

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 April 1, 2019
- 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

6. NEW BUSINESS:

- a. Needle Exchange Code Revision Review
- b. Annual Comprehensive Plan Amendment Docket

7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:**8. ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
APRIL 1, 2019
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Moore led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Anthony Moore, Thomas Helgeson, Vice Chairman Morris, Chairman Pacheco.

Excused: Commissioner Clark Stolle

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Steve Donovan, Planner; Melinda Didier, Community Planning Administrative Assistant/Recorder

Chairman Pacheco welcomed Commissioner Anthony Moore back to the Planning Commission and on behalf of the Planning Commissioners and City Staff, thanked Commissioner Moore for his service. Refreshments were provided after the meeting.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the March 4, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:33 p.m. for Change of Zone (COZ) No. 18-07 proposing to change 12.1 acres from Commercial, Community (CC) to Residential, Medium (RM), located at 5603 Ridgeline Drive, Kennewick, WA 99338. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, Suite #160, Kennewick, WA 99338.

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 Conditions of the staff report COZ 18-07, and recommend to City Council approval of the request.

Planning Commission questions included: Were there any concerns from any neighbors; Mr. Donovan said there were no formal comments submitted.

Testimony of Applicant/Applicant's Representative:

Nathan Machiela
Knutzen Engineering
5401 Ridgeline Dr. #160
Kennewick 99338

Formality for rezone since Comp Plan Amendment was approved; lack of residential property in this area; will be positive for the area.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 18-07 closed at 6:38 p.m.

Chairman Pacheco asked for a motion.

Vice Chairman Morris moved to accept the Findings and Conditions in staff report COZ 18-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:39 p.m. for Change of Zone (COZ) # 18-08 proposing to change 8.4 acres from Commercial, Community (CC) to Residential, Medium Density (RM), located at 4001 Zintel Way, Kennewick, WA 99337. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, #160, Kennewick, WA 99338.

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 Conditions of the staff report COZ 18-08, and recommend to City Council approval of the request.

Planning Commission questions included: None

Testimony of Applicant: None

Testimony in favor: None

Testimony neutral or against: None

Staff final comments: None

Public Testimony for COZ 18-08 closed at 6:42 p.m.

Chairman Pacheco asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 18-08 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – COZ 18-10 CC on 3/19 approved; COZ 18-13 approved also 3/19. Chairman Pacheco asked why the Mayor didn't take comments from audience during the City Council meeting. Mr. McCormick explained that it is not a public hearing for City Council; all public comments are taken during the Public Hearing portion of the Planning Commission meeting.

NEW BUSINESS:

City Council will appoint a Planning Commissioner tomorrow night; if not, during the second meeting in April.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Welcome back Commissioner Anthony Moore and thank him for his service – cookies in the back.

ADJOURNMENT:

The meeting was adjourned at 6:46 p.m.



STAFF REPORT

2019 Comprehensive Plan Amendment Docket Review

Staff Contact: Anthony Muai, AICP

To: Planning Commission

Date: May 20, 2019

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 to determine 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.

2019 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 19-01: Comprehensive Plan amendment to change the land use designation of 0.27 acres from HIGH DENSITY RESIDENTIAL to PUBLIC FACILITY. Address: 5801 W. HILDEBRAND BLVD.

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?

Yes, by providing the ability for the redesign of the Southridge High School bus turn around to better accommodate the needs of the students and teachers as the school grows.

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

This amendment has been requested to allow KSD to construct a bus turnaround area with access from Hildebrand Blvd. There are no major issues with the request that would be an obstacle to processing it.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-01 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-01 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-01 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-02: Comprehensive Plan amendment to change the land use designation of 30.06 acres from LOW DENSITY RESIDENTIAL and OPEN SPACE to PUBLIC FACILITY. Address: 3500 S. VANCOUVER 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, because if approved, the proposed amendment will allow the four parcels to be combined allowing for efficient future expansion or redevelopment of Horse Heaven Hills Middle School to accommodate growth.

