
Virtual Meeting via Online Platform**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 19, 2021 & May 3, 2021
- 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. Annual Comprehensive Plan Amendment Docket

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

KENNEWICK PLANNING COMMISSION
April 19, 2021
DRAFT
VIRTUAL MEETING MINUTES

CALL TO ORDER

Vice Chairman Stolle called the meeting to order at 6:32 p.m.

Vice Chairman Stolle led the Pledge of Allegiance.

Vice Chairman Stolle made the following statement:

“Tonight’s meeting will be conducted through an online, virtual meeting platform. Planning Commissioners and staff are joining us remotely in order to comply with Governor Inslee’s Proclamation 20.28.4 as it relates to the Open Public Meeting Act during the COVID-19 State of Emergency. Should an individual Planning Commissioner become unexpectedly disconnected from the Webinar, please rejoin the meeting at your first opportunity. The record will reflect your attendance. The meeting will proceed so long as a quorum of Planning Commissioners are present. Please activate your mute button at the bottom of your computer screen when not speaking”.

Community Planning Administrative Assistant Melinda Didier called the roll and found the following logged into the Webinar:

Present: Commissioners James Hempstead, Ken Short, Thomas Helgeson, Anthony Moore, Vice Chairman Clark Stolle.

Excused: Chairman Victor Morris

Unexcused: None

Staff Present: Gregory McCormick, AICP Planning Director; Anthony Muai, AICP Development Services Manager; Steve Donovan, AICP Senior Planner, Matt Halitsky, Planner, Chris Bowman, Assistant Planner; Melinda Didier, Community Planning Administrative Assistant. Krystal Townsend, Deputy City Clerk

Vice Chairman Stolle made the following statement:

“Next item is the Approval of the Consent Agenda. All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Planning Commission with no separate discussion.

Before I ask for a motion on the Consent Agenda I want to point out that the Planning Commission has received a request to continue the public hearing for CPA 20-06 found as Exhibit A-35 of our additional exhibits received online packet. I ask that the Commission consider amending the Agenda to move the public hearing for CPA 20-06 from Item 3.C to Item 3.A; Item 3A then would become 3.B and Item 3.B would then become Item 3.C. Is there a motion?”

Commissioner Helgeson moved to approve the Consent Agenda as amended to move the public hearing for CPA 20-06 from Item 3.C to Item 3.A; Item 3A will become 3.B and Item 3.B

will become 3.C. Commissioner Moore seconded the motion. The motion passed unanimously on a roll call vote.

CONSENT AGENDA

- a. Approval of Agenda (Amended)
- b. No Minutes to Approve
- c. Motion to enter Staff Reports into the Record

PUBLIC HEARINGS

Vice Chairman Stolle opened the virtual public hearing at 6:38 p.m. for Comprehensive Plan Amendment 20-06/PLN-2020-01009, proposing to change the land use designation for approximately 40.06 acres located generally at 2701 & 2711 S. Sherman Street from Low Density Residential to High Density Residential. Applicant and property owner is Jose A. Chavallo, 5927 W. Quinault Avenue, Kennewick, WA 99336.

Vice Chairman Stolle asked for a motion to continue the Public Hearing for CPA 20-06, and stated the motion must include the date, time and place of the Hearing, which would be May 3, 2021 or May 17, 2021; 6:30 pm; via an on-line virtual platform.

Commissioner Moore moved that the Planning Commission continue the public hearing for Comprehensive Plan Amendment (CPA) 20-06 to May 3, 2021, at 6:30 pm, via an online virtual platform. Commissioner Hempstead seconded the motion. Planning Commission discussion included - additional review time for the large volume of exhibits received; timeliness of processing applicant's proposal; delayed opportunity for public comment.

Mr. McCormick said that due to the Planning Department continuing to receive a large volume of applicant exhibits and public comment letters up until late this afternoon, the Planning Commission might decide to continue the hearing to give them additional time to review the materials presented.

The motion to continue the public hearing for CPA 20-06 to May 3, 2021 at 6:30 pm via an online virtual platform passed unanimously on a roll call vote.

Vice Chairman Stolle opened the virtual public hearing at 6:47 p.m. for Change of Zone (COZ) #21-05/PLN-2021-00604 proposing to change 7.42 acres located at 4717 W. Canal Drive from Residential, Low Density (RL) and Commercial, Community (CC) to Residential, Medium Density (RM). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr., Ste. 160, Kennewick, WA 99338. Owner is Randy Hubbs, HN Development Partners LLC, 416 S. Wilson Street, Kennewick, WA 99336.

