

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 September 18, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #17-04 proposing to change approximately 0.61 acres of land generally located at 1328 S. Washington Street from Residential, Medium-6-1 Density (RM-6-1) and Residential, Manufactured Home-6 (RMH-6) to Residential, Medium (RM).

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
SEPTEMBER 18, 2017
MEETING MINUTES**

CALL TO ORDER

Vice Chair Victor Morris called the meeting to order at 6:37 p.m.

Commissioner Rettig led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Fraser Hawley, Anthony Moore, Clark Stolle, Charles Torelli, and Vice Chairman Victor Morris.

Excused: Chairman Ed Pacheco

Unexcused: None

Staff Present: Wes Romine, Development Services Manager, Steve Donovan, Planner, Melinda Didier, Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Minutes dated August 21, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Vice Chairman Victor Morris opened the public hearing at 6:41 p.m. for Change of Zone (COZ) 17-03, proposing to change approximately 3.87 acres of land generally located at 2652 W. 15th Avenue from Residential, Suburban Density (RS) to Residential, Manufactured Home (RMH).

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report Change of Zone 17-03 and recommend to City Council approval of the request.

Questions from Planning Commissioners of staff included: Concerns with percentages to comply with the Comprehensive Plan and maintaining those percentages; low percentages of Residential Manufactured Homes zoning, attempting to increase RMH level; differences between the RL and the RMH land use designation.

Testimony in favor:

William McKay
3516 W. 46th Ave
Kennewick 99337

Will construct mini-storages; high quality, landscaped, nice facility, will be the same as previous facility in Kennewick.

Dale Brown
2701 W. 15th Pl
Kennewick 99337

Asked Mr. McKay if the project is rental or owned property.

Testimony neutral or against:

Douglas McComber
2410 W 16th Avenue
Kennewick 99337

Asked for the definition of the zones; isn't clear from the property posting signs that mini-storage allowed in the residential manufactured home zones; doesn't make sense; if there is a residence there you can have mini-storages; most unusual to understand that it's not commercial zone you can have a commercial use; opposed to the proposed zone change; it is a zoning loophole that it is allowed.

Commissioner Moore mentioned that the RMH zone is a zoning district that the Commission has a concern with and should be revisited.

Mr. Romine said that staff and council understands that this district is a concern and it will be looked at; at this time mini-storages are a permitted use in that zone.

JoElla McCumber
2410 W 16th Avenue
Kennewick 99337

Neutral about the zone change but wondering why the citizens are present if it's a done deal and it's already going to go through; was traffic study done; didn't receive notification; no option when 16 residents are present and don't have a choice.

Dana Brown
1720 W 4th Avenue
Kennewick 99336

Wasn't notified and mini-storages shouldn't be allowed for this and the traffic study, site specific design.

William McKay
3516 W. 46th Avenue
Kennewick 99337

They will be rented and not sold as condominiums; regarding size of facility planned, will use full site as part of self-storage, anything smaller difficult to sell (60-80,000 sf). Entry location will be on southwest corner off of 15th Avenue; add that facility on 27th is on manufactured housing location zone; tried to be decent neighbor.

Staff final comments:

None

Further questions from Planning Commissioners of staff:

Should take a high priority for review to changes to this zoning designation, frustration felt by citizens and should be cleaned up.

Mr. Romine said that staff is aware of the changes that should be made to the zoning code, and are hoping to do that later in the fall.

Public Testimony for Change of Zone 17-03 closed at 7:13 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report Change of Zone (COZ) 17-03 and forward a recommendation to City Council of APPROVAL of the request. Commissioner Torelli seconded the motion.

Planning Commission discussion:

None

The motion passed unanimously on a roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Mr. Romine – Workshop on October 2nd – review of the vista field subarea plan, important for planning commissioners to be there, will be voted on in November by council

ADJOURNMENT:

The meeting was adjourned at 7:17 p.m.