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

Staff Conclusions

The proposed amendment addresses four parcels that house Horse Heaven Hills Middle School. The change will bring the land use into conformance with the existing use and allow the four parcels that house the school to be combined. There are no major issues with the request that would be an obstacle to processing it.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-02 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-02 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-02 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-03: Comprehensive Plan amendment to change the land use designation of 2.86 acres from LOW DENSITY RESIDENTIAL to COMMERCIAL. Address: 7640 BOB OLSON PKWY

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?

No, but it also does not detract from the Comprehensive Plan. The request will allow an existing maintenance road to be joined with the abutting Commercial property rather than remain within a Low Density Residential area.

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

No.

Staff Conclusions

The requested amendment is proposed to change the land use designation of a maintenance road so that it can be combined with the abutting Commercial designated parcel. There are no major issues with the request that would be an obstacle to processing it.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-03 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-03 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-03 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-04: Comprehensive Plan amendment to change the land use designation of 5.526 acres from LOW DENSITY RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL. Address: 6230 RIDGELINE 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, specifically 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

There are no major issues with the request that would be an obstacle to processing it. The site abuts Medium Density Residential lands to the south and west. The property to the north and east is part of CPA 18-06 which is being requested to change from Low Density Residential to Medium Density Residential as well. The Southridge area has several areas designated Medium Density Residential that have already been developed, however they have been at Low Density Residential densities. The proposed change has the potential of increasing the variety of housing sizes and types in the area.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-04 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-04 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-04 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-05: Comprehensive Plan amendment to change the land use designation of 58.56 acres from LOW DENSITY RESIDENTIAL to MIXED USE. Location: UNADDRESSED PARCEL NORTH OF BOB OLSON PKWY. (PARCEL# 107893000001004)

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

Staff is currently in the process of crafting requirements for amendments to the comprehensive plan land use map that propose Mixed Use. During the 2018 amendment cycle the City Council denied a request to change close to 90 acres to Mixed Use. The stated reasons were that there was no master plan in place for the proposal similar to what was done with Vista Field Redevelopment Master Plan and the Bridge to Bridge River to Railroad Revitalization Plan. Staff has been working on a code revision to address the City Council's concerns, however that revision is not yet complete. For this reason, staff is of the opinion that the proposed amendment is not appropriate in relation to its timing.

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

No. The proposal will likely require an environmental impact statement (EIS) which has not been completed and will take longer than the typical processing timeline allows. If the proposal were to be processed the other applications would likely be held up until the EIS was complete.

Has the requested amendment been recently rejected by Council?

No.

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

Without a sense of what will likely occur it is difficult to say.

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

The amendment would not necessarily be better addressed through another planning process, but rather a completed master plan and EIS coupled with an amendment request would be the best way to address the amendment.

Staff Conclusions

Staff believes that the proposed amendment should be deferred until the updates to the municipal code related to land use designation changes to Mixed Use are adopted. The updates to the municipal code will allow the applicant to provide more detailed analysis of the environmental impacts based on a conceptual master plan.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-05 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-05 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-05 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-06: Comprehensive Plan amendment to change the land use designation of 82.64 acres from LOW DENSITY RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL. Address: 5800 W. 28TH AVE. and 2175 S. SHERMAN 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, specifically 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

There are no major issues with the request that would be an obstacle to processing it. The site abuts Medium Density Residential lands to the south and west. One property to the west is part of CPA 18-04 which is being requested to change from Low Density Residential to Medium Density Residential as well. The Southridge area has several areas designated Medium Density Residential that have already been developed, however they have been at Low Density Residential densities. The proposed change has the potential of increasing the variety of housing sizes and types in the area.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-06 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-06 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-06 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-07: Comprehensive Plan amendment to change the land use designation of 0.55 acres from LOW DENSITY RESIDENTIAL to MEDIUM DENSITY RESIDENTIAL. Address: 3126 W. HOOD 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

There are no major issues with the request that would be an obstacle to processing it. The site abuts Medium Density Residential lands to the north and east.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-07 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-07 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-07 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-08: Comprehensive Plan amendment to change the land use designation of 4.19 acres from LOW DENSITY RESIDENTIAL (LDR) to HIGH DENSITY RESIDENTIAL (HDR). Address: 2652 W. 15TH 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, in that the comprehensive plan identifies a shortage of High Density Residential land to fill Kennewick's 20 year needs. This proposal helps to reduce the deficit.

