
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 August 16, 2021
 - b. Approval of Agenda
 - c. Motion to enter Staff Report(s) into Record
3. **PUBLIC HEARING:**
 - a. Zoning Ordinance Amendment (ZOA) #21-03 proposing to amend Kennewick Municipal Code (KMC) Section 18.12.180(7) to require that only recreational vehicle complexes with street frontages on principal arterials, minor arterials or collector streets be required to maintain a 150 foot setback from the street frontage property line. Applicant is Tim Bush, 3019 Duportail Street #226, Richland, WA 99352.
4. **VISITORS NOT ON AGENDA:**
5. **OLD BUSINESS:**
 - a. City Council Action Updates
6. **NEW BUSINESS:**
7. **REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:**
8. **ADJOURNMENT:**

KENNEWICK PLANNING COMMISSION
August 16, 2021
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 Ken Short, Thomas Helgeson, Anthony Moore, Vice Chairman Clark Stolle, Chairman Victor Morris.

Excused: Commissioner James Hempstead.

Unexcused: None

Staff Present: Anthony Muai, AICP Interim Planning Director; Steve Donovan, AICP Senior Planner, Matt Halitsky, Planner, Melinda Didier, Community Planning Administrative Assistant/Recorder.

Chairman Morris made the following statement:

“Next item is the Approval of the Consent Agenda; Interim Planning Director Anthony Muai has submitted a memo with the agenda packet recommending Item 3.a. (COZ 21-09) be removed from the agenda.”

Mr. Muai read the memo, which stated in part that the applicant for COZ 21-09 has withdrawn the zone change permit.

Chairman Morris continued:

“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.”

Commissioner Helgeson moved to remove Item 3.a. COZ 21-09 from the agenda; Commissioner Moore seconded the motion. The motion passed unanimously on a roll call vote.

Commissioner Moore moved to approve the Consent Agenda as amended; Vice Chairman Stolle seconded the motion. The motion passed unanimously on a roll call vote.

CONSENT AGENDA

- a. Approval of Agenda (as amended)
- b. Approval of August 2, 2021 Minutes
- c. Motion to enter Staff Reports into the Record

PUBLIC HEARINGS

Chairman Morris opened the virtual public hearing at 6:44 p.m. for Comprehensive Plan Amendment 21-01/PLN-2021-00781, proposing to change approximately 0.6887 acres located generally at 1831 W. 19th Avenue from Low Density Residential (LDR) to Medium Density Residential (MDR). Applicant and owner is Jeffrey Robbins, 290 Moore Road, Pasco, WA 99301.

Mr. Halitsky gave a brief overview of the staff report, and shared a Power Point presentation of the staff report. Mr. Halitsky entered Exhibit A-5 (Torvik comment letter) into the record.

Planning Commission questions:

None

Testimony of Applicant/Applicant's Representative:

Jeffrey Robbins
290 Moore Rd.
Pasco

Applicant in support of proposal; intends to build one/two duplexes; only has a few rentals.

Webinar Participant Comments:

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-01 closed at 6:51 p.m.

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report CPA 21-01 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 6:52 p.m. for Comprehensive Plan Amendment 21-02/PLN-2021-01128, proposing to change approximately 0.96 acres located generally at 3321 W. 10th Avenue from Low Density Residential (LDR) to Medium Density Residential (MDR). Applicant is Tami Johnson, Creekstone Senior Living, 3321 W. 10th Avenue, Kennewick, WA 99338. Property owner is Creekstone Holdings, LLC, 3321 W. 10th Avenue, Kennewick, WA, 99338.

Mr. Halitsky 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:

Tami Johnson, Creekstone Senior Living
3321 W. 10th Avenue
Kennewick 99338

Applicant in support of proposal; application is to try to bring assisted living facility into zoning compliance with addressing.

Webinar Participant Comments:

Tiffanie Kiki, Creekstone Holdings, LLC
3321 W. 10th Avenue
Kennewick 99338

In support of proposal to attain zoning compliance.

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-02 closed at 6:57 p.m.

Chairman Morris asked for a motion.

Commissioner Stolle moved to concur with the findings and conclusions in staff report CPA 21-02 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission Discussion:

Exhibit 1 does not have RS on the map, findings going from LDR to MDR.

The motion passed on a unanimous roll call vote.

Chairman Morris opened the virtual public hearing at 7:01 p.m. for Comprehensive Plan Amendment 21-03/PLN-2021-01322, proposing to change approximately 1.36 acres located generally at W. Canal Drive between Grant and Umatilla Streets from Commercial (C) to High Density Residential (HDR). Applicant/Owner is Khurshed Sharifov, 405 Heritage Hills Drive, Richland, WA 99352.

Mr. Halitsky 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:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-03 closed at 7:04 p.m.

Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA 21-03 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 7:06 p.m. for Comprehensive Plan Amendment 21-04/PLN-2021-01415, proposing to change approximately 3.1 acres located generally at 8600 W. Clearwater Avenue from Industrial (I) to Commercial (C). Applicant/Owner is Keith Hughes, 8600 W. Clearwater Avenue, Kennewick, WA 99336.

Mr. Hallitsky 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:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-04 closed at 7:08 p.m.

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report CPA 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 7:10 p.m. for Comprehensive Plan Amendment 21-05/PLN-2021-01357, proposing to change approximately 0.46 acres located generally at 107 E. 16th Avenue from Commercial (C) to Medium Density Residential (MDR). Applicant is Chantell Arnold, PO Box 6539, Kennewick, WA 99336. Owner is Columbia Cottages LLC, PO Box 6539, Kennewick, WA 99336.

