

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 May 7, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. No Items

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates – Change of Zone (COZ) #18-01

6. **NEW BUSINESS:**

- a. Annual Comprehensive Plan Amendment Docket

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
MAY 7, 2018
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Helgeson led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

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

Excused: Commissioner Anthony Moore

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Bruce Mills, Deputy Public Works Director; Steve Donovan, Planner; Melinda Didier, Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated March 5, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Vice Chairman Morris moved to accept the consent agenda. Commissioner Torelli seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the continued public hearing at 6:32 p.m. for First Amendment to Development Agreement for Binding Site Plan (BSP) #15-11, proposing to allow the developer to delay widening 10th Avenue until three lots on 10th Avenue and West Clearwater Avenue subdivide or are developed. Applicants/Owners are Tom Solbrack and John Michel.

Mr. Mills gave a brief overview of the staff report and passed out hard copies of the power point for the staff report – the overhead projection equipment was out of service. Staff recommends the Planning Commission concur with the findings and conclusions in the staff report and forward a recommendation of APPROVAL of the request.

Planning Commission questions included:

How much of the land has to subdivide or develop before 10th is required to be widened; What portion of lots develops or subdivides; was there any feedback from residents or business owners in this area; will there be a progress report at any time for folks asking questions about timeline for repair of W. 10th/Clearwater area.

Testimony of applicant/applicant's representative:

None

Testimony in favor:

None

Testimony neutral or against:

Andrew Clary
12802 Cottonwood Creek Blvd
Kennewick 99337

Owns the commercial building on the corner of 10th and Clearwater; what's the plan for W. 10th Avenue in the meantime; road surface is very rough.

Staff final comments:

Mr. Mills stated that repair of W. 10th Avenue at that location is on the Public Works Streets Maintenance plan for 2021; it's a low-volume road at present, the City will continue to patch it until then; in June there will be the 6-year update to the Transportation plan on City website.

Public Testimony for First Amendment to the Development Agreement for BSP #15-11 closed at 6:40 p.m.

Chairman Pacheco asked for a motion.

Vice Chairman Morris moved to concur with the findings and conclusions in staff report First Amendment to the Development Agreement for BSP #15-11 and forward a recommendation to City Council of APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: Was there any public input on the COZ notification.

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:43 p.m. for Change of Zone 18-01; proposing a change of zone from Residential, Suburban (RS) to Residential, Low Density (RL) for one parcel of land .47 acres in size, located at 2420 S. Rainier St., Kennewick, WA 99336. Applicant is Eric Leavell, 5407 E. French Gulch Rd., Coeur d'Alene, ID 83814.

Mr. Donovan gave a brief overview of the staff report and distributed hard copies of a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ #18-01 and recommend to City Council APPROVAL of the request.

Testimony of applicant/applicant's representative:

Eric Leavell, Applicant
5407 E. French Gulch Road
Couer d'Alene, ID

Applicant of proposal; present for any Planning Commission questions.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 18-01 closed at 6:48 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report COZ #18-01 and forward a recommendation to City Council of APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion included:

None

The motion passed unanimously on a roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

a. City Council Action Updates

ZOA 17-06, code amendments on mobile vendors/vehicle based food trucks; rather than enact recommendations of Planning Commission and City Staff, City Council decided to make the

Bridge to Bridge regulations City-wide. Only exception will be if the vendor doesn't comply with the regulations, they will have their business license revoked.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Vice Chairman Morris attended the Port's Vista Field Open House; well attended and impressive plans for the future of Vista Field.

Chairman Pacheco thanked staff for the presentation of the Local Planning Short Course April 16th; well attended with a large audience; material was informative and interesting.

Commissioner Torelli expressed his appreciation as well for the Vista Field Open House, the Planning Short Course, KID Board meeting, and City Council retreat with emphasis on Growth Management Act.

ADJOURNMENT:

The meeting was adjourned at 6:54 p.m.