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

No.

Staff Conclusions

The area where this proposal is located contains a mix of different land use designations. The designations abutting the property are designated Low Density Residential, however one parcel to the north is Medium Density Residential, to the east is Open Space, to the west is Public Facility and Industrial to the southwest. Although there are land use designations of Industrial and Public Facility close by, the predominant land use designation between S. Ely St. and S. Conway St. is Low Density Residential, with one large parcel designated Medium Density Residential. Staff's opinion is that the proposal would be stronger if more land were to be included in the proposal or if the proposal were for Medium Density Residential.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-08 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-08 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-08 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-09: Comprehensive Plan amendment to change the land use designation of 6.04 acres from LOW DENSITY RESIDENTIAL (LDR) to HIGH DENSITY RESIDENTIAL (HDR). Address: 3112 W. 27TH AVE.

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.

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?

Not necessarily, the location is fully developed and the proposed change will allow it to be brought into conformance with the appropriate zoning.

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

No.

Staff Conclusions

This proposal has been made to bring an existing self-storage development into a conforming status by changing the land use designation and zoning to one that allows self-storage developments.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-09 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-09 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-09 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-10: Comprehensive Plan amendment to change the land use designation of 4.48 acres from COMMERCIAL to MEDIUM DENSITY RESIDENTIAL. Address: 3605 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 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. The change to Medium Density Residential provides a transition from the Low Density Residential lands located to the north and east to the Commercial designated lands to the west and south.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 19-10 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 19-10 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 19-10 for processing until the 2020 amendment cycle.

AMENDMENT REQUEST – CPA 19-11: Comprehensive Plan amendment to change the land use designation of 53.32 acres from COMMERCIAL to MIXED USE. Address: 7109 W. OKANOGAN PL., 6941, 7000, 7016, 7048, 7109, 7130 W. GRANDRIDGE BLVD.

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. This amendment abuts the Vista Field Redevelopment area and, if approved, will become part of the redevelopment area and will allow for better integration of Vista Field with the Entertainment District which implement's Economic Development Goal 3 and Economic Development Policies 3.3 and 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. This request abuts the Vista Field Redevelopment Area and if approved will become part of the redevelopment area.

