changes to KMC Section 17.13 Short Plats.

Questions for staff:

The Planning Commissioners had questions about the public meetings; if any changes came as result of meeting; and discussions at the developers' workshops.

Testimony of Applicant or Applicant's Representative

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public testimony for ZOA #16-05 closed at 6:46 p.m.

Chairman Pacheco asked for a motion.

Vice Chair Morris moved to concur with the findings and conclusions in staff report ZOA 16-05 and forward a recommendation to City Council of APPROVAL of the request. Commissioner Stolle seconded the motion.

Discussion:

None

The motion passed unanimously.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

- a. Comprehensive Plan 2017 Update Study Session

Commissioner Morris asked about the upcoming conference call with BERK Consultants to set up the public meetings for 2017 Comp Plan Update; Commissioner Rettig asked if there is a disadvantage waiting until the end to make recommendations; Mr. McCormick said there will be a final meeting at the end to tie it all together.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

Commissioner Morris asked about the status of finding another Commissioner to fill the vacant position.

ADJOURNMENT:

The meeting was adjourned at 7:05 p.m.



**ECONOMIC DEVELOPMENT AND
COMMUNITY PLANNING DEPARTMENT**

**STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION**

FILE No: COZ 16-01/PLN-2016-03034

Staff Report Date: November 28, 2016

Public Hearing Meeting Date and Location:

December 5, 2016, Kennewick City Hall

Report Prepared By: Wes Romine
Development Services Manager

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 16-01 be APPROVED.

Summary of Proposal: A Change of Zone from Commercial Office (CO) to Commercial Community (CC) for one parcel of land 2.53 acres in size.

Proposal Location: The north side of W. Hood Avenue west of S. Edison Street at 5402 W. Hood Avenue.

Legal Description:

The West half of the South 339.5 feet of Tract 40, the Highlands Plat A, according to the plat thereof recorded in Volume 2 of Plats, Page 2, records of Benton County, Washington.

Containing 2.53 acres
Parcel No. 1-3399-302-0040-001

Property Owner: Harold and Helen Worthington
30330 80th Avenue N.W.
Stanwood, WA 98292

Applicant: Same as Property Owner

Engineer: NA

Approval Criteria:

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

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	October 6, 2016
Determination of Completeness Issued	October 6, 2016
Notice of Application Mailed	October 12, 2016
Property Posting Sign for Notice of Application	October 13, 2016
SEPA Threshold Determination Issued	November 3, 2016
Property Posting Sign for SEPA Determination	November 4, 2016
Date of Mailed Notice of Public Hearing	November 18, 2016
Property Posting Sign for Public Hearing	November 16, 2016
Date of Published Notice of Public Hearing	November 20, 2016
SEPA Appeal Period Ends	November 18, 2016
Planning Commission Public Hearing	December 5, 2016
City Council Decision Date	December 20, 2016

Exhibits:

- 1 Staff Report
- 2 Application/Supplemental Information
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Change of Zone Map
- 6 SEPA Determination
- 7 KID Comments

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 16-01) is a request to change the zone of one parcel of land, approximately 2.53 acres in size, from Commercial Office (CO) to Commercial Community (CC). The subject parcel is located at 5402 W. Hood Avenue, west of S. Edison Street. The applicant has requested the change of zone to allow mini-storage to be located on the property, however if the change of zone is approved any permitted use in the CC zoning district would be allowed.

Although Commercial Community (CC) zoning allows more uses than Commercial Office (CO), CC zoning is a fairly low impact commercial zone. Some of the uses that are allowed in CC zoning that are not allowed in CO zoning include: Bars & Taverns, Brewpubs, Commercial Amusement/Recreation, Equipment Rental, Hardware Stores, Mini-Storage, Nurseries, Vehicle Sales, Veterinary Clinics, and Type A & B Wineries.

The Comprehensive Plan Land Use Designation for the subject property is Commercial. Both Commercial Office (CO) and Commercial Community (CC) are zoning designations that can be implemented in the Comprehensive Plan Commercial Land Use designation. A change of zone to CC would be consistent with the City's Comprehensive Plan.

Per KMC 18.03.040 (10 & 12), the purpose of CO and CC zoning districts are as follows:

CO – “The purpose of the CO district is to provide areas for professional and business offices, medical clinics, and research laboratories. The district is primarily intended for non-retail sale commercial uses and restricted retail sale uses in compatible areas as transitions between more intensive uses and other commercial districts and residential districts.

CC – “The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area which they are appurtenant.”

Staff Comment: The existing parcel zoned CO is located on W. Hood Avenue which is a residential street. It is over 300 feet from N. Edison Street which is an arterial street with commercial uses. Because of the location it has been difficult for the owner to find a business to locate on the property. The change of zone to CC will allow more uses on the property and match the CC zoning across W. Hood Avenue where mini-storage is located. Commercial Community (CC) and Commercial Office (CO) zoning are relatively low intense commercial zones. The property directly to the west is zoned Residential Low Density (RL), however city codes require a 20-foot setback and landscape buffering where commercial property is adjacent to residential property. Adjacent property to the east is zoned CO and property to the south, across W. Hood Avenue is zoned CC.