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

Planning Commission questions:

Most of the development is in the lower right hand area of the proposal.

Testimony of Applicant/Applicant's Representative:

None

Webinar Participant Comments:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-05 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 CPA 21-05 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 Comprehensive Plan Amendment 21-06/PLN-2021-01438, proposing to change approximately 14.60 acres located generally at 9496 W. Clearwater Avenue from Commercial (C) to High Density Residential (HDR). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Property owner is Tom & Vicki Solbrack, 2555 W. Hwy 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. Suite 160
Kennewick 99338

In support of this proposal; with re-alignment of 10th Avenue, the roadway will be able to handle high density development.

Webinar Participant Comments:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-06 closed at 7:19 p.m.

Chairman Morris asked for a motion.

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

Commissioner Short seconded the motion.

Planning Commission Discussion:

Current setbacks, for railroad Right-of-Way line.

The motion passed on a unanimous roll call vote.

Chairman Morris opened the virtual public hearing at 7:20 p.m. for Comprehensive Plan Amendment 21-07/PLN-2021-01441, proposing to change approximately 1.76 acres located generally at 1201, 1213, 1221 N. Irving Place from Commercial (C) to Low Density Residential (LDR). Applicant/Owner is Brett Lott, 5710 Castle Holly Court, Pasco, WA 99301.

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

Planning Commission questions:

Is the suggested motion only for the portion of land south of the green line on the map; is the land to the west LDR; will the triangular piece of commercial land be developable; is the green line on the map a lot line; if the triangular commercial lot is created is there access to Canal Drive; are most adjacent property owners to the west.

Testimony of Applicant/Applicant's Representative:

Brett Lott
5710 Castle Holly Court
Pasco 99301

Thanked staff for help with application; plans for the property are a commercial building for my home builder business on a portion of the parcel, and residential for the remainder mixed with commercial; in favor of proposal.

Webinar Participant Comments:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-07 closed at 7:33 p.m.

Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA 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 7:35 p.m. for Comprehensive Plan Amendment 21-08/PLN-2021-01480, proposing to change approximately 2.95 acres located generally at 18 W. 12th Place from Commercial (C) to High Density Residential (HDR). Applicant is Thomas Wei, 2120 N. Road 44, Pasco, WA 99301. Property owner is FSTN, LLC, 2699 N. Road 68, Pasco, WA 99301.

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:

Rick Simon, Applicant Representative
98412 Harrington Road
W. Richland 99354

Here on behalf of Mr. Wei, in favor of proposal.

Webinar Participant Comments:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-08 closed at 7:39 p.m.

Chairman Morris asked for a motion.

Commissioner Stolle moved to concur with the findings and conclusions in staff report CPA 21-08 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 7:41 p.m. for Comprehensive Plan Amendment 21-09/PLN-2021-01505, proposing to change approximately 4.58 acres located generally at 8125 Bob Olson Parkway from High Density Residential (HDR) to Commercial (C). Applicant/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:

If there are conditions required for service road and safety coming off Bob Olson Parkway.

Testimony of Applicant/Applicant's Representative:

John Fetterolf, Applicant Representative
7500 W Clearwater Avenue Ste. 8
Kennewick 99336

Oddly shaped parcel of land, the change will allow owner to better utilize parking, etc; This is one of three total applications here tonight; net increase planned as part of Bob Olson Parkway; in favor of request.

Webinar Participant Comments:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-09 closed at 7:49 p.m.

Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report CPA 21-09 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Short seconded the motion.

Planning Commission Discussion:

None

The motion passed on a unanimous roll call vote.

Chairman Morris opened the virtual public hearing at 7:50 p.m. for Comprehensive Plan Amendment 21-10/PLN-2021-01506, proposing to change approximately 8.6 acres located generally at 7723 Bob Olson Parkway from Low Density Residential (LDR) to Commercial (C). Applicant/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:

If there is already surplus commercial zoned land, what is the issue.

Testimony of Applicant/Applicant's Representative:

John Fetterolf, Applicant Representative
7500 W Clearwater Avenue Ste. 8
Kennewick 99336

In support of the proposed change, this parcel has depths to accommodate large commercial uses.

Webinar Participant Comments:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-10 closed at 7:55 p.m.

Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA 21-10 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 7:56 p.m. for Comprehensive Plan Amendment 21-11/PLN-2021-01507, proposing to change approximately 24.04 acres located generally south of 7723 Bob Olson Parkway from Low Density Residential (LDR) to High Density Residential (HDR). Applicant/Owner is Jaycee Structure LLC, 1505 NE Village Street, Fairview, OR 97024.

Mr. Donovan gave a brief overview of the staff report, entered into record Exhibits A-10 (Alley letter) and A-11 (Pierce letter) and shared a Power Point presentation of the staff report.

Planning Commission questions:

Is Exhibit A-11 (Pierce letter) from the Kennewick School District.

Testimony of Applicant/Applicant's Representative:

John Fetterolf, Applicant Representative
7500 W Clearwater Avenue Ste. 8
Kennewick 99336

For this proposal we are working toward high density apartments surrounding commercial to promote walkable neighborhood; there is a hot market for the property, best use is HDR.