Available Motions

Motion to Accept

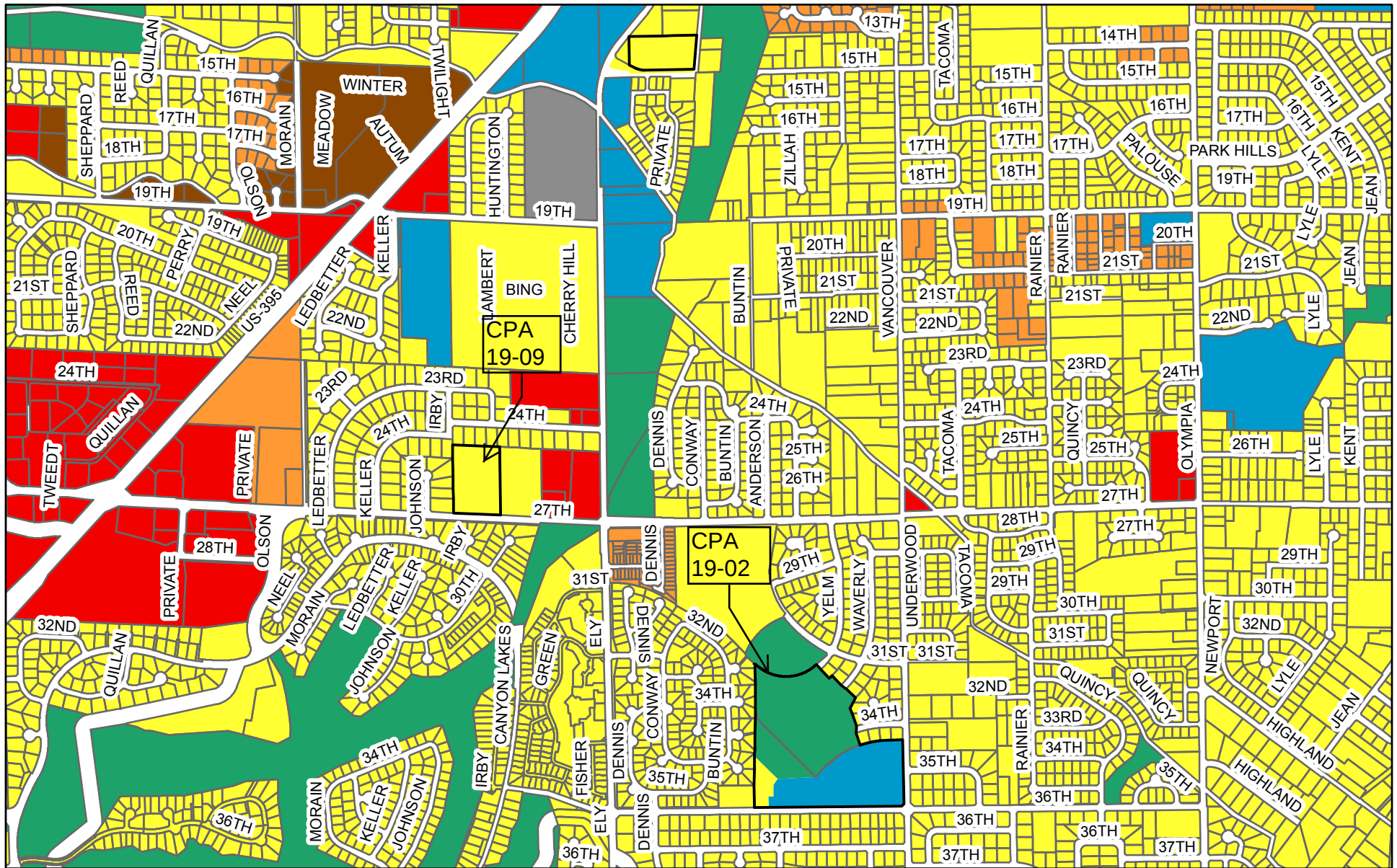
I move to recommend that City Council accept CPA 19-11 for processing.

Motion to Reject

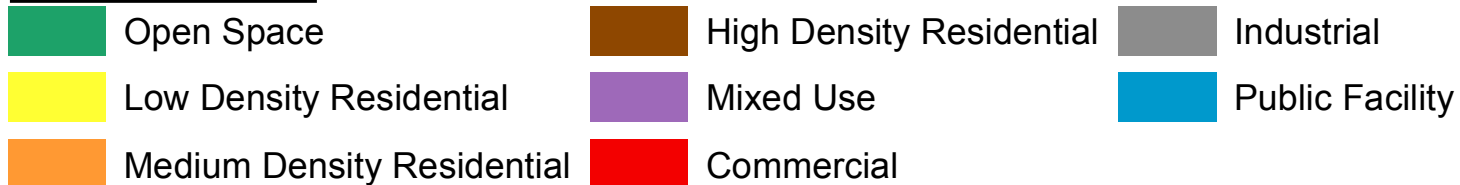
I move to recommend that City Council reject CPA 19-11 for processing.