STAFF REPORT

COZ 17-04

Community Planning City of Kennewick

Anthony Muai, AICP
Senior Planner

To: Planning Commission
Date: October 16, 2017

PROPOSAL: Rezone 0.61 acres from Residential, Medium Density-6-1 (RM-6-1) and Residential, Manufactured Home-6 (RMH-6) to Residential, Medium (RM)

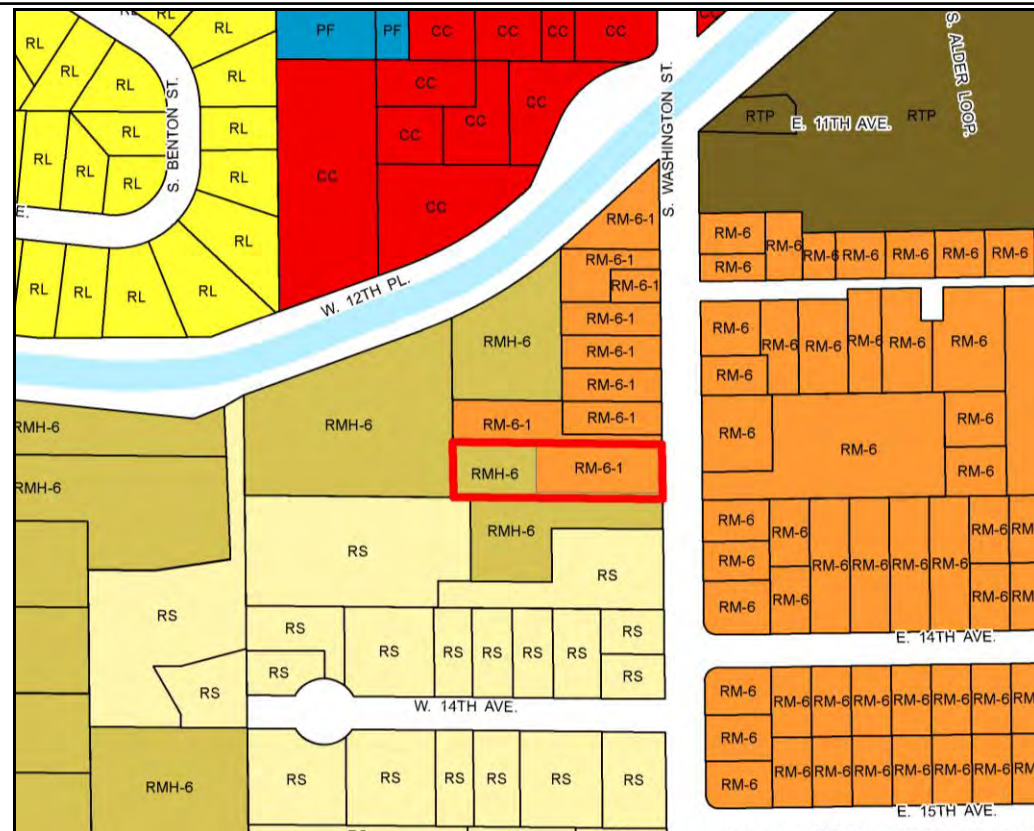
OWNER & APPLICANT: Mark McLeod

Site Information

- **Size:** 0.61 acres
- **Location:** 1328 S. Washington St.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Medium Density Residential
- **Existing Zoning:** Residential, Medium Density-6-1 (RM-6-1) and Residential, Manufactured Home-6 (RMH-6)
- **Existing Land Use:** Residential

Exhibits

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Zoning Map
- **Exhibit A-3:** Comprehensive Plan Map
- **Exhibit A-4:** Application
- **Exhibit A-5:** Determination of Non-Significance



Not to scale

Application Process

- Application Submitted August 29, 2017
- Application routed for comments September 7, 2017
- Property posting notification sign was posted on site on September 12, 2017
- Determination of Non-Significance issued on October 4, 2017
- Notice of Hearing mailed September 28, 2017
- Notice of Hearing published October 1, 2017