Webinar Participant Comments:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

Chris & Laura Alley
7080 W. 31st Place
Kennewick

Submitted Exhibit A-10 letter opposing proposal; ultimately at the project level high-density apartments and commercial will negatively impact Kennewick School District and traffic (safety concerns).

Staff Comments:

None

Public Testimony for CPA 21-11 closed at 8:09 p.m.

Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA 21-11 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission Discussion:

None

The motion passed 4-1, with Commissioners Moore, Stolle, Helgeson & Short in favor and Commissioner Morris opposed.

Chairman Morris opened the virtual public hearing at 8:11 p.m. for Comprehensive Plan Amendment 21-12/PLN-2021-01983, proposing comprehensive plan text updates that will address goals and policies related to the nexus and rough proportionality when development exactions are required and mitigation of impacts caused by development. The proposal is not site specific. Applicant is City of Kennewick.

Mr. Muai 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 – City is Applicant

Webinar Participant Comments:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for CPA 21-12 closed at 8:16 p.m.

Chairman Morris asked for a motion.

Commissioner Stolle moved to concur with the findings and conclusions in staff report CPA 21-12 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.

OLD BUSINESS:

- a. **City Council Action Updates** – August 17, 2021 - COZ 21-08 goes before City Council, ZOA 21-02 will go to the September City Council meeting.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

The new Planning Commissioner will be confirmed at the August 17th City Council meeting; September 20th is the next Planning Commission meeting.

ADJOURNMENT:

The meeting adjourned at 8:22 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION

FILE No: ZOA 20-03/AMD-2021-02374

Public Hearing Date: September 20, 2021

Proposal: Amend Kennewick Municipal Code (KMC) Section 18.12.180(7) to require that only recreational vehicle complexes with street frontages on principal arterials, minor arterials or collector streets be required to maintain a 150 foot setback from the street frontage property line.

Applicant: Tim Bush

Staff Contact: Steve Donovan, Senior Planner

Background:

On July 8, 2021, the applicant applied to amend KMC Section 18.12.180(7).

The City sent the proposed amendments to the Department of Commerce on July 8, 2021, which started the 60-day comment period. The comment period ended on September 6, 2021

Discussion and Analysis:

Below is the current version of Section 18.12.180(7) and the applicant's proposed amendment to Section 18.12.180(7).

Current Section 18.12.180(7):

- (7) When located in CC and CG zoning districts, recreational vehicle complexes shall be located a minimum of 150 feet from a street frontage property line.

Applicant's proposed amendment to Section 18.12.180(7):

- (7) When located in CC and CG zoning districts, recreational vehicle complexes ~~shall be located a minimum of 150 feet from a street frontage property line,~~
are permitted as follows:
- a. Properties containing street frontage on a principal arterial, minor arterial or collector street as classified under the Roadway Functional Classification Map of the Kennewick Citywide Transportation Plan shall maintain a minimum setback of 150 feet from the street frontage property line;
 - b. Properties containing street frontage on all other types of streets may be built adjacent to the street frontage property line, provided that a minimum five-foot landscaped area which meets established vision triangle requirements of KMC 18.21.060(1)(a) shall be maintained between the street frontage property line and the recreational vehicle complex.

Staff's proposed amendment to the applicant's proposed amendment to Section 18.12.180(7):

- (7) When located in CC and CG zoning districts, recreational vehicle complexes are permitted as follows:
- a. Properties containing street frontage on a principal arterial, minor arterial or collector street as classified under the Roadway Functional Classification Map of the Kennewick Citywide Transportation Plan shall maintain a minimum setback of 150 feet from the street frontage property line;
 - b. Properties containing street frontage on all other types of streets may be built adjacent to the street frontage property line, provided that the Streetscape requirements of the Commercial Design Standards are met. ~~a minimum five-foot landscaped area which meets established vision triangle requirements of KMC 18.21.060(1)(a) shall be maintained between the street frontage property line and the recreational vehicle complex.~~

Staff Analysis:

Currently, recreational vehicle storage complexes located in the Commercial, Community (CC) and Commercial, General (CG) zoning districts must be 150 feet from a street fronting property line.

The applicant has proposed, that only recreational vehicle storage complexes in the CC and CG zoning districts and with street frontage on a road designated a principal arterial, minor arterial or collector street shall maintain a 150' setback from the frontage property line.

KMC Section 18.03.040: - Zone Purposes, ensures that the purpose of the zoning districts is consistent with the City Comprehensive Plan. Below is a portion of the section that establishes the purpose of the Commercial, Community (CC) and Commercial, General (CG) Zones:

- (10) CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.
- (13) CG – The purpose of the CG district is to provide areas for heavy commercial use, wholesaling and warehousing services supporting the primary activities of the other commercial and industrial districts, and uses which are not compatible with retail commercial zoning districts.

Staff Response: It is not the best use of properties zoned CC and CG to place recreational vehicle storage complexes directly on the street frontage of principal arterials, minor arterials and collector streets, due to the fact that those streets get the most daily traffic and are visible to the general public. The proposed amendment will still ensure that the most accessible commercial properties not be used as recreational vehicle storage complexes facilities.

Staff proposed changes to the applicant's proposal, to ensure that the streetscapes for future recreational vehicle storage complexes match properties in commercial zoning districts.

Additionally, the proposed amendment is not site specific; it will apply to all properties that are zoned CC and CG.

Comprehensive Plan Commercial Goals:

Goal 2: Sustain and enhance viable commercial areas.

Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community and regional needs.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapter 18.12
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is Tim Bush, 3019 Duportail Street #226, Richland, WA 99352.
2. The processing of the proposed amendments started on July 8, 2021.
3. Notice of the proposed code revision was sent to the Washington State Department of Commerce on July 8, 2021, consistent with the requirements of RCW 36.70A.106.
4. The City received confirmation of starting the 60-day review period and notice that the City has met the Growth Management Act notice to state agency requirements from the Washington State Department of Commerce on July 8, 2021.
5. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-significance (DNS) on August 9, 2021.

Conclusions of Law:

1. The proposed amendments will not negatively affect the City of Kennewick's public health, safety, and general welfare.
2. The proposed amendments do not conflict with goals and policies of the Comprehensive Plan.

Staff Recommendation:

Based on the above analysis of the applicant's request and staff's proposed amendment, staff recommends the Planning Commission forward a recommendation of APPROVAL to City Council for the following motion.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report ZOA 21-03 and recommend to City Council approval of the amendment to KMC Section 18.12.180(7) as proposed by staff.

Exhibits:

1. Staff Report
2. Application, Proposed Amendments and Supporting Information
3. Environmental Determination of Non-significance ED 21-28



REQUEST FOR AMENDMENT TO ZONING OR SUBDIVISION CODE

Applicable Filing Fee and SEPA Review Fee are due at the time of application ([Fee Schedule](#))

Applicant Tim Bush

Address 3019 Duportail St #226, Richland WA 99352

Telephone 509) 947-7902 Cell _____ Fax _____ E-mail tim@bushdevelopments.com

The amendment, if adopted, will not be restricted to the applicant's particular situation, but will apply to any future situation that may fall under the amendment, regardless of location or other circumstances. Therefore, please state how, in your opinion, the requested amendment will be to the best interests of the City. Use additional paper if needed.

Requested Amendment: Refer to attached sheets.

Signature 

7/8/21
Date

Checklist:

- ☒ Application & fee
- ☒ State Environmental Policy Act checklist (SEPA) & fee

PROPOSED ZONING CODE AMENDMENT TO KMC 18.12.180(7) RECREATIONAL VEHICLE STORAGE

Tim Bush – June 2021

Proposed Amendment:

Note: Proposed changes to code are shown in red with ~~strikeouts~~, *italicized*, and underlined text.

18.12.180: - Recreational Vehicle Storage

The following requirements are applicable to all new recreational vehicle storage areas and to expansions of existing facilities:

- (1) Access driveways shall be paved; and storage areas shall be paved or prepared with three inches of five-eighths minus gravel topped by one-inch of one-inch rolled rock and shall include a storm water drainage system designed by a professional engineer or architect licensed in the State of Washington; maintained in a weed free condition; be regravelled as necessary to eliminate dust; and must be subject to a designated and approved customer parking plan that includes physical markers for storage areas and barriers for access drives.
- (2) Exterior lighting shall be shielded or hooded so that direct light does not spill to adjacent properties.
- (3) In addition to the requirements of KMC 18.21, Landscaping, all storage complexes shall have a minimum five-foot landscaped area meeting KMC 18.21.060(1)(a) when adjacent to a residential zoning district.
- (4) Roofing materials shall be non-reflective to minimize glare on adjacent properties and public ways.
- (5) All outdoor storage areas shall be screened with an eight-foot high sight-obscuring fence.
- (6) Barbed wire, razor wire, and electric fences are not permitted.
- (7) When located in CC and CG zoning districts, recreational vehicle complexes ~~shall be located a minimum of 150 feet from a street frontage property line,~~ are permitted as follows:
 - a. Properties containing street frontage on a principal arterial, minor arterial or collector street as classified under the Roadway Functional Classification Map of the Kennewick Citywide Transportation Plan shall maintain a minimum setback of 150 feet from the street frontage property line;
 - b. Properties containing street frontage on all other types of streets may be built adjacent to the street frontage property line, provided that a minimum five-foot landscaped area which meets established vision triangle requirements of KMC 18.21.060(1)(a) shall be maintained between the street frontage property line and the recreational vehicle complex.

Justification for Code Amendment:

This code amendment is in response to widespread changes in land use trends that are occurring both nationally and locally. The city zoning code will need to be updated for it to remain effective.

One of the significant trends in retail sales is the increasing importance of on-line sales. According to the U.S. Department of Commerce, 15% of all retail sales during the first quarter of this year occurred on-line (see Slide #1). This trend is likely to continue and undoubtedly is decreasing the demand for new retail space.

Land uses permitted within both Commercial Community (CC) and Commercial General (CG) zones are primarily retail uses, which depend heavily upon visibility. Therefore, the most desirable commercial spaces are those located adjacent to arterial streets. CC and CG zoned properties that are not visible from arterial streets are far less likely to attract retail commercial development. Given this trend and a lack of demand for retail space adjoining local rather than arterial streets, the viability of placing retail development on such commercial properties is extremely limited.

Commercial properties located adjacent to local streets are much more likely to be developed with office and other uses that typically do not depend upon the same level of visibility and access as that of retail businesses. However, given recent changes that have occurred within the last year and a half resulting from the global pandemic, the need for office space has decreased dramatically. Office vacancy rates nationally were over 15% for the first quarter of this year, nearly double pre-pandemic vacancy rates (refer to Slide #2). Moreover, many companies and employees have grown accustomed to working remotely, so the need for new office space has been permanently reduced into the foreseeable future (see Slides #3-5).