STAFF REPORT

2018 Comprehensive Plan Amendment Docket Review

Staff Contact: Anthony Muai, AICP

To: Planning Commission

Date: June 4, 2018

BACKGROUND

Annually the City opens up the Comprehensive Plan for modification amendments (Land Use) as provided for by the Washington State Planning Laws. Amendment requests can be made by the public at large as well as the City. The major purpose is to keep the Comprehensive Plan current and up to date, by reviewing and adopting “proper amendments” designed to implement the City of Kennewick’s Comprehensive Plan.

The City accepts amendment applications from March 1st through May 1st each year. Once the applications have been received the Planning Commission will make a recommendation to the City Council who will then make a legislative judgment as to whether they will review, defer (set aside for future review) or reject them prior to starting a formal review process.

The Washington State Growth Management Act specifies that the City’s annual review is permissive and the Council has the right to choose whether or not to initiate a review process for specific proposals as submitted. The basic reason why the Council has the right to select or reject requests is by law the legislative bodies of each City or County in the State of Washington are responsible for keeping their plans up to date while maintaining the integrity of the Comprehensive Plan.

This means that annually the City Council must use its legislative judgment as stewards of the City of Kennewick’s Comprehensive Plan as to whether or not to act on specific amendment requests put before them.

GUIDELINES FOR EVALUATING AMENDMENTS

In order to make a recommendation on amendment application requests the following criteria outlined in the Kennewick Municipal Code 4.12.110 has been established and should be considered.

1. Timing of the requested amendment is appropriate and Council will have sufficient information to make an informed decision;
2. The City will be able to conduct sufficient analysis, develop policy and related development regulations;
3. The requested amendment has not been recently rejected by Council;
4. The amendment will further implement the intent of the City’s adopted Comprehensive Plan; and
5. The amendment is not better addressed through another planning process such as a sub-area plan update.

2018 AMENDMENT REQUESTS - To assist during your deliberations on the legislative amendment requests please find below basic information pertinent to each application. Also see attached a Comprehensive Plan Map which identifies the location of each requested amendment.

AMENDMENT REQUEST – CPA 18-01: Comprehensive Plan amendment to change the land use designation of 0.95 acres from MEDIUM DENSITY RESIDENTIAL to HIGH DENSITY RESIDENTIAL. Address: 3120 W. 4th Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

The proposal has not been recently rejected by Council.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

The proposed amendment implements the goals and policies of the Comprehensive Plan related to infill development (Urban Area Goal 2 and Policy 2.3, Residential Goals 1, 3, 4 and Policies 1.3, 3.4 and 4.1).

Is the amendment better addressed through another planning process such as a sub-area plan update?

The proposed amendment is not better addressed through another planning process.

Staff Conclusions

There is ample time and information to review and analyze this proposed amendment. The proposed amendment addresses one parcel and is adjacent to existing High Density Residential designated land.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-01 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-01 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-01 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-02: Comprehensive Plan amendment to change the land use designation of 2.5 acres from LOW DENSITY RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL. Address: 5710 W. Metaline Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?
Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