Mr. Bowman gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

Planning Commission questions: None.

Testimony of Applicant/Applicant's Representative:

Robert McCloud
Knutzen Engineering
5401 Ridgeline Dr. #160
Kennewick 99338

Speaking on behalf of Nathan Machiela and Knutzen Engineering; no additional materials to submit; this is the zone change for the Comprehensive Plan Amendment approved for this property; support approval of this zone change.

Webinar Participant Comments:

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for COZ 21-05 closed at 6:55 p.m.

Vice Chairman Stolle asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 21-05 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Hempstead seconded the motion.

Planning Commission Discussion:

None

The motion passed on a unanimous roll call vote.

Vice Chairman Stolle opened the virtual public hearing at 6:57 p.m. for Zoning Ordinance Amendment (ZOA) #21-01/AMD-2021-01141 proposing to change 7.42 acres located at 4717 W. Canal Drive from Residential, Low Density (RL) and

Kennewick Shoreline Master Program Update Periodic Review – City of Kennewick and Washington State Department of Ecology.

Mr. Muai gave an overview of the staff report, covering updates of the master plan programs; basic amendments to keep current with State law.

Planning Commission questions: Corps of Engineer land and private land that falls within the Shoreline Master Plan (land within 200 feet of high water mark, most of the Corps of Engineer land is in Columbia Park, with Port of Kennewick mostly Clover Island).

Commissioner Helgeson made a motion to forward a recommendation of approval to City Council for ZOA 21-01; Mr. Muai interjected and stated that the Commission should open for public testimony prior to a motion. Vice Chair Stolle concurred and asked Commissioner Helgeson to hold his motion until public testimony has closed.

Testimony in Favor of the Request:

Larry Peterson
Port of Kennewick
350 Clover Island Dr. Suite 200
Kennewick

In favor of the housekeeping master plan for the Shoreline, the Port is in support of the City's efforts to comply with evolving State laws.

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for ZOA 21-01 closed at 7:16 p.m.

Vice Chairman Stolle asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report ZOA 21-01 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Hempstead seconded the motion.

Planning Commission Discussion: None

The motion passed on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

Bill Dixon
2500 S. Irving Street
Kennewick

CPA 20-06 comments – been going on for over a year; disappointed with continuance of CPA 20-06 to May 3, 2021; over 45 people signed up and are disappointed with delay; legally City may need to re-advertise new hearing date.

Mr. McCormick said he will consult with the City of Kennewick attorney about legality of re-advertising hearing; in his experience a continued public hearing doesn't fall under notification requirements.

Steven & Sheri Erhart
4708 W. 27th Avenue
Kennewick

Agree with Mr. Dixon; disappointed not to be able to testify against CPA 20-06.

Nathan Cathey (Mr. Cathey unable to facilitate his audio).

John Hansen
Creekstone area, possible traffic issues, would like to speak on those issues.

Vice Chair Stolle said the public hearing for CPA 20-06 has been continued to May 3, 2021, so there will be an opportunity to speak about it then.

Mr. Hansen asked if he could send in more information for CPA 20-06; Mr. McCormick said yes send them to Melinda Didier Community Planning.

John Deskins
5501 W. 26th Avenue
Kennewick

Mr. Deskins clarified his concerns about development at top of Thompson Hill, traffic flow, etc.

Mr. McCormick said it feels like public testimony is being done during general public comment period, which is for items not on the agenda and for general comments only. Members of the public will have opportunity to give public testimony regarding CPA 20-06 during the hearing on May 3, 2021.

OLD BUSINESS:

- a. **City Council Action Updates** – Mr. McCormick said that there was a rezone approved by City Council, and the remainder of 2020 Comp Plan Amendments were approved with exception of 20-06; request for annexation in Hansen Park area.

NEW BUSINESS: None.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

None.

ADJOURNMENT:

The meeting adjourned at 7:38 p.m.

**KENNEWICK PLANNING COMMISSION
MAY 3, 2021
DRAFT
VIRTUAL MEETING MINUTES**

CALL TO ORDER

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

Chairman Morris led the Pledge of Allegiance.

