May 16, 2022 **PLANNING COMMISSION AGENDA** 6:30 p.m.

**COUNCIL CHAMBERS & VIRTUAL MEETING 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 18, 2022
    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 18, 2022**
**MEETING MINUTES**

## CALL TO ORDER

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

Commissioner Hempstead led the Pledge of Allegiance.

Chairman Morris made the following statement:

"Tonight's meeting will be conducted through a hybrid platform which allows commissioners and the public to participate in the meeting both in person and through an online meeting platform. Should an individual Planning Commissioner become unexpectedly disconnected from the virtual platform, 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 when not speaking".

Community Planning Administrative Assistant Melinda Didier called the roll and found the following present:

Present: Chairman Victor Morris, Vice Chairman Clark Stolle, Commissioners James Hempstead, Thomas Helgeson, Tina Gregory (*all in person*) Commissioner Nikki Griffth (*remotely*).

Excused: None

Unexcused: Commissioner Ken Short

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

Chairman Morris 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**."**

Chairman Morris said that he did not see mention in the March 21, 2022 meeting minutes that Mr. Donovan removed Item # 3c. DCA #2022-0000 from the agenda due to the applicant withdrawing the application. Chairman Morris called for a motion to approve the Consent Agenda with the March 21, 2022 minutes as amended.

Commissioner Hempstead 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
b. Approval of March 21, 2022 Minutes (*as amended)*
c. Motion to enter Staff Reports into the Record

## PUBLIC HEARINGS

**Chairman Morris opened the virtual public hearing at 6:39 p.m. for Change of Zone (COZ) #2022-0009 proposing to change the zoning district for approximately 20.94 acres located at 4830 W. 49th Avenue from Residential, Suburban density (RS) to Residential, Low Density (RL). Applicant and owner is Ron Asmus Homes, 2810 W. Clearwater Ave. Suite 2, Kennewick, WA 99336 and Owner is Ronald and Tracey Asmus, 802 S. Dawes St., Kennewick, WA 99337.**

Chairman Morris stated for the record to show that there were no Commissioners with declarations regarding any agenda items; no audience members either present or online had objections to any Commissioner hearing any agenda items.

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

**Planning Commission questions:**

Since 2014 has there been any development there; has the applicant proposed access to the site yet; is the site adjacent to open space.

**Testimony of Applicant/Applicant's Representative:**

None present

**Testimony in Favor of the Request:**

None

**Testimony Neutral/Against the Request:**

None

**Testimony of Those Registered on Virtual Format:**

Mr. Kevin Howes – registered online virtual format – did not offer testimony.

**Staff Comments:**

None

**Public Testimony for COZ 2022-0009 closed at 6:48 p.m.**

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 2022-0009 and forward a recommendation to City Council APPROVAL of the request.

Vice Chairman Stolle seconded the motion.

**Planning Commission Discussion:**

None

The motion passed on a unanimous roll call vote.

**VISITORS NOT ON AGENDA:**

None

**OLD BUSINESS**:

a. City Council Action Updates: COZ 2022-0007 and COZ 2022-0008 were both approved by City Council at their last meeting;

**NEW BUSINESS:**

None

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

Chairman Morris welcomed new Planning Commissioner Tina Gregory, and mentioned that it was great to be back in person at City Hall.
Commissioner Gregory asked if a commissioner knows they will be out of town for a Planning Commission meeting, is it acceptable to be present via the online virtual remote platform. Mr. Muai said there is nothing specific in the by-laws or Kennewick Municipal Code, but they commission could have a discussion and adopt it formally.
Commissioner Hempstead asked if Mr. Muai would check with the City Attorney and other Boards and Commissions to make sure the hybrid attendance format is consistent. Mr. Muai said the City Council already conducts meetings this way with Council members, i.e. the ability to attend remotely if they cannot attend in person. Mr. Muai said he believes most boards/commissions will follow the pattern of Council, so the Planning Commission would not be out of bounds if they choose to do so as well.
Chairman Morris asked if we could check with the City Attorney to make sure that is legal; Mr. Muai said because we hold public hearings and are subject to the OPMA rules governing public meetings, we are required to hold hybrid meetings similar to the Council. The decision for the Planning Commission would make decide whether they want to allow Commissioners to attend remotely if they are unable to be here in person. Vice Chairman Stolle voiced his support to attend remotely if unable to be present in person. Mr. Muai said the item could be added to next regular meeting agenda.