By approving this change of zone all the findings can be made that are required to approve a change of zone that are listed in KMC 18.51.070 (2):

- (a) The proposed amendment conforms with the comprehensive plan; and
- (b) Promotes the public necessity, convenience and general welfare; and
- (c) The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
- (d) The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan

The above required findings to approve a change of zone have been listed below under the staff recommended findings.

Surrounding Zoning:

- North: All property to the north is zoned Commercial Community (CC) and is occupied with storage units.
- East: Directly to the east the property is zoned Commercial Office (CO).
- South: Directly to the south and across W. Hood Avenue is property zoned Commercial Community (CC) and occupied by storage units.
- West: Directly to the west is property zoned Residential Low Density (RL) and occupied by a single-family home.

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goal 2: *Sustain and enhance viable commercial areas.*

Staff Comment: The site has been vacant and has never been built on. The change to CC will allow more uses and at the same time be developed with uses that do not have a higher impact on the neighborhood than if it were developed with CO uses.

Commercial Policy 2: *Provided commercial areas sized and scaled appropriately for the neighborhood or community.*

Staff Comment: Although the CC zoning district allows more uses than CO, the CC zoning district is a fairly low impact commercial zoning that will not significantly have more impact than if the zoning remains CO.

Land Use Implementation by Zoning: Per the land use zoning implementation table on page 5 of the City's Comprehensive Plan, both Commercial Office (CO) and Commercial Community (CC) zoning can be implemented in the Commercial Land Use category.

Findings:

1. The applicant and property owner is Harold and Helen Worthington (30330 80th Avenue NW, Stanwood, WA 98292).
2. The proposed change of zone is for parcel number 1-3399-302-0040-001 (5402 W. Hood Avenue).
3. The request is to change the zoning from Commercial Office (CO) to Commercial Community (CC).
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
5. The Commercial Community (CC) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
6. The Property Posting sign for the public hearing was posted on site November 12, 2016.
7. The application was submitted on October 6, 2016 and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on October 12, 2016.
9. Access to the site is currently provided from W. Hood Avenue.
10. An Environmental Determination of Non-Significance (ED 16-28) was issued on November 3, 2016 for this application. The appeal period for the determination ended on November 18, 2016. No appeals were filed.

EXHIBIT 1

11. Notice of the public hearing for this application was published in the Tri-City Herald on November 20, 2016. Notices were also mailed to property owners within 300 feet of the site on November 18, 2016.
12. The proposed amendment conforms with the comprehensive plan; and
13. Promotes the public necessity, convenience and general welfare; and
14. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
15. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan

Conclusions:

1. Approval will change the zoning for the subject parcel from Commercial Office (CO) to Commercial Community (CC).
2. Approval will implement Commercial Goal 2, and Commercial Policy 2 of the City of Kennewick Comprehensive Plan.
3. Approval will result in the public necessity, convenience or general welfare.
4. Approval will not result in any adverse environmental impacts.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 16-01 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 16-01 and recommend to City Council approval of the request.

Report Prepared By and Contact Person:

Wes Romine

Development Services Manager

wes.romine@ci.kennewick.wa.us

509-585-4558

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

PROJECT # COZ 16 - 01 PLN- 2016 - 03034 FEE \$ 1000.00 250.00

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

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

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

Short Plat ☐ Conditional Use ☐ Other Change of Zone

PAID 1250.00
OCT 06 2016
CITY OF KENNEWICK

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

Applicant: Harold J. Worthington & Helen M Worthington CONTACT: NATE BIEHL

Address: 30330 80th Ave NW, Stanwood, WA 98292-5807

Telephone: 360-629-3473 Cell Phone: 509-539-0333 Fax: 509-619-7112 E-mail: natebiehl@remax.net

Property Owner (if other than applicant): Harold J and Helen M Worthington

Address: 30330 80th Ave NW, Stanwood, WA 98292-5807

Telephone: 360-629-3473 Cell Phone: 509-539-0333 E-mail: natebiehl@remax.net

SITE INFORMATION

Parcel No. 133993020040001 Acres 2.53 Zoning: CO

Address of property: 5402 or 5420 W Hood Ave, Kennewick, WA 99336 - discrepancy in records between county and postal service

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

Present use of property Vacant Lot

Size of existing structure: 0.0 sq. ft. Size of Proposed addition/New structure: 0.0 sq. ft.

Height of building: NA Cubic feet of excavation: NA Cost of new construction NA

Benton County Assessor Market Improvement Value: \$269,090.00 - Vacant Land

Description of Project: Reclassifying zoning from Commercial Office (CO) to Commercial Community (CC)

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

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 9-29-2016

Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain: Yes. The current zoning of commercial office is not a publicly desired use of the property nor in keeping with existing neighbors (storage units, townhomes. After over 5 years listed actively for sale on the real estate market inquiries have only been for storage unit facilities, assisted living homes, townhomes and residential homes.
2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized: Not that we are aware of.
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain: Yes. Storage units are immediately to the north of the property. Assisted living senior apartments are across Edison - less than half a mile away. Directly across street to S. are more storage units and town homes.
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences: They are to the best of our knowledge.
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain: No. Similar uses are across the street and on the adjacent north property line.
6. Does the existing zoning prohibit reasonable use of the property? Please explain: Yes. It is currently zoned for commercial office. It is too far of a sub-arterial (Edison) to have value as office space. The uses inquired for have all been Commercial Community or Lt Industrial.
7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain: No.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain: Yes. To date the property is a large 2.5 ac + weed patch that is mowed twice a year to keep it out of violation and to avoid repeated neighbor complaints on weed control. The vacant lot offers no increase value to neighboring properties. A completely commercial project would increase neighbor values due to being a finished and completed project.