While the demand for retail and office uses are declining, other trends are heading in the opposite direction. The RV Industry Association has projected that RV shipments will total over 575,000 units this year, eclipsing the previous record by 14% (refer to Slide #6).

In residential developments, housing costs have increased while lot sizes have become proportionately smaller, and the percentage of multi-family and townhome housing units are growing. Many newer single-family residential lots are now not large enough to accommodate RV or boat parking, and homeowners' associations typically restrict or even prohibit any attempt at such storage. Furthermore, condo, apartment and townhome dwellers are not generally provided with on-site RV parking. The net result of this higher demand for RV storage is a need for more complexes, and the CC and CG zones which are not adjacent to any arterials are the logical locations.

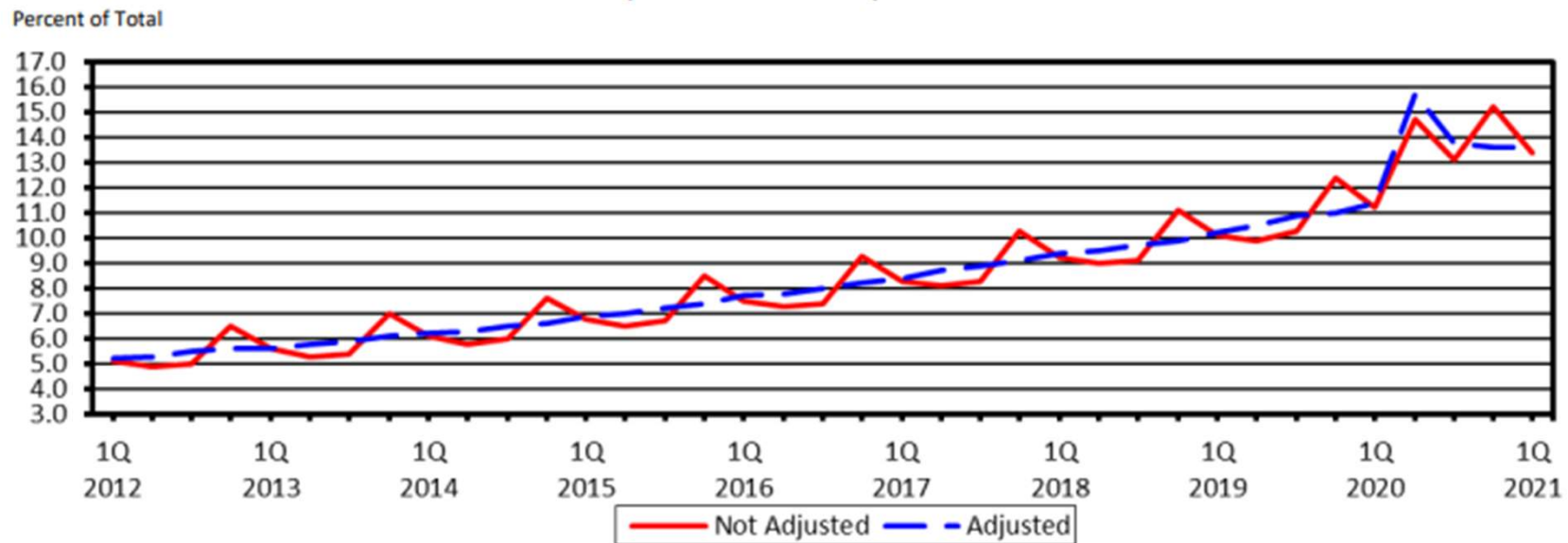
The majority of CC or CG zoned properties would not be impacted by this proposed amendment since they are mostly located adjacent to arterial or collector streets as defined in the City's Roadway Functional Classification map (see Slide #7). Properties with the greatest visibility and highest traffic volumes would be preserved for higher

value retail. For those CC and CG zoned properties that lie adjacent to local streets, property owners would have the potential to develop RV storage facilities. This provides those landowners the ability to put their properties to a beneficial use during a time when existing trends for retail and office use severely limit other options. Further, it will help to satisfy the increasing demand for RV storage facilities as the popularity of RVing increases and RV storage options are lagging.