Chairman Morris made the following statement:

“Tonight’s meeting will be conducted through an online, virtual meeting platform. Planning Commissioners and staff are joining us remotely in order to comply with Governor Inslee’s Proclamation 20.28.4 as it relates to the Open Public Meeting Act during the COVID-19 State of Emergency. Should an individual Planning Commissioner become unexpectedly disconnected from the Webinar, please rejoin the meeting at your first opportunity. The record will reflect your attendance. The meeting will proceed so long as a quorum of Planning Commissioners are present. Please activate your mute button at the bottom of your computer screen when not speaking”.

Community Planning Administrative Assistant Melinda Didier called the roll and found the following logged into the Webinar:

Present: Commissioners James Hempstead, Ken Short, Thomas Helgeson, Anthony Moore, Vice Chairman Clark Stolle, Chairman Victor Morris.

Excused: None

Unexcused: None

Staff Present: Gregory McCormick, AICP Planning Director; Anthony Muai, AICP Development Services Manager; Steve Donovan, AICP Senior Planner, Matt Halitsky, Planner, Chris Bowman, Assistant Planner; Sorin Juster, Transportation Manager, Melinda Didier, Community Planning Administrative Assistant., Krystal Townsend, Deputy City Clerk.

CONSENT AGENDA

- a. No Minutes to Approve
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into the Record

Commissioner Helgeson moved to accept the Consent Agenda; Commissioner Moore seconded the motion. The motion passed unanimously on a roll call vote.

PUBLIC HEARINGS

Chairman Morris opened the virtual public hearing at 6:36 p.m. for Change of Zone (COZ) #21-03 proposing to change the zoning district for approximately

57.02 acres located west of S. Sherman Street & north of I-82 from Residential, Medium Density (RM) to Residential, High Density (RH). Applicant is Evan Edwards, Benton PUD, 2721 W. 10th Avenue, Kennewick, WA 99336. Property owner is Jaycee Structure, LLC, 1505 NE Village Street, Fairview, OR 97024.

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

Planning Commission Questions: None

Testimony of Applicant/Applicant's Representative: None

Webinar Participant Comments:

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

Heather Boynton
2806 S. Dawes Street
Kennewick

Purchased home for safe environment for children and pets; if this is allowed you're stealing my safety.

Jessica Percifield Henry – *unable to use audio settings due to outdated computer program version.*

Lesann McEnroe
5407 W. 17th Avenue
Kennewick

Changing the land use designation to high density residential in this location incompatible with this area; transportation and siting issues; destroy views & critical areas.

Chairman Morris asked if Ms. McEnroe was speaking in opposition to COZ 21-03; Ms. McEnroe said no, she had spoken on the incorrect proposal. She wanted to speak on CPA 20-06.

Bill Dixon said that Ms. Boynton, Ms. Percifield-Henry & Ms. McEnroe were all confused and thought they were speaking in opposition to CPA 20-06.

Glenna Gale – *Unable to unmute.*

Public Testimony for COZ 21-03 closed at 6:55 p.m.

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 21-03 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Hempstead seconded the motion.

Planning Commission Discussion:

None

The motion passed on a unanimous roll call vote.

Chairman Morris opened the virtual public hearing at 6:57 p.m. for Change of Zone (COZ) #21-04 proposing to change the zoning district for approximately 14.74 acres located at 9757 W. Clearwater Avenue from Commercial, Community (CC) & Business Park (BP) to Residential, Medium Density (RM). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Property owner is Tom & Vicki Solbrack, 2555 W. Highway 24, Othello, WA 99344.

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

Planning Commission questions: None.

Testimony of Applicant/Applicant's Representative:

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

This is straightforward request, this zone change follows the approved comp plan amendment; will go to medium density to conform to the comp plan; it will make a good infill project.

Webinar Participant Comments:

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for COZ 21-04 closed at 7:04 p.m.

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 21-04 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission Discussion:

None

The motion passed on a unanimous roll call vote.

Chairman Morris opened the virtual public hearing at 7:06 p.m. for Change of Zone (COZ) #21-06 proposing to change the zoning district for approximately 0.28 acres located at 324 N. Arthur Street from Residential, Low Density (RL) to Residential, High Density (RH). Applicant is Eugene Cramer, 625 S. Taft Street, Kennewick, WA 99336. Property owner is The Cramer Family Trust, 625 S. Taft Street, Kennewick, WA 99336.

Mr. Bowman gave an overview of the staff report, and shared a Power Point presentation of the staff report.