**ADJOURNMENT**:
The meeting adjourned at 7:02 p.m.

**Community Planning Department**
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# STAFF REPORT 2022 Comprehensive Plan Amendment Docket Review

Staff Contact: Steve Donovan, AICP, Matt Halitsky, AICP and Chris Bowman
To: Planning Commission
Date: May 16, 2022

## 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.

**2022 AMENDMENT REQUESTS -** To assist during your deliberations on the legislative amendment requests please find below basic information pertinent to each application. In addition, see attached a Comprehensive Plan Map, which identifies the location of each requested amendment.

**AMENDMENT REQUEST – CPA-2022-0001: Comprehensive Plan amendment to change the land use designation of 25.41 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: 11358 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 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, 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. The proposal also serves to implement Goal 3 of the Comprehensive Plan in a manner not yet present along the proposed portion of W Clearwater Ave. 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-2022-0001 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2022-0001 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2022-2022-0001 for processing until the 2023 amendment cycle.

**AMENDMENT REQUEST – CPA-2022-0003: Amendments to the Housing Element of the Comprehensive Plan in response to 2021 legislation as well as other housekeeping amendments to update facts and figures.**

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 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, accurate and up-to-date information is necessary for setting and tracking progress towards the goals of the Comprehensive Plan as well as meeting the requirements of 2021 legislation.

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 update numbers and figures present in the Comprehensive Plan in response to 2021 legislation. 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-2022-0003 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2022-0003 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2022-0003 for processing until the 2023 amendment cycle.

**AMENDMENT REQUEST – CPA-2022-0004: Comprehensive Plan amendment to change the land use designation of 11.29 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: 8428 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 and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?
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 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.*
The amendment will lead to a change of zone that will allow for the construction of a high-density residential development on site. Additionally, the proposed amendment will increase the City's low supply of HDR properties.

Is the amendment better addressed through another planning process such as a sub-area plan update?
The proposed amendment is not better addressed through another planning process.

Staff Conclusions
There are no major processing issues with the request. Commercial and Industrial Lands surround the site and the proposed has the potential to support the commercial properties.

**Available Motions**

Motion to Accept
I move to recommend that City Council accept CPA-2022-0004 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2022-0004 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2022-04 for processing until the 2023 amendment cycle.

**AMENDMENT REQUEST – CPA-2022-0005: Comprehensive Plan amendment to change the land use designation of 39.76 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR) AND HIGH DENSITY RESIDENTIAL (HDR). Address: 2701 and 2711 S Sherman Street.**

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 and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?
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, a different proposal was submitted in 2020 to change 40.6 acres to High Density Residential. The current proposal is to change 4.31 acres to High Density Residential and 35.45 acres to Medium Density Residential.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?
The proposal will help implement the following Goals:

- Land Use Goal 1: Provide for attractive, walkable and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
- Housing Goal 1: Support and Develop a variety of housing types and densities to meet the diverse needs of the population.

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 of the Comprehensive Plan. 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-2022-0005 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2022-0005 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2022-0005 for processing until the 2023 amendment cycle.

**AMENDMENT REQUEST – CPA-2022-0006: Comprehensive Plan amendment to change the land use designation of 13.76 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: 8224 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 and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?
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 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.*
The amendment will lead to a change of zone that will allow for the construction of a high-density residential development on site. Additionally, the proposed amendment will increase the City's low supply of HDR properties.

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 LDR 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-2022-0006 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2022-0006 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2022-0006 for processing until the 2023 amendment cycle.

**AMENDMENT REQUEST – CPA-2022-0008: Comprehensive Plan amendment to designate 279.53 acres as Industrial (I). Address: TBD; Parcel # 1-1889-200-0001-005.**

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. A new, large-lot industrial zoning district is currently under consideration and may be applied to the subject property in the future.