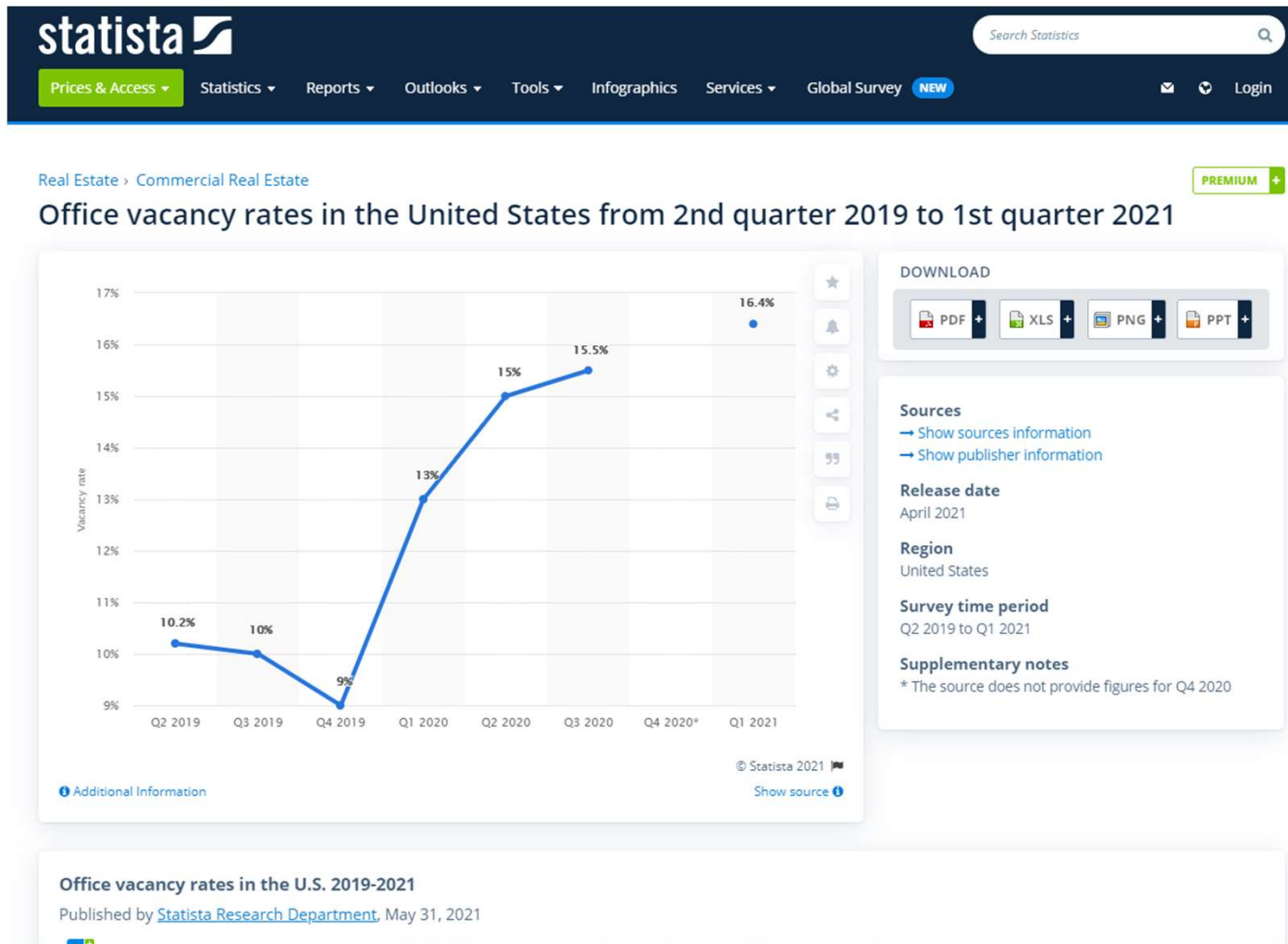
According to the Kennewick Comprehensive Plan, there are over 1,980 acres of commercially zoned properties in the City, of which 26 acres (less than 1.5%) would be impacted by the proposed code amendment. These are vacant properties fronting on local streets that potentially could accommodate RV storage buildings under the proposed code amendment, but only those portions of parcels that fall within the current 150-foot setback requirement.

Finally, the proposed code amendment would require that landscaping be provided between the RV storage buildings and adjacent streets to beautify the appearance of any RV storage complex. The City's existing commercial building design standards regulate design principles to promote quality and creativity in commercial building construction, and this proposed amendment further enhances that standard.

**Estimated Quarterly U.S. Retail E-commerce Sales as a Percent of Total Quarterly Retail Sales:
1st Quarter 2012 – 1st Quarter 2021**