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain: _____
 No. This lot is one of the last vacant lots in this area. Across the street was filled in with a group of town homes. The properties surrounding this property are all developed and not vacant properties
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain: _____
 Yes. In that it will provide for the conversion of a vacant lot full of mowed weeds to a clean finished commercial project that has commercial viability.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain: _____
 Yes. It will allow for greater and more diverse use of the property than the current zoning permits.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain: _____
 No. The road immediately links to the Edison sub-arterial and the zoning reclassification will not put it into a higher traffic count situation.

Summary of City forms required:

Application – General Form
 Change of Zone Supplemental Information
 Environmental and Salmonids Checklist (SEPA)



NOTIFICATION OF MAILING

I, Melinda Didier, on 4/18/16, 2016
Mailed 38 copies of NOPH
for COZ 16-01
to owner, applicant & prop. owners w/in 300'
as shown on the attached list.

Melinda Didier
Signature

COZ 16-01
PLN-2016-03034
5402 W HOOD AVE
CO TO CC
HAROLD & HELEN WORTHINGT

CITY OF KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING****December 5, 2016 - 6:30 p.m.**

The City of Kennewick Planning Commission will hold a Public Hearing on Monday, December 5, 2016, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed change of zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

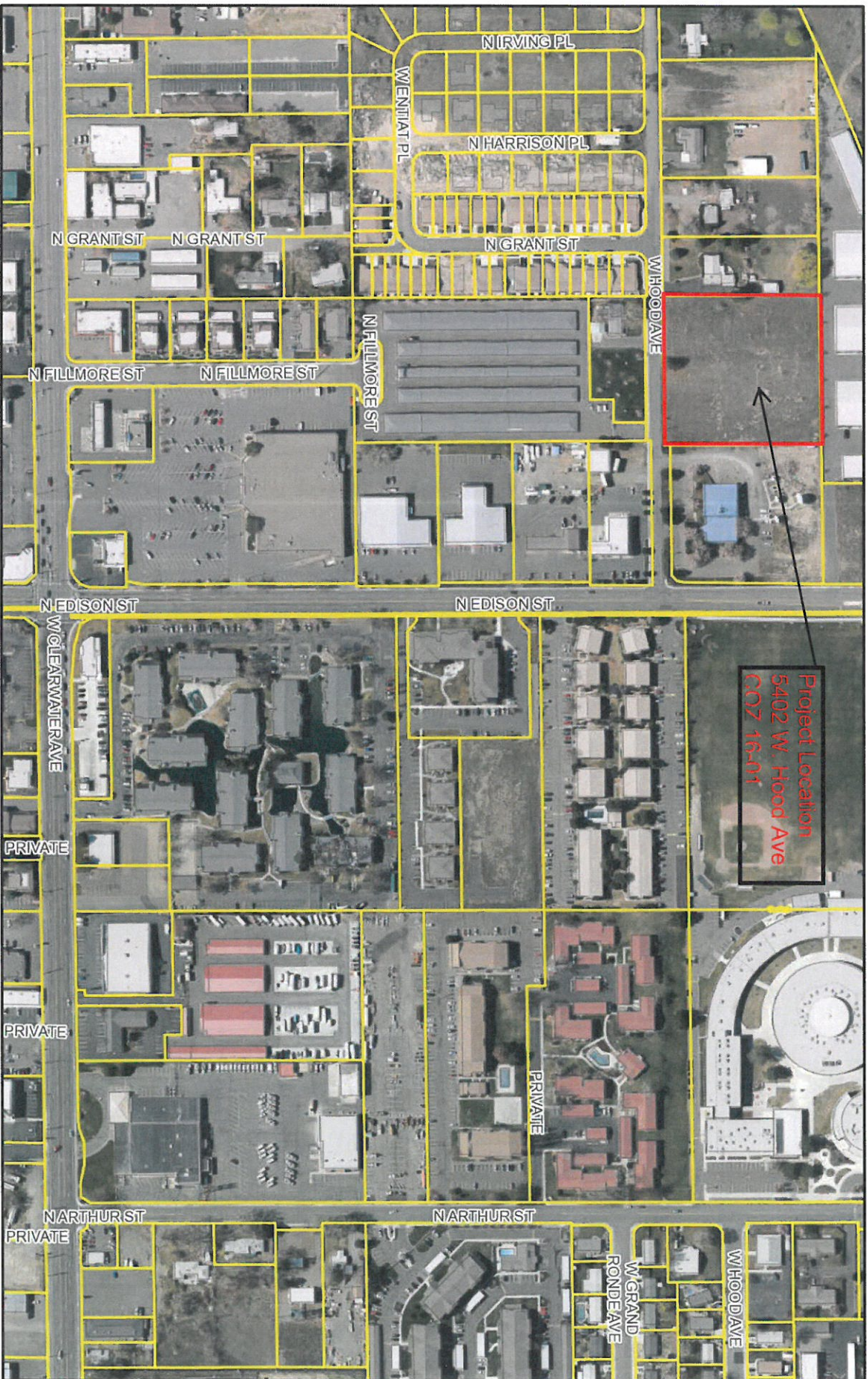
Project# COZ 16-01 – Proposes to change approximately 2.53 acres of land from Commercial Office (CO) to Commercial Community (CC), located at 5402 W. Hood Avenue, west of S. Edison Street.