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 3 (Section 2: Land Use - Industrial) of the Comprehensive Plan: *Maintain an adequate amount of industrial land within the City Limits and the Urban Growth Boundary*. Specifically, the amendment will designate the entirety of a recently annexed 279-acre parcel as Industrial.

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 the intent of a recent annexation to add additional industrial lands within the city limits. There are no apparent issues that would preclude further processing of the request. The proposed amendment has the potential of increasing industrial development in the area.

**Available Motions**

Motion to Accept
I move to recommend that City Council accept CPA-2022-08 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2022-0008 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2022-0008 for processing until the 2023 amendment cycle.

**AMENDMENT REQUEST – CPA-2022-0009: Comprehensive Plan amendment to change the land use designation of 1.941 acres from HIGH DENSITY RESIDENTIAL (HDR) to Industrial (I). 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 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 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, the amendment will help implement Goal 3 (Section 2: Land Use - Industrial) of the Comprehensive Plan: *Maintain an adequate amount of industrial land within the City Limits and the Urban Growth Boundary*. The applicant intends to rezone the subject property as Industrial, Light (IL) and ultimately consolidate the property with an adjacent parcel, creating a larger lot to accommodate an existing business.

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

Staff Conclusions
The proposal appears consistent with respect to Section 2 of the Comprehensive Plan by providing additional industrial lands within the city limits. There are no apparent issues that would preclude further processing of the request. A Boundary Line Adjustment will be required to align property lines with the proposed Comprehensive Plan Amendment. The proposed amendment has the potential of increasing industrial development in the area.

**Available Motions**

Motion to Accept
I move to recommend that City Council accept CPA-2022-0009 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2022-0009 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2022-0009 for processing until the 2023 amendment cycle.

**AMENDMENT REQUEST – CPA-2022-0010: Comprehensive Plan amendment to change the land use designation of 9.1 acres from Open Space (OS) to Low Density Residential (LDR). Address: 2600 S Washington Street.**

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 Goal 1 (Section 2: Land Use-Residential): *Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.* The subject property is currently designated as Open Space (OS) to accommodate an existing equestrian use. The applicant intends to rezone the subject property and ultimately develop a subdivision of 13-20 homes catered to those who desire horses or use the existing equestrian facility.

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 compatible with the existing land use. Land designated as Low Density Residential is located to the east and west of the subject property. Medium Density Residential is located to the immediate north. There are no apparent issues that would preclude further processing of the request. The proposed amendment has the potential for diversifying housing options in the area.

**Available Motions**

Motion to Accept
I move to recommend that City Council accept CPA-2022-0010 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2022-0010 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2022-0010 for processing until the 2023 amendment cycle.

# City of Kennewick
# 2022 Comprehensive Plan Amendments

CPA-2022-0001
CPA-2022-0009
CPA-2022-0001
CPA-2022-0004
CPA-2022-0006
CPA-2022-0005
CPA-2022-0008
CPA-2022-0010

N. STEPTOE ST.
CENTER PKWY.
N. YOUNG ST.
W. DESCHUTES AVE.
N. KELLOGG ST.
N. EDISON ST.
W. CLEARWATER AVE.
W. KENNEWICK AVE.
N. YELM ST.
N. RUBY ST.
W. CANAL DR.
W. 1ST AVE.
W. 4TH AVE.
S. KELLOGG ST.
S. EDISON ST.
S. UNION ST.
S. MORAIN ST.
S. YELM ST.
S. GARFIELD ST.
S. WASHINGTON ST.
W. 7TH AVE.
W. 10TH AVE.
S. COLUMBIA CENTER BLVD.
S. VANCOUVER ST.
S. OLYMPIA ST.
W. 19TH AVE.
S. ELY ST.
W. 27TH AVE.
S. SHERMAN ST.
W. 36TH PL.
W. 36TH AVE.
S. HIGHLAND DR.
S. CASCADE ST.
W. 45TH AVE.
S. OLYMPIA ST.

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

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