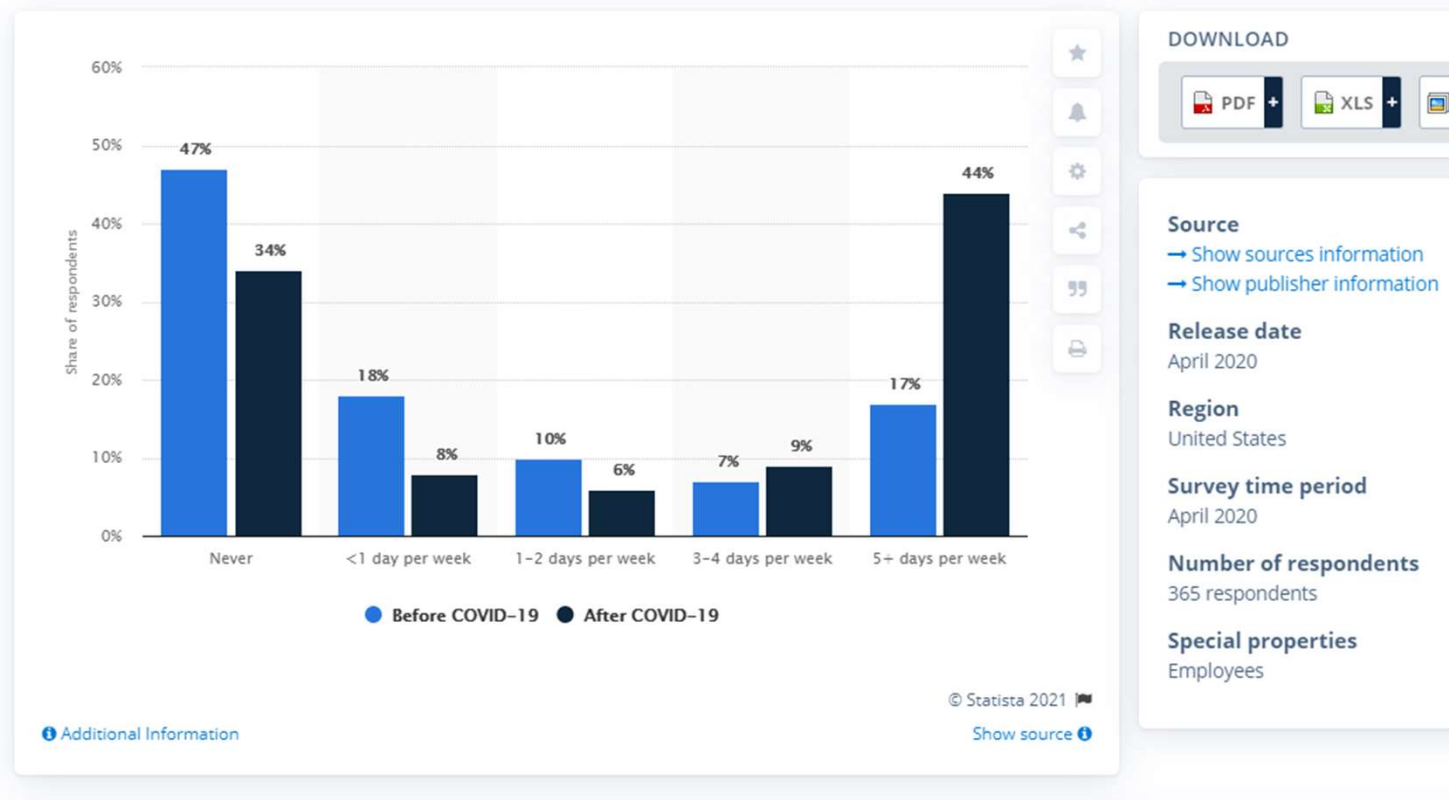


Source: U.S. Department of Commerce, U.S.
Census Bureau News



Technology & Telecommunications > IT Services

Change in remote work trends due to COVID-19 in the United States in 2020



Tim Bush
Zoning Code Amendment – RV Storage

Remote work frequency before and after COVID-19 in the United States 2020

Published by [Kimberly Mlitz](#), Apr 9, 2021

 Before the coronavirus (COVID-19) pandemic, 17 percent of U.S. employees worked from home 5 days or more per week, a share that increased to 44 percent during the pandemic. The outbreak of the COVID-19 pandemic accelerated the remote working trend, as quarantines and lockdowns made commuting and working in an office close to impossible for millions around the world. Remote work, also called telework or working from home (WFH), provided a solution, with employees performing their roles away from the office supported by specialized technology, eliminating the commute to an office to remain connected with colleagues and clients.

What enables working from home?

To enable remote work, employees rely on a remote work arrangements that enable [hybrid work](#) and make it safe during the COVID-19 pandemic. Technology supporting remote work [including laptops](#) saw a surge in demand, video conferencing companies such as [Zoom jumped in value](#), and employers had to consider new [communication techniques and resources](#).

Is remote work the future of work?

The response to COVID-19 has demonstrated that hybrid work models are not necessarily an impediment to productivity. For this reason, there is a general consensus that different remote work models will persist post-COVID-19. Many employers see benefits to flexible working arrangements, including positive results on employee wellness surveys, and potentially reducing office space. Many employees also plan on working from home more often, with 25 percent of respondents to a recent survey expecting [remote work as a benefit of employment](#). As a result, it is of utmost importance to acknowledge any [issues that may arise in this context](#) to empower a hybrid workforce and ensure a smooth transition to more flexible work models.

Hide

Tim Bush

Zoning Code Amendment – RV Storage

Office vacancy rates in the U.S. 2019-2021

Published by [Statista Research Department](#), May 31, 2021



In the United States, vacancy rates across the office sector increased to an average of 16.4 percent in the first quarter of 2021. The jump from 13 percent in the first quarter of 2020 is primarily due to the impact of the coronavirus.

Workplaces may never be the same again

Office buildings are generally grouped into three classes: A, B, and C. Office spaces that provide premium facilities and [demand high rent](#) are considered Class A. The vacancy rates across all categories are expected to remain at around 15 percent until employment fully returns to pre-coronavirus levels. The COVID-19 pandemic has changed the way that companies operate, and [working from home](#) has become the new normal for many employees in the United States. For teams that have returned to the office, employees are being encouraged to stagger start times and alternate their work schedules.

The impact of lockdowns on retail vacancy rates

Vacancy rates have not only increased in the office sector. The coronavirus severely impacted parts of the retail industry with [shopper footfall plummeting](#) in the United States due to the crisis. There were many permanent closures, and [retail vacancy rates](#) hit an average of 20 percent in the second quarter of 2020. Physical retail locations, such as shopping malls and free-standing outlets, are steadily reopening, but many are operating at a lower capacity due to health and safety restrictions.