The amendment will implement Urban Area Goal 2 and Policy 2.3, Residential Goal 3 and Policy 3.3.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There is ample time and information to review and analyze this proposed amendment. The proposed amendment addresses one parcel and is adjacent to existing Medium Density Residential designated land that has been developed with duplexes as well as Low Density Residential Land developed with single-family homes.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-02 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-02 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-02 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-03: Comprehensive Plan amendment to change the land use designation of 0.7022 acres from LOW DENSITY RESIDENTIAL to COMMERCIAL. Address: 1400 W. 10th Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There appears to be sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Potentially, by providing a neighborhood scale service (Commercial Goal 3 and Policy 3.1), however there are other factors that come into play including traffic and noise that have not been evaluated.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There is ample time and information to review and analyze the proposed amendment. The proposed amendment is located at the intersection of W. 10th Ave. and S. Olympia St. and abuts Low Density Residential designated lands to the west and south and is adjacent to High Density Residential designated lands to the east and northeast. The proposal is consistent with general planning practices of locating commercial development at intersections, as well as locating higher density residential development and commercial development near each other.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-03 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-03 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-03 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-04: Comprehensive Plan amendment to change the land use designation of 23.15 acres from COMMERCIAL and MEDIUM DENSITY RESIDENTIAL to PUBLIC FACILITY. Address: 930 & 1000 W 4th Ave.; 13, 17, 21, 25, 29, 105 & 109 S. Kent St.; 830 W. Vineyard Dr.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes. The request will bring the existing land uses into an appropriate land use designation so that an appropriate zone can be applied. The site consists of Kennewick School District property used for administrative offices, Amistad Elementary School and a Tri-Cities Community Health clinic.

Is the amendment better addressed through another planning process such as a sub-area plan update?
No.

Staff Conclusions

There is ample time and information to review and analyze this proposed amendment. The proposed amendment addresses 10 parcels and is adjacent to existing Medium Density Residential land that has been developed with single-family homes and Commercial designated land that has been developed with retail and services. The proposed change is appropriate since the land is owned by the school district and is used for public uses.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-04 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-04 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-04 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-05: Comprehensive Plan amendment to change the land use designation of 11.56 acres from INDUSTRIAL to PUBLIC FACILITY. Location: Burlington Northern Santa Fe Railroad right of way extending from N. Arthur St. to N. Kellogg St.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes. The proposal will allow for the needed expansion of two public facilities, Kamiakin High School and the Kennewick School District maintenance facility. The expansion to Kamiakin will provide additional capacity to Kamiakin to serve growth and the expansion to the maintenance facility serves to enable the maintenance of all of KSD's facilities. (Capital Facilities Goal 1)

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and will provide for the expansion KSD facilities in order to better serve the community.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-05 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-05 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-05 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-06: Comprehensive Plan amendment to change the land use designation of 0.60 acres from MEDIUM DENSITY RESIDENTIAL to COMMERCIAL. Address: 1369 N. Grant St.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, particularly Commercial Goal 3 "Create a balanced system of commercial facilities reflecting neighborhood, community and regional needs" and Commercial Policy 1 "Provide commercial areas sized and scaled appropriately for the neighborhood or community."

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There is ample time and information to review and analyze this proposed amendment. It is adjacent to Commercial designated land to the east and west and Public Facility designated land to the south.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-06 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-06 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-06 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-07: Comprehensive Plan amendment to change the land use designation of 1.47 acres from LOW DENSITY RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL. Address: 1903 w. 19TH Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population*, Housing Goal 3: *Promote affordable housing for all economic segments of the community*, and Housing Policy 1: *Promote affordable infill residential construction*.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and will provide an opportunity to develop an underutilized parcel that will be consistent with development in the immediate area. There are parcels designated Medium Density Residential to the southeast and northwest. The adjacent parcel to the west is also requesting a change from LDR to MDR.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-07 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-07 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-07 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-08: Comprehensive Plan amendment to change the land use designation of 0.23 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 1917 W. 19th Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population*, Housing Goal 3: *Promote affordable housing for all economic segments of the community*, and Housing Policy 1: *Promote affordable infill residential construction*.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

This request is timely and will provide an opportunity to develop an underutilized parcel that will be consistent with development in the immediate area. There are parcels designated Medium Density Residential to the southeast and northwest. The adjacent parcel to the east is also requesting a change from LDR to MDR and there is a zone of MDR located south of that parcel.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-08 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-08 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-08 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-09: Comprehensive Plan amendment to change the land use designation of 286.79 acres from COMMERCIAL, LOW DENSITY RESIDENTIAL, MEDIUM DENSITY RESIDENTIAL AND HIGH DENSITY RESIDENTIAL to MIXED USE. Address: 8125, 8428, 8598 Bob Olsen Parkway and 4 other unaddressed abutting parcels.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the request is appropriate and there is sufficient information for council to make an informed decision unless it is decided that a master plan for this area is more appropriate due to its size and the site being completely unimproved.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