Planning Commission questions: None

Testimony of Applicant/Applicant's Representative:

Gene Cramer
625 S. Taft Street
Kennewick 99336

Everything is well laid-out for this rezone; the zone change would make it compatible with surrounding area.

Testimony in Favor of the Request: None

Testimony Neutral/Against the Request:

Steven/Sheri Erhart
4708 W. 27th Avenue
Kennewick 99337

Requested vicinity map be re-shown, it looks near my home; 27th & Union is busy street.

Staff Comments:

Proposal is north of Clearwater Avenue on N. Arthur Street; no other final comments.

Public Testimony for COZ 21-06 closed at 7:13 p.m.

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 21-06 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission Discussion: None

The motion passed on a unanimous roll call vote.

Chairman Morris opened the virtual public hearing at 7:14 p.m. for Change of Zone (COZ) #21-07 proposing to change the zoning district for approximately 20.50 acres located at 8541 & 8637 Bob Olson Parkway from Residential, Low Density (RL) to Commercial, Community (CC). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Dr., Ste. 160, Kennewick, WA 99338. Property owner is Bauder Young Properties, LLC, 1505 NE Village Street, Fairview, OR 97024.

Mr. Muai gave an overview of the staff report, and shared a Power Point presentation of the staff report.

Planning Commission questions:

None

Testimony of Applicant/Applicant's Representative:

Paul Knutzen
Knutzen Engineering

5401 Ridgeline Dr. #160
Kennewick 99338

Application is fairly straightforward, Comp Plan Amendment was approved in February, so this is to make this property congruent with the underlying comp plan for land use.

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None.

Staff Comments:

None.

Public Testimony for COZ 21-07 closed at 7:20 p.m.

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 21-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission Discussion: None

The motion passed on a unanimous roll call vote.

Chairman Morris opened the virtual public hearing at 7:21 p.m. for (*Continued from April 19, 2021*): Comprehensive Plan Amendment (CPA) #20-06 proposing to change the land use designation for approximately 40.06 acres located generally at 2701 & 2711 S. Sherman Street from Low Density Residential to High Density Residential. Applicant and Property owner is Jose A. Chavallo, 5927 W. Quinault Avenue, Kennewick, WA 99336.

Mr. Donovan gave an overview of the staff report, and shared a Power Point presentation of the staff report.

Planning Commission questions: High level basis of the denial – incompatibility of surrounding property owners; exhibits submitted; request submitted by PHHA for a 15 minute time to present; point of order for public testimony; registered speakers in favor of the request.

Testimony of Applicant/Applicant's Representative:

James Carmody, Attorney for Applicant
230 S. 2nd Street
Yakima 98901

Representing Jose & Tammy Chavallo; this application raises questions with respect to role of commissioners and consistency; application treated in different matter than others presented to PC over the years; SEPA determination required; places extra burdens on the applicant; refer to pre-hearing memo for more detail and entire record of the application, materials & submission submitted by applicant; encourage site visit of unique property; will allow boutique hotel with residential high density land use; bulk of opposition coming from Panoramic Heights; Citadel Estates already has City approval and is property affected by new proposal; *At this point in the proceedings the applicant was given additional time (15 minutes approximately) to present his proposal.* Mr. Carmody stated compatibility issues with adjacent land uses are not being consistently applied to this project.

Jose Chavallo
2701 S. Sherman Street
Kennewick 99337

Own property on top and south side of Thompson Hill; housing shortage in Tri-Cities; reason going to high density residential is with a PRD could do a freestanding restaurant; vision is boutique hotel with restaurant; have attempted communication with neighbors, met with resistance; going to high density to allow for a hotel on this property, not for 1,000 house; impossible to build 1,000 houses on the property due to topography.

Christy Batayola
Harms Engineering
1632 W Sylvester Street
Pasco

Engineer working with Mr. Chavallo on project; analysis for stormwater based on build out to the max, a comparison; layout of the site, the north side is critical steep slope area and not developable; roads based on 360 condo style units, top of hill for boutique hotel, that is the vision.

Testimony in Favor of the Request:

Dennis Gisi
John L Scott Real Estate
5409 N. Road 68 Ste. E
Pasco

Extreme housing shortage exists particularly in Kennewick; Mr. Chavallo's project is needed, it's not about affordable housing it's about all housing in general.