Hide

Tim Bush

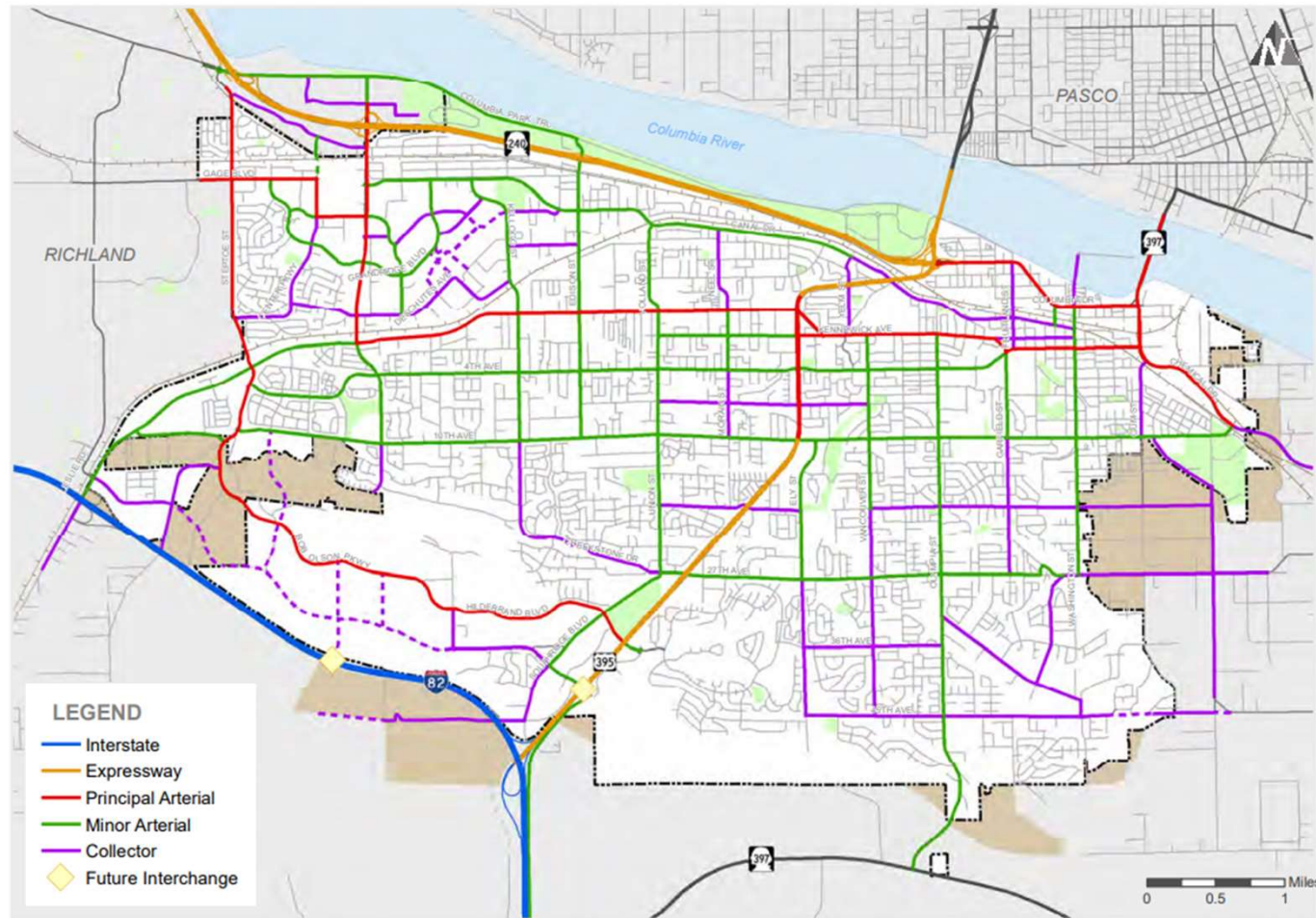
Zoning Code Amendment – RV Storage

Wholesale RV Shipments

	APRIL 2020	APRIL 2021	YOY Last Year	CUM. 2020	CUM. 2021	YOY To Date
Towables						
Travel Trailers (ALL)	5,155	36,109	600.5%	74,070	140,603	89.8%
Travel Trailers - 5th Wheel	1,042	9,597	821.0%	20,098	36,283	80.5%
Folding Camping Trailers	182	648	256.0%	1,756	2,716	54.7%
Truck Campers	124	406	227.4%	906	1,357	49.8%
All Towable RVs	6,503	46,760	619.1%	96,830	180,959	86.9%
Motorhomes						
Conventional (Type A)	220	1,384	529.1%	3,664	5,298	44.6%
Van Campers (Type B)	46	1,067	2219.6%	1,278	4,133	223.4%
Mini (Type C)	428	2,602	507.9%	5,834	9,930	70.2%
All Motorhomes	694	5,053	628.1%	10,776	19,361	79.7%
Total RV Shipments	7,197	51,813	619.9%	107,606	200,320	86.2%

Transportation System Plan

Slide #7



Roadway Functional Classification
Kennewick Citywide Transportation Plan

FIGURE

transpogroup **7**

4-2

Tim Bush

Zoning Code Amendment – RV Storage



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

FILE/PROJECT NUMBER: ED 21-28/PLN-2021-02400

DESCRIPTION OF PROPOSAL: Amend KMC 18.12.180(7) to require that only recreational vehicle complexes with street frontages on principal arterials, minor arterials or collector streets be required to maintain a 150 foot setback from the street frontage property line.

PROPOSER: Tim Bush, 3019 Duportail Street #226, Richland, WA 99352

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Not Site Specific

LEAD AGENCY: City of Kennewick

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

☒ There is no comment period for this DNS.

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

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

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Interim Planning Director

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

PHONE: (509) 585-4386

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

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: August 9, 2021

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED 21-28 File