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density-6-1 (RM-6-1) Existing Land Uses – Residential
South	Comprehensive Plan – Low Density Residential, Medium Density Residential Zoning – Residential, Suburban Density (RS) and Residential, Manufactured Home-6 (RMH-6) Existing Land Uses – Residential
East	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density-6 (RM-6) Existing Land Uses – Residential
West	Comprehensive Plan – Low Density Residential, Medium Density Residential Zoning – Residential, Manufactured Home-6 (RMH-6) Existing Land Uses – Residential

Regulatory Controls

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

Description of Request

Change of Zone 17-04 is a request to rezone approximately 0.61 acres from Residential, Medium Density-6-1 (RM-6-1) and Residential, Manufactured Home-6 (RMH-6) to Residential, Medium Density (RM).

Analysis

The proposed change from RM-6-1 and RMH-6 to RM is consistent with the Comprehensive Plan and will implement the Medium Density Residential land use designations on the property. The RM-6-1 and RMH-6 zones are no longer contained within the City's zoning code. They were removed from the code in 2007, but the properties that were in those zoning districts were never rezoned. They have since been regulated based on either RM or RMH only. The proposed change will be consistent and compatible with the zoning of the surrounding area.

Any development that is proposed in the future will be in accord with City standards regarding concurrency, the Kennewick Municipal Code, including the Residential Design Standards and Critical Areas Ordinance, and the State Environmental Policy Act (SEPA).

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: The proposed amendment conforms with the comprehensive plan. The existing comprehensive plan land use designation is Medium Density Residential. The requested zone, RM, is an implementing zone of the Medium Density Residential designation.

2. *Promotes the public necessity, convenience and general welfare; and*

Staff Response: The proposed amendment promotes the public necessity, convenience and general welfare by applying an existing zoning designation to a parcel that has two different zoning designations, which complicate the ability for the City to implement development standards and for the property owner to know what they can or cannot do with their property.

3. *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*

Staff Response: Water and sewer are available at the site in S. Washington St. and have capacity to serve future development. Access to the site is adequate.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the provisions of the Kennewick Municipal Code and the Comprehensive Plan. The proposed zone is an implementing zone of the current Comprehensive Plan land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: The proposed zone is not a single-family zone.

Findings

1. The applicant and owner is Mark McLeod (1900 Fowler St., Richland, WA 99352).
2. The request is to change 0.61 acres from Residential, Medium Density-6-1 (RM-6-1) and Residential, Manufactured Home-6 (RMH-6) to Residential, Medium (RM).
3. The application was submitted on August 29, 2017 and was routed for review to various City Departments and other local, state and federal agencies for comment on September 7, 2017.
4. A Determination of Non-Significance issued on October 4, 2017.
5. A Property posting notification sign was posted on site on September 12, 2017 notifying the public of the application.

6. A sign was posted on the property notifying the public of a public hearing to be held on October 16, 2017 at 6:30 p.m. in the Council Chambers at Kennewick City Hall.
7. Notice of the public hearing for this application was mailed to property owners within 300 feet of the site on September 28, 2017. Notices were also published in the Tri-City Herald on October 1, 2017.
8. Water and sewer are available at the site in S. Washington St. and have capacity to serve future development.
9. Access to the site is provided by S. Washington St. and is adequate to serve future development.
10. The proposed amendment is adjacent to Residential, Medium Density-6 (RM-6); Residential, Medium Density-6-1 (RM-6-1); Residential, Manufactured Home-6 (RMH-6) and Residential, Suburban (RS) zoned lands.
11. The proposed amendment conforms with the comprehensive plan. The existing comprehensive plan land use designation is Medium Density Residential. The requested zone, RM, is an implementing zone of the Medium Density Residential designation.
12. The proposed amendment promotes the public necessity, convenience and general welfare by applying an existing zoning designation to a parcel that has two different zoning designations, which complicate the ability for the City to implement development standards and for the property owner to know what can or cannot be done with the property.
13. The proposed amendment is consistent with the provisions of the Kennewick Municipal Code and the Comprehensive Plan. The proposed zone is an implementing zone of the current Comprehensive Plan land use designation.
14. The proposed zone is not a single-family zone.