Testimony Neutral/Against the Request:

Against the Request:

Jennifer Keller
5307 W. 26th Avenue
Kennewick

Jacque Fuller
7709 W. 23rd Avenue
Kennewick

Dominic Sansotta
6925 W. 23rd Ct.
Kennewick

Steven & Sheri Erhart
4708 W. 27th Avenue
Kennewick

John LaFemina
1406 S. Kellogg Street
Kennewick

Jessica Percifield-Henry
7067 W. 23rd Avenue
Kennewick

Ron Mabry
2525 N. Irving Street
Kennewick

Seth Elkington
5807 W. 25th Avenue
Kennewick

JoAnna Wong
4904 W. 32nd Avenue
Kennewick

Chris Barnes
2616 S. Kellogg Street
Kennewick

Vonda Smith
2703 S. Irving Street
Kennewick

John Deskins
5501 W. 26th Avenue
Kennewick

Seth Defoe
5017 W. 28th Avenue
Kennewick

**At this point in time during the hearing (8:53 pm) Chairman called a five-minute recess*
Hearing Resumed @ 8:58 pm.*

Carol Schweider
2624 S. Kellogg Street
Kennewick

Jeff Hylden
7009 W. 23rd Avenue
Kennewick

LeSann McEnroe
(spoke in opposition to CPA 20-06 during COZ 21-03 public hearing)

Nathan Cathey
5715 W. 26th Avenue
Kennewick

Kathy Otheim
7044 W. 33rd Place
Kennewick

Reginald Unterseher
6002 W. 26th Avenue
Kennewick

John Hanson
1604 S. Edison
Kennewick

Shlomo Orr
5900 W. 25th Avenue
Kennewick

Robin Duncan
5806 W. 26th Avenue
Kennewick

Bill Dixon
2500 S. Irving St
Kennewick

Jennifer Arrequin
7020 W. 31st Place
Kennewick

AJ Foster
6009 W. 26th Avenue
Kennewick

Christie Clay
5321 W. 26th Avenue
Kennewick

Susan Dixon
2500 S. Irving Street
Kennewick

Fran Handy
2513 S. Harrison Place
Kennewick

Darrell Duncan
5403 W. 26th Avenue
Kennewick

Gerald Berges
5311 W. 25th Avenue
Kennewick

Larry Hulstrom
5409 W. 26th Avenue
Kennewick

Fernando Ramelo
5509 W 25th Avenue
Kennewick

Those is opposition spoke of incompatibility of proposal with the Comprehensive Plan; Critical Areas (slope) and topography of the site; traffic impacts & risks to public safety and welfare; leap from low density to high density; comprehensive plan requirements not supported by application/location/proposal.

Staff Comments:

Mr. McCormick spoke to statements by the applicant/representative regarding DNS review, packets of information submitted, the MDS and appeal; Citadel Estates 2011 pre-plat; criteria in KMC 4.12; rezone not rationalized by need for high density residential in Kennewick; Mr. Donovan spoke to typo regarding the MDNS.

Public Testimony for CPA 20-06 closed at 10:05 p.m.

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report CPA 20-06 and forward a recommendation to City Council DENIAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission Discussion: Chairman Morris expressed appreciation for all public comments given, Mr. Camody and Mr. Chavallo, Ms. Batayola comments, thanked all who turned out to speak. Commissioner Moore added thanks to all the City staff and Planning Commissioners.

The motion passed on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates – None

NEW BUSINESS: None.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF: None

ADJOURNMENT:

The meeting adjourned at 10:12 p.m.



STAFF REPORT

2021 Comprehensive Plan Amendment Docket Review

Staff Contact: Steve Donovan, AICP and Matt Halitsky, AICP

To: Planning Commission

Date: May 17, 2021

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 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.

2021 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 21-01: Comprehensive Plan amendment to change the land use designation of 0.6887 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 1831 W 19th Avenue.

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 applicant intends to redevelop the property with multifamily construction. Goal 1 (Section 3: Housing) of the Comprehensive Plan is to support and develop a variety of housing types and densities to meet a diverse and growing population. Additionally, Goal 3 (Section 3: Housing) promotes affordable housing across all socioeconomic segments of the community.

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

The proposed amendment will allow for more dense development and a variety of housing types within an existing municipal service area. Much of the block in which the subject property is located has already been designated as MEDIUM DENSITY RESIDENTIAL. No significant concerns or issues are identified that would preclude further analysis and processing of the amendment.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-01 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-01 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-01 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-02: Comprehensive Plan amendment to change the land use designation of 0.96 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 3321 W 10th Avenue.