Written comments may be addressed to Wes Romine and submitted to wes.romine@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., November 21, 2016 to be included in the staff report. Comments after November 21, 2016 can be submitted at the Public Hearing on December 5, 2016. For questions, please call Wes Romine at (509) 585-4558.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Wes Romine at (509) 585-4558 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

PUBLISH: 11-20-2016

Permitting Map



October 11, 2016 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName

Apartment

Mobile Home

SurveyCityLimits

SV_CL_COUNTY_1

SurveyAddressPoint

Building

Parcel

SV_CL_KENNEWICK_10

SV_CL_RICHLAND_10

<all other values>

Condo



1 inch = 300 feet
0 15 45 90 180 m

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

COZ 16-01
PLN-2016-03034
5402 W HOOD AVE
CO TO CC
HAROLD & HELEN WORTHINGTON

37I
MARCO AVILA ZUNIGA
1417 W 3RD AVE
KENNEWICK, WA 99336

37
PETER & VIRGINIA WEBER
2133 VALLEY VIEW BLVD
EAST WENATCHE, WA 98802

37
JIMMIE RAY & BOBBIE MEFFORD
2903 W 43RD CT
KENNEWICK, WA 99337

37
DUANE & GAYLA SNYDER
4110 S MORAIN PL
KENNEWICK, WA 99337

37
ONE TWO ONE TWO LLC
539 N EDISON ST #B
KENNEWICK, WA 99336

37
KATHLEEN KELLEY
555 N GRANT ST
KENNEWICK, WA 99336

37
RICHARD FREDERICK & J KNAPP
TRUSTEES
566 N GRANT ST
KENNEWICK, WA 99336

37
ISABELLA INMAN
571 N GRANT ST
KENNEWICK, WA 99336

37
ROSE MARIE STEVENS
579 N GRANT ST
KENNEWICK, WA 99336

37
DWIGHT & JANICE MARQUART
10403 W COURT ST
PASCO, WA 99301

37
DANNY & KIM MORRIS
156 BRADLEY BLVD
RICHLAND, WA 99352

37
DEXTER & Nanci MORLAN
BROWN
256 ORCHARD WAY
RICHLAND, WA 99352

37
HJ & HELEN WORTHINGTON
30330 80TH AVE NW
STANWOOD, WA 98292

37
APPLE VALLEY BROADCASTING
500 W BOONE AVE
SPOKANE, WA 99201

37
LUTHER & IDA CAVENDER
5512 W HOOD AVE
KENNEWICK, WA 99336

37
KAY TRAINER
559 N GRANT ST
KENNEWICK, WA 99336

37
MARIA PAGET
567 N GRANT ST
KENNEWICK, WA 99336

37
BRIAN WRIGHT
574 N GRANT ST
KENNEWICK, WA 99336

37
ROBERT & JANICE THOMAS
580 N HARRISON PL
KENNEWICK, WA 99336

37
DOUBLE-L LLC
137275 E CHRISTENSON RD
KENNEWICK, WA 99336

37
GT KENNEWICK LLC
1950 W BELLERIVE LN #107
COEUR D ALENE, ID 83814

37
GEORGIE EMERON COSTLEY
2605 PRESTWICK DR
RICHLAND, WA 99354

37
LAVERNE & DOROTHY MARKIN
308 S KELLOGG ST
KENNEWICK, WA 99336

37
JAMES SMITH
5308 DUNDAS LN
PASCO, WA 99301

37
SANDRA JANINE HEINBERG
5516 W HOOD AVE
KENNEWICK, WA 99336

37
DARLEEN EVANS
563 N GRANT ST
KENNEWICK, WA 99336

37
MICHAEL MCKEVER
570 N GRANT ST
KENNEWICK, WA 99336

37
DAVID & CRYSTAL ALEXANDER
575 N GRANT ST
KENNEWICK, WA 99336

37
MARILYN KRUEGER
583 N GRANT ST
KENNEWICK, WA 99336

EXHIBIT 3

37
LEONARD WELLS
5834 JUNE BERRY DR
WEST RICHLAND, WA 99353

37
TYLER FAIRCHILD
588 N HARRISON PL
KENNEWICK, WA 99336

37
CAMILLE GROSS
590 N GRANT ST
KENNEWICK, WA 99336

37
MARVIN & JANICE NELSON
8216 ORCAS DR
KENNEWICK, WA 99336

37
ELEAZAR FRAIJO
911 N VOLLAND ST
KENNEWICK, WA 99336

37
STEVEN HORST
PO BOX 2772
PASCO, WA 99301

37
CARMEN PRYOR
PO BOX 371
BENTON CITY, WA 99320

37
CRAIG & AMRILEE EERKES
PO BOX 6980
KENNEWICK, WA 99336

37
BNSF RAILWAY COMPANY
PO BOX 961089
FORT WORTH, TX 76161



AFFIDAVIT OF PROPERTY POSTING

The **project notification sign**

sign was posted on **October 13, 2016** (date) at this location:

5402 W. Hood Avenue , adjacent to **Hood** (street)
as depicted in the attached picture(s).

Type of application **Change of Zone from CO to CC**

Proposal _____

Applicant name **Harold and Helen Worthington**

Signature  Phone # 509-585-4558

Date **October 13, 2016**

State of Washington
County of Benton

I certify that I know or have satisfactory evidence that _____

_____ signed this instrument and acknowledge it to be their free and voluntary act for the uses and purposes mentioned in the instrument.

Notary Public in and for the State of Washington

Residing at _____

My appointment expires _____





AFFIDAVIT OF PROPERTY POSTING

The **Environmental Determination notification sign**

sign was posted on **November 4, 2016** (date) at this location:

5402 W. Hood Avenue, adjacent to **Hood** (street)
as depicted in the attached picture(s).

Type of application **Change of Zone from CO to CC**

Proposal _____

Applicant name **Harold and Helen Worthington**

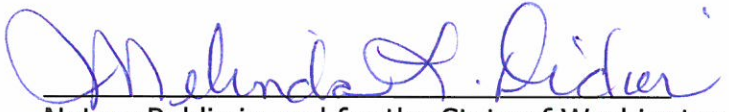
Signature  Phone # 509-585-4558

Date **November 4, 2016**

State of Washington
County of Benton

I certify that I know or have satisfactory evidence that _____

Wes Romine
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in the instrument.


Notary Public in and for the State of Washington

Residing at E. Topia

My appointment expires 4-29-18





AFFIDAVIT OF PROPERTY POSTING

The **Public Hearing**

sign was posted on **November 12, 2016** (date) at this location:

5402 W. Hood Avenue, adjacent to **Hood Avenue** (street)
as depicted in the attached picture(s).

Type of application **Change of Zone from CO to CC**

Proposal _____

Applicant name **Harold and Helen Worthington**

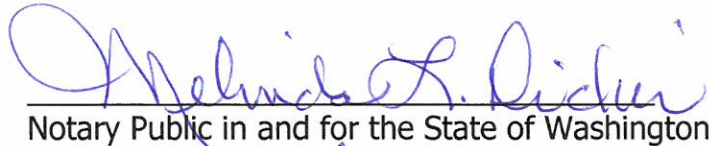
Signature  Phone # 509-585-4558

Date **November 12, 2016**

State of Washington
County of Benton

I certify that I know or have satisfactory evidence that _____

Wes Romine
signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in the instrument.


Notary Public in and for the State of Washington

Residing at E. Topia

My appointment expires 4-29-18



ED #16-28

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



FILE/PROJECT NUMBER: ED 16-28 FOR COZ 16-01

DESCRIPTION OF PROPOSAL: CHANGE OF ZONE FROM COMMERCIAL OFFICE (CO) TO COMMERCIAL COMMUNITY (CC).

PROPONENT: HAROLD & HELEN WORTHINGTON

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: HOOD AVENUE WEST OF N. EDISON STREET AT 5402 W. HOOD AVENUE.

LEAD AGENCY: CITY OF KENNEWICK

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

☒ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

☒ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: November 3, 2016

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to: Dept. of Ecology, WA Dept of Fish & Wildlife, WSDOT, Yakima Nation, CTUIR, & COZ 16-01 File

EXHIBIT 7



2015 South Ely Street
Kennewick, WA 99337
Phone 509-586-9111
FAX 509-586-7663
www.kid.org

October 19, 2016

Wes Romine
City of Kennewick
Development Services Division
PO Box 6108
Kennewick, WA 99336

Subject: COZ 16-01 / PLN-2016-03034 Review Comments

Dear Mr. Romine:

The Kennewick Irrigation District has received your COZ submitted by Harold and Helen Worthington to change the zoning of a parcel of land located at 5402 W. Hood Avenue.

1. KID has no comments regarding the change of zone.
2. If the property is subdivides it will be required to connect to a KID system.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

A handwritten signature in blue ink, appearing to read "Daniel Tissell", is written over a horizontal line.

Daniel Tissell
Staff Engineer

C: LB/correspondence/File: [32-09-29]
R:\Development\2016\Misc\31. COZ 16-01 Worthington



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: ZOA 16-06/AMD-2016-03009

Public Hearing Date: December 5, 2016

Proposal: Amend Section 17.20.010(2)(f) of the Kennewick Municipal Code (KMC).

Applicant: Viking Homes, c/o Scott Krajack, 19425 E. Broadway Avenue, Spokane Valley, WA 99016

Staff Contact: Steve Donovan, Planner

Background:

On October 5, 2016 the applicant applied to amend KMC 17.20.010(2)(f) in order to allow additional subdivision access options throughout the City of Kennewick.