Conclusions

1. Approval will rezone approximately 0.61 acres of Residential, Medium Density-6-1 (RM-6-1) and Residential, Manufactured Home-6 (RMH-6) to Residential, Medium (RM).
2. Approval will implement the Medium Density Residential land use designation of the Comprehensive Plan.
3. Approval will not result in an increase in adverse environmental impacts.

Recommendation

Staff has reviewed the application and, finding that it meets the criteria for approving a rezone as contained in KMC 18.51.070, recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 17-04 and recommend approval to City Council.

Motion

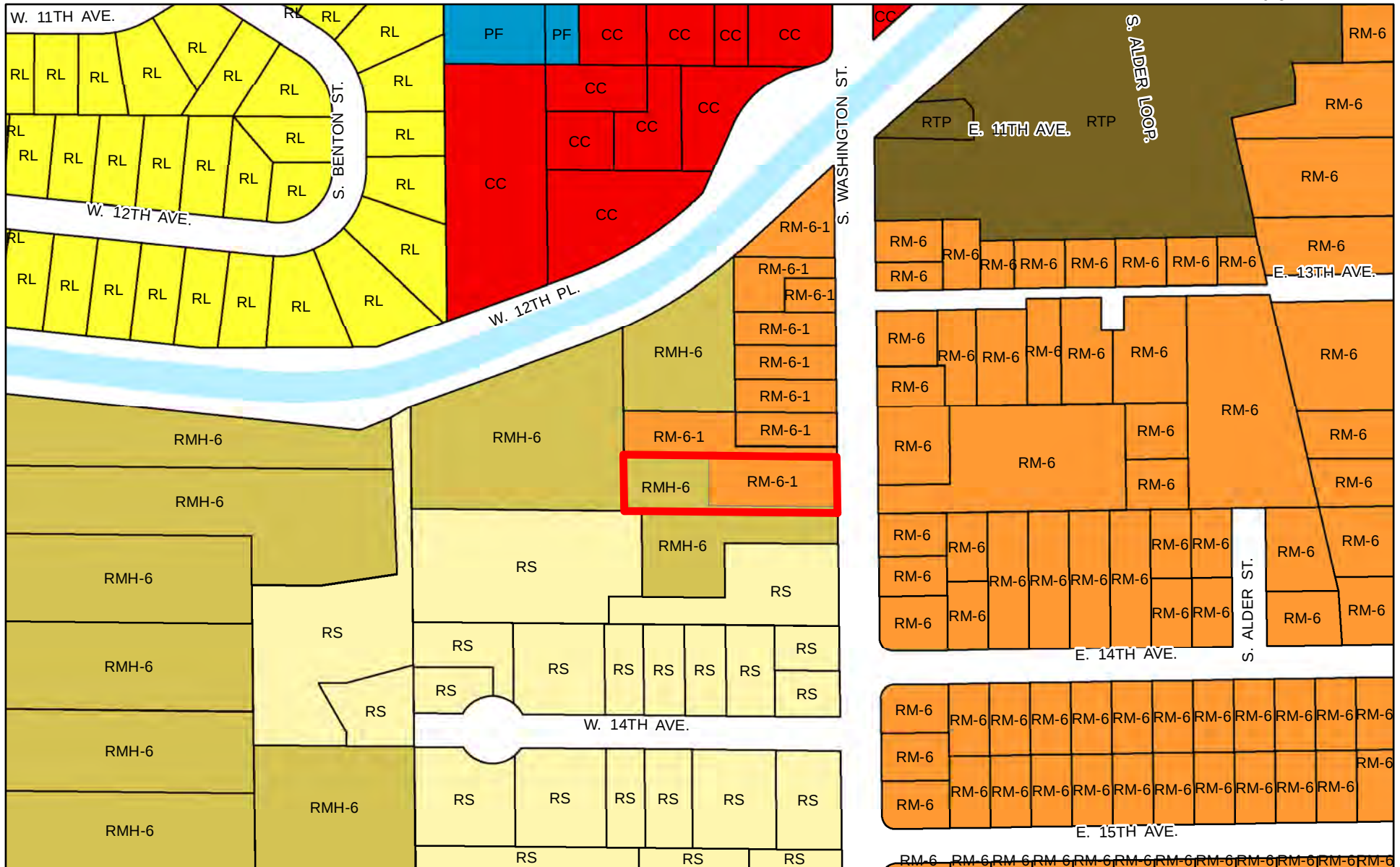
I move that the Planning Commission concur with the findings and conclusions in staff report COZ 17-04 and recommend to City Council approval of the request.