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 amendment will help implement Goal 1 (Section 3: Housing) of the Comprehensive Plan: *Support and develop a variety of housing types and densities to meet the diverse needs of the population.* Specifically, the amendment will help with the retention and development of senior housing in proximity to needed services. The applicant's intention is to consolidate eight lots encompassing an existing assisted living facility into one.

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

The proposed amendment promotes the retention of an existing assisted living facility vis-à-vis the economic benefits of consolidating eight existing lots into one. Land designated as MEDIUM DENSITY RESIDENTIAL currently exists to the north of the subject property. No concerns are identified that would preclude further analysis and processing of the amendment.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-02 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-02 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-02 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-03: Comprehensive Plan amendment to change the land use designation of 1.36 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: UNDETERMINED, PARCEL NUMBER: 1-3399-201-1560-002.

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?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse needs of the population*; and Housing Goal 3: *Promote affordable housing for all economic segments of the community*. Additionally, the change of land use designation will lead to a change of zone that will allow a future multifamily apartment complex to be built at the site.

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 accommodate the development of a new multifamily apartment complex. Property designated HIGH DENSITY RESIDENTIAL currently exists to the immediate north of the subject property. The change is consistent with the surrounding character of the neighborhood, and allows for greater diversity of housing options which is consistent with the goals of the Comprehensive Plan stated above. No concerns are identified that would preclude further analysis and processing of the amendment.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-03 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-03 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-03 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-04: Comprehensive Plan amendment to change the land use designation of 3.12 acres from INDUSTRIAL (I) to COMMERCIAL (C). Address: UNDETERMINED, PARCEL NUMBERS: 1-0689-201-1788-006, 1-0689-201-1788-003, and the western half of 1-0689-201-1788-002.

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 Goal 3 (Section 2: Land Use-Commercial): *Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.* Among the policies of this section of the Comprehensive Plan is to provide appropriate commercial areas for neighborhoods and to provide neighborhood commercial centers in strategic locations to serve surrounding neighborhoods. The subject property is adjacent to an existing corner lot designated as commercial, and is poised to provide additional commercial services to the growing neighborhoods along this stretch of West Clearwater Ave.

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

The proposal appears consistent with respect to Section 2 of the Comprehensive Plan, and is located adjacent to other properties designated as commercial. There are no apparent issues that would preclude further processing of the request. The proposed amendment has the potential of increasing commercial development in the area.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-04 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-04 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-04 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-05: Comprehensive Plan amendment to change the land use designation of 0.46 acres from COMMERCIAL (C) to MEDIUM DENSITY RESIDENTIAL (MDR). Location: 107 E 16th Avenue.

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 because 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 3: *Promote affordable housing for all economic segments of the community*. This amendment will accommodate a new infill cottage housing development proposed by the applicant on a parcel that has long been vacant. The development of the site with six units is consistent with the policy of promoting infill residential construction through flexibility in development techniques found under Goal 3. Furthermore, the properties to the north of the subject property are designated as MEDIUM DENSITY RESIDENTIAL.

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

The proposal is timely and there is adequate information to process this request. The request is consistent with the goals and policies of the Comprehensive Plan relative to housing, and the proposed land use designation is congruous with that immediately to the north. The applicant's proposal promotes affordable housing options within the community. No concerns are yet identified that would hinder further processing of the amendment.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-05 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-05 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-05 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-06: Comprehensive Plan amendment to change the land use designation of 14.60 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: 9496 W Clearwater Avenue.

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*.

Additionally, the proposed amendment will increase the supply HDR properties, which the City currently has a deficit of.

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

No.

Staff Conclusions

There are no major processing issues with the request. Commercial and Industrial Lands surround the site and the proposed change has the potential of increasing the variety of housing types.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-06 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-06 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-06 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-07: Comprehensive Plan amendment to change the land use designation of 1.77 acres from COMMERCIAL (C) to LOW DENSITY RESIDENTIAL (LDR). Address: 1221, 1213 and 1201 N Irving Place.

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*.

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 Low Density Residential lands to the west and the change will allow for residential infill development. Currently, the City has a substantial surplus of LDR properties.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-07 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-07 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-07 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-08: Comprehensive Plan amendment to change the land use designation of 2.95 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: 18 W 12TH Place.