The City was granted Expedited Review for the proposed amendment by the Department of Commerce on October 24th.

The proposed amendments have been forwarded to the local developers group; no objections have been submitted to staff.

In addition to what the applicant has proposed, staff has reviewed KMC Section 17.20.010(2) and determined that additions are needed to section. The applicant's proposed amendment and the additional amendments proposed by staff are included in this staff report.

Discussion and Analysis:

The proposed amendments from the applicant and staff provide additional access options to subdivisions that will be constructed in residential zoning districts within the City Limits.

The applicant's proposed amendment to KMC Section 17.20.010(2)(f) includes adding a fourth condition to the section, which is proposed as follows: "Temporary dead end streets in excess of 600 feet shall be permitted in a phased development in which by the completion of the preliminary plat and subsequent filing of the final plat will provide a second permanent access. The acceptance of a temporary dead end street in a phased development will require the development of an approved secondary emergency vehicle access (SEVA) constructed to a standard approved by the City Engineer and shall be a part of the final plat of the first phase."

It is staff's opinion that in addition to what the applicant has proposed, the amendments in the attached Exhibit 3 should be approved in order to provide additional clarity and access options to all residential developments proposed in the City.

It is staff's opinion that due to the fact that the Southridge Area's infrastructure is expanding, the existing KMC Section 17.20.010(2)(d) is no longer needed as it currently exists and should be amended as proposed by staff.

Staff has proposed to eliminate the existing KMC Section 17.20.010(2)(e) and replace it with the text that the applicant has proposed. It is staff's opinion that the elimination of the existing section will provide for additional access options for future subdivision, especially for infill subdivisions.

Lastly, staff recommends that the word "temporary" from KMC Section 17.20.010(2)(f)(ii) be removed. The removal of "temporary" from the section ensures that permanent turnarounds will be constructed for subdivisions with dead-end streets.

Regulatory Controls and Policies

- Kennewick Municipal Code – Title 17: Subdivisions
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is Viking Homes. c/o Scott Krajack 19425 E. Broadway Avenue, Spokane Valley, WA 99016.
2. The application was submitted to the City on October 5, 2016.
3. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on October 27, 2016; and
4. Notice of the proposed code revision (expedited review request) was sent to the Washington State Department of Commerce on October 6, 2016 consistent with the requirements of RCW 36.70A.106; and
5. The City received confirmation of expedited review and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on October 24, 2016.

Conclusions of Law:

1. The proposed amendments will promote the public health, safety, and general welfare by allowing additional access options.
2. The proposed amendments do not conflict with the goals and policies of the Comprehensive Plan.

Staff Recommendation:

Based on the above analysis of this request, staff recommends the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report ZOA 16-06 and recommend to City Council approval of the request to change KMC 17.20.010(2) as proposed by staff.

Exhibits:

1. Staff Report
2. Applicant's Proposed Amendments to KMC Section 17.20.010(2)(f).
3. Staff's Proposed Staff Amendments to KMC Section 17.20.010(2).
4. Final version of proposed staff amendments to KMC Section 17.20.010(2).
5. Environmental Determination of Non-significance for ZOA 16-06.

Kennewick Municipal Code Section 17.20.010(2)(f)

- (f) Dead-end streets and cul-de-sacs shall be permitted only where topography or other site conditions justify their use;
 - (i) Dead-end streets and cul-de-sacs shall not exceed six hundred (600) feet in length.
 - (ii) If a dead-end street is permitted, a temporary turnaround shall be provided if required by the City Engineer or Fire Marshal. If the turnaround includes some private property, the turnaround right-of-way shall be protected by an easement, until the street is extended;
 - (i) Clearly defined and identifiable pedestrian connections shall be provided from all dead-end streets and cul-de-sacs to the nearest existing or proposed public way;
 - (ii) Temporary dead end streets in excess of 600 feet shall be permitted in a phased development in which by the completion of the preliminary plat and subsequent filing of the final plat will provide a second permanent access. The acceptance of a temporary dead end street in a phased development will require the development of an approved secondary emergency vehicle access (SEVA) constructed to a standard approved by the City Engineer and shall be a part of the final plat of the first phase.