It is likely that the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

The proposal has the potential to implement several goals of the Comprehensive Plan including Residential Goals 3 and 4, Commercial Goal 3 and Urban Design Goal 1. It also has the potential to pull development from the Bridge-to-Bridge River-to-Railroad Revitalization area and the Vista Field Redevelopment area as both of those sites have gone through rigorous planning efforts to establish districts for compact, urban development within the confines of already urbanized areas.

Is the amendment better addressed through another planning process such as a sub-area plan update?

It is possible that a master plan or sub-area plan may be more appropriate for this area due to its size and it being completely unimproved.

Staff Conclusions

This proposal is nearly 300 acres in size. The proposed change would create a third mixed use district within the City with the potential to draw from the other two which are priority areas for the Council. The proposal has the potential of generating additional housing mingled with commercial businesses and services that could lead to cohesive urban environment. It also will provide more flexibility in terms of what types of uses can locate next to and around each other, but will have stringent aesthetic, functional and dimensional development regulations that aim to blend the mix of uses together.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-09 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-09 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-09 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-10: Comprehensive Plan amendment to change the land use designation of 0.6887 acres from LOW DENSITY RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL. Address: 4311 W. Hood Ave.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the requested amendment is appropriate and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population*, Housing Goal 3: *Promote affordable housing for all economic segments of the community*, and Housing Policy 1: *Promote affordable infill residential construction*.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There is ample time to review and analyze the request. This parcel is surrounded by Medium Density Residential to the east, west, south and northeast. The property to the north and northwest is designated High Density Residential.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-10 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-10 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-10 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-11: Comprehensive Plan amendment to change the land use designation of 8.25 acres from LOW DENSITY RESIDENTIAL to HIGH DENSITY RESIDENTIAL and INDUSTRIAL. Address: 5927 & 6009 W. Quinault Ave and 1026 & 1048 N. Lincoln St.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

Similar requests were made in 2012, 2013 and 2014. In 2012, Council moved to amend the application to Medium Density Residential. In 2013, the request included only half the land from 2012 and was not approved for processing. In 2014, the application was identical to the 2012 request and was approved for processing, but the applicant withdrew the application prior to the public hearing before the Planning Commission.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes. The Comprehensive Plan identifies a shortage in High Density Residential land within the City if development patterns are to remain the same as growth occurs. The proposal could also help encourage and support development in the Vista Field Redevelopment Area. The proposal is supported by Residential Goal 1 *Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas* as well as Residential Policy 1.3. The proposal is also supported by Residential Goal 3 *Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the City* as well as Residential Policy 3.4.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

The proposal is timely and there is adequate information to process this request. The request is similar to the 2012 and 2014 requests, but not identical. This request omits two of the six parcels that were included in the 2012 and 2014 requests, specifically the parcel that makes up the northwest corner of N. Kellogg St. and W. Quinault Ave. and the parcel directly to the south. This area is likely to see change over the next 20 years as the Vista Field Redevelopment Area develops. This particular request is compatible with the type of compact development that is planned for Vista Field and would be a support to the businesses that locate there.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-11 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-11 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-11 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-12: Comprehensive Plan amendment to change the land use designation of 18.17 acres from COMMERCIAL to MEDIUM DENSITY RESIDENTIAL. Address: 5603 Ridgeline Dr.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the requested amendment is appropriate and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Residential Goal 4: *Provide more housing opportunities near commercial, transit and employment*, Policy 4.2: *Encourage residential development within commercial areas*, Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community*.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