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 processing issues with the request. The property is adjacent to properties designated Commercial, Public Facility, Low Density Residential and across W 12th Place Medium Density Residential. The proposed change has the potential of increasing the variety of housing types. Additionally, the proposal will allow for residential infill development and address an HDR property supply deficit.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-08 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-08 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-08 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-09: Comprehensive Plan amendment to change the land use designation of 4.58 acres from HIGH DENSITY RESIDENTIAL (HDR) to COMMERCIAL (C). Address: 8125 Bob Olson Parkway.

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?

It is difficult to say, currently the City has a surplus of lands designated Commercial and a deficit of lands designated High Density Residential.

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

No.

Staff Conclusions

There are no major processing issues with the request. The property is adjacent to Commercial, Low Density Residential and High Density Residential designated properties.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-09 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-09 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-09 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-10: Comprehensive Plan amendment to change the land use designation of 8.6 acres from LOW DENSITY RESIDENTIAL (LDR) to COMMERCIAL (C). Address: 7723 Bob Olson Parkway.

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?

It is difficult to say, currently the City has a surplus of lands designated Commercial and larger surplus of lands designated Low Density Residential.

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

No.

Staff Conclusions

There are no major processing issues with the request. The property is adjacent to Commercial, Low Density Residential and High Density Residential designated properties.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-10 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-10 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-10 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-11: Comprehensive Plan amendment to change the land use designation of 24.04 acres from LOW DENSITY RESIDENTIAL (LDR) to HIGH DENSITY RESIDENTIAL (HDR). Address: South of 7723 Bob Olson Parkway, Parcels 1-1889-100-0001-003 and 1-1889-100-0001-008.

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*. Currently, the City has a surplus of lands designated Low Density Residential and a deficit of High Density Residential.

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

No.

Staff Conclusions

There are no major processing issues with the request. The property is adjacent to Commercial, Low Density Residential and High Density Residential designated properties. Additionally, the proposal will allow for residential infill development and address an HDR designated property supply deficit.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-11 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-11 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-11 for processing until the 2022 amendment cycle.

AMENDMENT REQUEST – CPA 21-12: Text amendments addressing nexus and rough proportionality related to required development regulations and mitigation of impacts

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 Urban Area Goal 2; Residential Goal 2; Property Rights Goal 1; Urban Design Goals 1, 2, and 3; and Public Facilities Goals 3 and 4.

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

No.

Staff Conclusions

There are no major processing issues with the request. The proposal solidifies code requirements and practices that are already in place and strengthens the consistency between the comprehensive plan and the Kennewick Municipal Code.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA 21-12 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 21-12 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 21-12 for processing until the 2022 amendment cycle.

Exhibits

- Map of Requests

City of Kennewick
2021 Comprehensive Plan Amendments

W. GAGE BLVD.
N. STEPTOE ST.
N. CENTER PKWY.
N. COLUMBIA CENTER BLVD.
W. QUINULT AVE.
W. GRANDRIDGE BLVD.
W. DESCHUTES AVE.
W. 4TH AVE.
W. 10TH AVE.
W. 15TH PL.
W. 19TH AVE.
W. 27TH AVE.
W. 36TH PL.
W. 36TH AVE.
W. CANAL DR.
W. CLEARWATER AVE.
W. KENNEWICK AVE.
W. 7TH AVE.
W. 10TH AVE.
W. 19TH AVE.
W. CREEKSTONE DR.
W. 27TH AVE.
W. 36TH AVE.
W. COLUMBIA DR.
W. VINEYARD DR.
W. 1ST AVE.
W. 4TH AVE.
W. 19TH AVE.
W. 27TH AVE.
W. 36TH AVE.
S. CLODFELTER RD.
S. COLUMBIA CENTER BLVD.
S. KELLOGG ST.
S. EDISON ST.
S. UNION ST.
S. MORAIN ST.
S. VANCOUVER ST.
S. OLYMPIA ST.
S. ELY ST.
S. CASCADE ST.
S. HIGHLAND DR.
S. CASCADE ST.
S. CASCADE ST.

CPA 21-01
CPA 21-02
CPA 21-03
CPA 21-04
CPA 21-05
CPA 21-06
CPA 21-07
CPA 21-08
CPA 21-09
CPA 21-10
CPA 21-11

Open Space
Low Density Residential
Medium Density Residential
High Density Residential
Mixed Use
Commercial
Industrial
Public Facility

-
- Open Space
 - Low Density Residential
 - Medium Density Residential
 - High Density Residential
 - Mixed Use
 - Commercial
 - Industrial
 - Public Facility