- (d) ~~In lands identified in the adopted Southridge Subarea Plan, p~~ Preliminary plats may be applied for with only one entry street for infill projects if they contain fifty (50) dwelling units or less and it is not physically possible to have a second city standard street due to topographic or adjacent land ownership ~~containing any number of lots with only one entry street~~; however, final plats will be approved only if:
- (i) Each dwelling unit within the subdivision is equipped with an International Fire Code (IFC) or equivalent approved sprinkler system that is installed and operable prior to final occupancy of said dwelling unit. ~~The number of lots within the final plat do not exceed three hundred (300); and~~
 - (ii) ~~The final plat is provided with an approved second emergency vehicle access (constructed to a standard approved by the City Engineer), or each dwelling within the final plat is equipped with an International Fire Code (IFC) or equivalent approved sprinkler system that is installed and operable prior to final occupancy of said dwelling.~~
- (e) Temporary dead end streets in excess of 600 feet shall be permitted in a phased development in which by the completion of the preliminary plat and subsequent filing of the final plat will provide a second permanent access. The acceptance of a temporary dead end street in a phased development will require the development of an approved secondary emergency vehicle access (SEVA) constructed to a standard approved by the City Engineer and shall be a part of the final plat of the first phase. In lieu of constructing a SEVA, each dwelling within the final plat shall be equipped with an International Fire Code (IFC) or equivalent approved sprinkler system that is installed and operable prior to final occupancy to said dwelling.
- ~~(e) Streets shall be planned to channel traffic onto major and secondary streets;~~
- (f) Dead-end streets and cul-de-sacs shall be permitted only where topography or other site conditions justify their use;
- (i) Dead-end streets and cul-de-sacs shall not exceed six hundred (600) feet in length.
 - (ii) If a dead-end street is permitted, a ~~temporary~~ turnaround shall be provided if required by the City Engineer or Fire Marshal. If the turnaround includes some private property, the turnaround right-of-way shall be protected by an easement, until the street is extended;
 - (iii) Clearly defined and identifiable pedestrian connections shall be provided from all dead-end streets and cul-de-sacs to the nearest existing or proposed public way;

Exhibit 4

- (d) Preliminary plats may be applied for with only one entry street for infill projects if they contain fifty (50) dwelling units or less and it is not physically possible to have a second city standard street due to topographic or adjacent land ownership however, final plats will be approved only if:
 - (i) Each dwelling unit within the subdivision is equipped with an International Fire Code (IFC) or equivalent approved sprinkler system that is installed and operable prior to final occupancy of said dwelling unit.
- (e) Temporary dead end streets in excess of 600 feet shall be permitted in a phased development in which by the completion of the preliminary plat and subsequent filing of the final plat will provide a second permanent access. The acceptance of a temporary dead end street in a phased development will require the development of an approved secondary emergency vehicle access (SEVA) constructed to a standard approved by the City Engineer and shall be a part of the final plat of the first phase. In lieu of constructing a SEVA, each dwelling within the final plat shall be equipped with an International Fire Code (IFC) or equivalent approved sprinkler system that is installed and operable prior to final occupancy to said dwelling.
- (f) Dead-end streets and cul-de-sacs shall be permitted only where topography or other site conditions justify their use;
 - (i) Dead-end streets and cul-de-sacs shall not exceed six hundred (600) feet in length.
 - (ii) If a dead-end street is permitted, a turnaround shall be provided if required by the City Engineer or Fire Marshal. If the turnaround includes some private property, the turnaround right-of-way shall be protected by an easement, until the street is extended;
 - (iii) Clearly defined and identifiable pedestrian connections shall be provided from all dead-end streets and cul-de-sacs to the nearest existing or proposed public way;



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

FILE/PROJECT NUMBER: ED 16-27/AMD-2016-03009

DESCRIPTION OF PROPOSAL: The proposal is to amend Kennewick Municipal Code Section 17.20.010(2)(f) by allowing secondary emergency vehicle accesses in phased developments.

PROPONENT: Viking Homes, c/o Scott Krajack, 19425 E. Broadway Avenue, Spokane Valley, WA 99016

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: The update is not site specific; it is applicable area wide in the City Limits of Kennewick.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

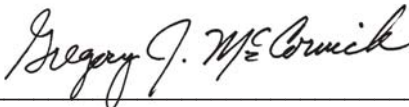
PHONE: (509) 585-4463

☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: October 27, 2016

Signature: 

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED 16-27 File

City of Kennewick Planning Commission

Community Planning
Department

December 5, 2016



Transportation Element Review

○ **Public Input Identified Priorities:**

- Regionally connected, multimodal transportation network
- Bicycle and pedestrian access to open/recreational space
- Transit connectivity and access
- Lowering some existing speed limits

Current Goals

○Goals:

- Develop a transportation system to serve the planned land use of the urban growth area and is coordinated with other jurisdictions and providers.
- Develop air, water, rail, pedestrian and bicycle systems to coordinate with the roadway system.
- Coordinate transportation system improvements and level of service standards with other jurisdictions and providers.
- Create and maintain a roadway system that promotes function, safety and aesthetics with minimum adverse environmental impacts.

Current Policies

○ Policies:

- Obtain adequate streets in conjunction with subdivisions and development to promote street connectivity between neighborhoods.
- Design multi-modal transportation systems based on regional priorities.
- Maintain a minimum of a 10-year projection of the future traffic volumes and arterial street capacity.
- Link pedestrian and bicycle paths to open space corridors, park and recreation facilities and to systems of adjacent jurisdictions.
- Encourage Homeowners Associations, citizen, and civic groups to develop and maintain neighborhood and citywide pedestrian and bicycle facilities.
- Encourage sidewalks, streets, and streetscapes to be pedestrian-friendly.
- Support the Benton County-Wide Planning Policies applicable to transportation

Current Policies - continued

○ Policies:

- Maintain LOS standards & design that are regionally coordinated
- Encourage traffic reduction plans such as “park and ride” facilities, use of public transit, ride-sharing and staggered work hours for employees
- Use best management practices for transportation systems
- Deny land use proposals that would reduce the LOS of the adjacent streets and cannot meet concurrency or establish a strategy to follow in the absence of concurrency