The proposal is timely and there is adequate information to process this request. The proposal would create more opportunity for housing of all forms as well as providing necessary population to further encourage commercial development within the Southridge area. In addition it allows for residential development in a primarily commercial area that is difficult to develop under the mixed use standards due to steep slopes.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-12 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-12 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-12 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-13: Comprehensive Plan amendment to change the land use designation of 15.84 acres from COMMERCIAL to MEDIUM DENSITY RESIDENTIAL. Address: 4001 S. Zintel Way

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the requested amendment is appropriate and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Yes, the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Residential Goal 4: *Provide more housing opportunities near commercial, transit and employment*, Policy 4.2: *Encourage residential development within commercial areas*, Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community*.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

The proposal is timely and there is adequate information to process this request. The proposal would create more opportunity for housing of all forms as well as providing necessary population to further encourage commercial development within the Southridge area.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-13 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-13 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-13 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-14: Comprehensive Plan amendment to change the land use designation of 3.235 acres from COMMERCIAL to MIXED USE. Address: 1016 W. Columbia Dr.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the requested amendment is appropriate and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

It is likely that the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

The proposal has the potential to implement several goals of the Comprehensive Plan including Residential Goals 3 and 4, Commercial Goal 3 and Urban Design Goal 1. The amendment could also hasten mixed use development as envisioned in the Bridge-to-Bridge River-to-Railroad Revitalization Plan (BBRR plan), which is part of the Comprehensive Plan, however it will be at the expense of the Commercial Auto Row (CAR) zone that was established and vetted in the BBRR plan and has only been in place since the end of October 2017.

Is the amendment better addressed through another planning process such as a sub-area plan update?

It is possible that a sub-area plan update may be more appropriate; however adopted sub-area plans are part of the comprehensive plan.

Staff Conclusions

The proposal will amend the newly implemented BBRR plan. There is a similar proposal on three parcels directly to the west of this one. The proposed changes could encourage the area to develop by allowing mixed use development the properties fronting W. Columbia Dr. at the base of the Blue Bridge. The proposed change may also create a better entry point into the mixed use zone that is currently established behind the CAR zone, however it also lessens one of the widely discussed aspects of the BBRR plan: the CAR zone and preservation of the frontage along Columbia Dr. between the Blue Bridge and N. Fruitland St. for automobile sales and services.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-14 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-14 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-14 for processing until the 2019 amendment cycle.

AMENDMENT REQUEST – CPA 18-15: Comprehensive Plan amendment to change the land use designation of 1.10 acres from COMMERCIAL to MIXED USE. Address: 1116 W. Columbia Dr. and 2 unaddressed abutting parcels

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

The timing of the requested amendment is appropriate and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

It is likely that the City will be able to conduct sufficient analysis related to this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

The proposal has the potential to implement several goals of the Comprehensive Plan including Residential Goals 3 and 4, Commercial Goal 3 and Urban Design Goal 1. The amendment could also hasten mixed use development as envisioned in the Bridge-to-Bridge River-to-Railroad Revitalization Plan (BBRR plan), which is part of the Comprehensive Plan, however it will be at the expense of the Commercial Auto Row zone that was established and vetted in the BBRR plan and has only been in place since the end of October 2017.

It is possible that a sub-area plan update may be more appropriate; however adopted sub-area plans are part of the comprehensive plan.

Staff Conclusions

The proposal will amend the newly implemented BBRR plan. There is a similar proposal on the parcel directly to the east of these. The proposed changes could encourage the area to develop by allowing mixed use development the properties fronting W. Columbia Dr. at the base of the Blue Bridge. The proposed change may also create a better entry point into the mixed use zone that is currently established behind the CAR zone, however it also lessens one of the widely discussed aspects of the BBRR plan: the CAR zone and preservation of the frontage along Columbia Dr. between the Blue Bridge and N. Fruitland St. for automobile sales and services.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 18-15 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 18-15 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 18-15 for processing until the 2019 amendment cycle.