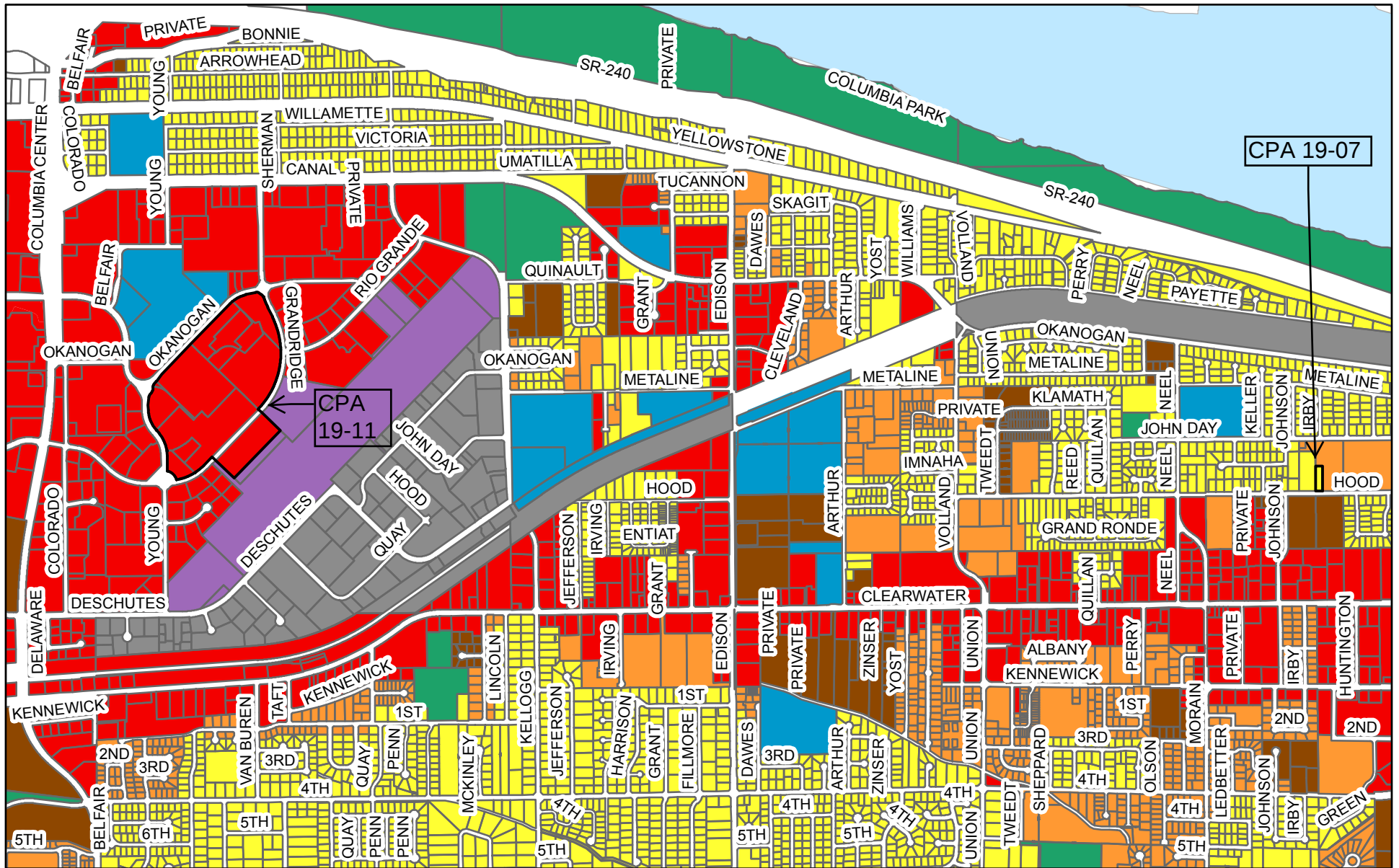
Motion to Defer

I move to recommend that City Council defer CPA 19-11 for processing until the 2020 amendment cycle.



EAST AREA





NORTH AREA