Current Policies - continued

○Policies:

- Integrate standards for handicap accessibility into pedestrian and bicycle facilities
- Increase aesthetics of the street environment through landscaping and streetscaping design
- Encourage safe aviation facilities that benefit local commerce
- Encourage railroad infrastructure to support current & future economic activities

Proposed Goals & Policies

- **Goal 1:** Develop an integrated and balanced transportation system consistent with regional transportation objectives that supports the land use vision in the Comprehensive Plan and accommodates future travel demand. (new goal)
 - **Policy 1:** Support Countywide Planning Policies applicable to transportation. (existing Policy 1)
 - **Policy 2:** Coordinate the planning, implementation, and operation of a safe and efficient multimodal transportation system with stakeholders including WSDOT, Benton County, the Benton Franklin Council of Governments, Ben Franklin Transit, the cities of Richland, Pasco, and West Richland, as well as various bicycle and pedestrian advocacy groups. (new policy)
 - **Policy 3:** Update the Transportation System Plan on a 10-year basis, developing 20-year projections of traffic volumes and arterial street capacities to provide information on the location, timing, and capacity needs of future growth. (new policy)
 - **Policy 4:** Encourage the connection of streets when considering subdivision or street improvement proposals, unless topographic or environmental constraints would prevent it. Limit the use of cul-de-sacs, dead-end streets, loops and other designs that form barriers in the community. Recognize that increasing roadway and non-motorized connections can reduce traffic congestion and increase neighborhood unity. (new policy)

○ **Goal 2: Provide a multimodal transportation system that encourages, supports, and enhances the safe, efficient, and reliable movement of people, vehicles, and goods. (new goal)**

- **Policy 1:** Use best management practices for transportation systems. (existing Policy 3)
- **Policy 2:** Develop and implement non-motorized transportation systems, such as bicycle and pedestrian facilities and connections, which are consistent with the Regional Active Transportation Plan, as well as coordinate with adjacent jurisdictions and the City Parks Department to ensure the interconnectedness of local trail systems. (new policy)
- **Policy 3:** Link pedestrian and bicycle ~~paths~~ networks to open space corridors, park and recreation facilities, schools, other public facilities, and to systems of adjacent jurisdictions the transit system. Take advantage of natural features and available public right-of-way where possible. (Policy 7 modified)
- **Policy 4:** ~~Encourage~~ Design sidewalks, streets and streetscapes to be context sensitive pedestrian-friendly, and meet the requirements of the Americans with Disabilities Act (ADA). Incorporate mobility choices for people with special transportation needs, including persons with disabilities, the elderly, the young and low income populations. (Policy 17 modified)

Goal 2 – Policies Con't

- **Policy 5:** Encourage railroad and freight infrastructure to support current & future economic activities. (existing Policy 12)
- **Policy 6:** Coordinate with Ben Franklin Transit to improve access to transit by helping to properly locate and provide key facilities like benches and shelters, key pedestrian crossing enhancements, and park and ride facilities. (new policy)

- **Goal 3: Coordinate transportation system improvements and level of service standards (LOS) with other jurisdictions and providers.** (Goal 3)
 - **Policy 1:** Monitor and adjust LOS standards and concurrency management programs that promote the optimal movement of people across a multimodal transportation network in coordination with local and regional agencies.(new policy)
 - **Policy 2:** Periodically review long range transportation funding options and consider changes to LOS standards, project selection or phasing, or to the land use element if sufficient funding is not available.(new policy)
 - **Policy 3:** Encourage ~~traffic reduction plans~~ transportation demand management (TDM) strategies such as ~~“park and ride” facilities, use of public transit~~ improving transit level of service, ride-sharing ~~and~~ staggered work hours for employees and improvements to the bicycle network. (modified Policy 10)
 - **Policy 4:** Deny land use proposals that would reduce the LOS of the adjacent streets and cannot meet concurrency or establish a strategy to mitigate the transportation impacts of the proposal. (Policy 5)

- **Goal 4:** Create and maintain a ~~roadway~~ transportation system that promotes functionality and safety while supporting measures ~~and aesthetics with minimum adverse to~~ reduce environmental impacts through context sensitive design and the support of active transportation modes. (Goal 4 modified)

- **Policy 1:** Implement a Complete Streets Policy that emphasizes a transportation system that promotes and embraces healthy living and provides safe and balanced accommodations for all travelers including pedestrians, bicyclists, wheelchair users, public transportation users, motorists, freight haulers and emergency responders. (new policy)
- **Policy 2:** Design major intersections and corridors with landscaping and streetscaping elements , gateway signage and plaza treatments, and other features to distinguish them as major intersections and corridors. (new policy)
- **Policy 3:** Consider environmental impacts of transportation facilities and operations, pursuing projects and programs, consistent with noise reduction, air quality and water quality objectives. (new policy)

Next Steps (Fall/Winter)

- **Final Workshop (Land Use) on 12/19/16**
- **1/9/17 - Community Meeting on Draft**
- **Conduct series of Public Hearings**
- **Develop Recommendation for Council consideration**

Questions?



10 Year Comprehensive Plan Update

Start Week	Dec 5, 2016
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[illegible]

[illegible]