COZ 17-04/PLN-2017-02299

 Subject Parcel

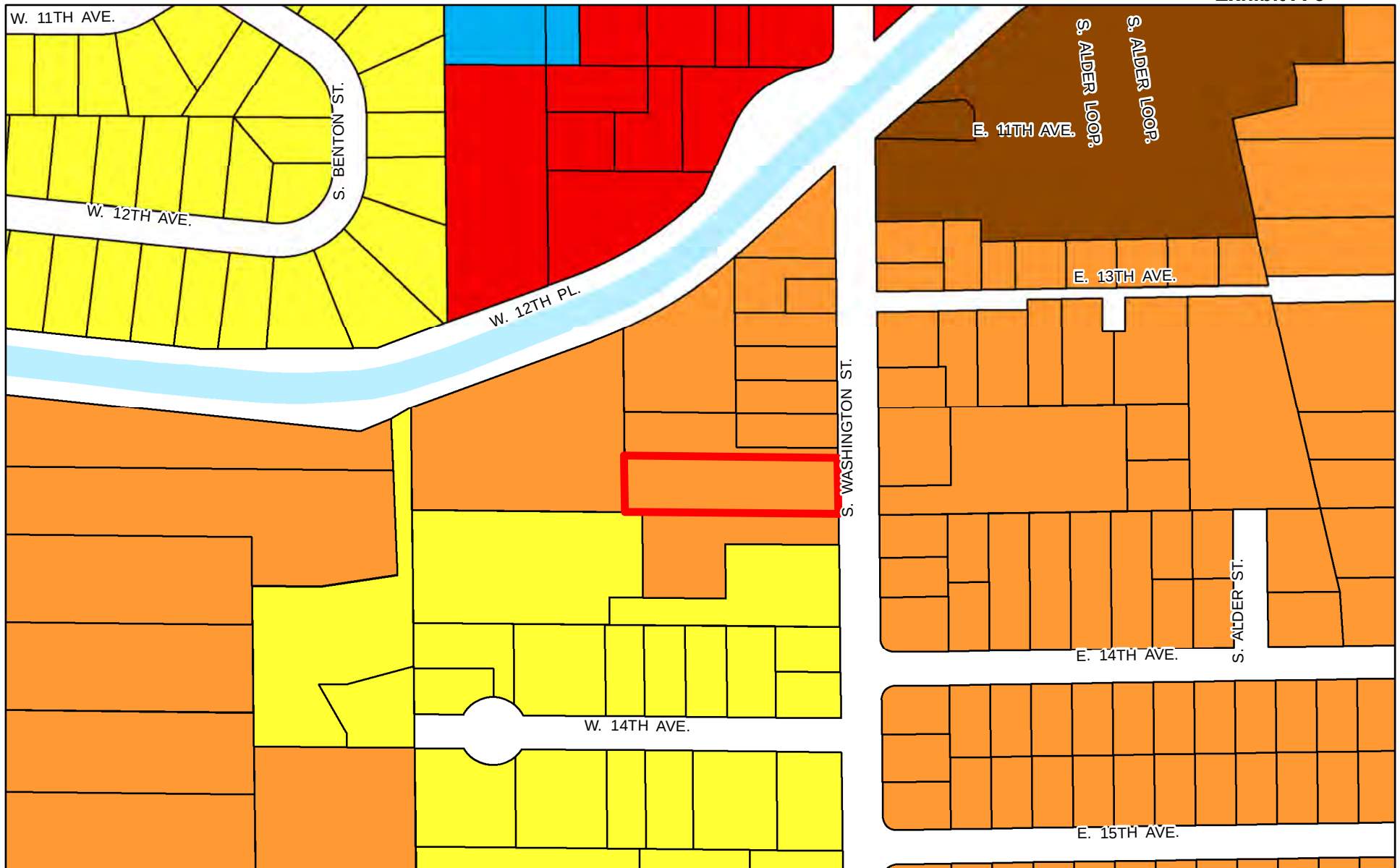




COZ 17-04/PLN-2017-02299

- | | | |
|---|--|---|
|  Subject Parcel |  Residential, Low (RL) |  Residential, Manufactured Home (RMH) |
|  Commercial, Community (CC) |  Residential, Medium-6 (RM-6) |  Residential, Manufactured Home-6 (RMH-6) |
|  Public Facility (PF) |  Residential, Medium-6-1 (RM-6-1) |  Residential, Suburban (RS) |
| | |  Residential, Trailer Park (RTP) |





COZ 17-04/PLN-2017-02299



Subject Parcel



Open Space



Low Density Residential



Medium Density Residential



High Density Residential



Mixed Use



Commercial



Industrial



Public Facility



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

Exhibit A-4

PROJECT # C0217-04 PLN- 2017-02299 FEE \$ ~~1014~~ 1,268.00

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

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

Applicant: Mark McLeod

Address: 1900 Fowler St, Ste F, Richland, WA 99352

Telephone: 509-528-2884 Cell Phone: 509-528-2884 Fax: _____ E-mail mwcm01@gmail.com

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail mwcm01@gmail.com

SITE INFORMATION

Parcel No. 112891020107006 Acres 6.1 Zoning: MULTI

Address of property: 1328 S Washington

Number of Existing Parking Spaces 2 Number of Proposed (New) Parking Spaces 16

Present use of property Single Residence

Size of existing structure: 960 sq. ft. Size of Proposed addition/New structure: 8800 sq. ft.

Height of building: 24' Cubic feet of excavation: _____ Cost of new construction 900000

Benton County Assessor Market Improvement Value: 1,600,000

Description of Project: Remove existing residence and create multi-family residence living with 3-4 duplexes.

MULTI-ZONE ON ONE LOT - WANT IT SINGLE ZONED TO RM

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

Mark McLeod
Applicant's Signature

Date: 8-29-2017

Mark McLeod
Signature of owner or owner's authorized representative

RECEIVED

AUG 29 2017

CITY OF KENNEWICK

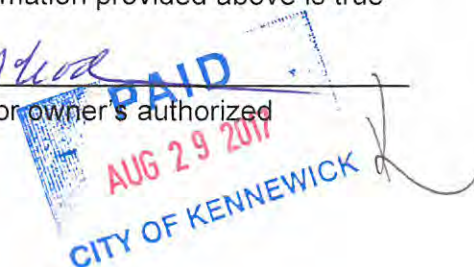




Exhibit A-5
Community Planning Department

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

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: COZ 17-04/PLN-2017-02299

DESCRIPTION OF PROPOSAL: Rezone 0.61 acres from Residential, Medium Density-6-1 (RM-6-1) and Residential, Manufactured Home-6 (RMH-6) to Residential, Medium (RM)

PROPONENT: City of Kennewick

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1328 S. Washington St., Kennewick, WA 99336

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: September 54, 2017

Signature: _____

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

Copies of this DNS were emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.