



December 19, 2022

PLANNING COMMISSION AGENDA

6:30 p.m.

****HYBRID 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 November 7 & November 21, 2022
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Code Amendment (DCA) #2022-0001 proposing that housing be permitted in the Public Facility (PF) zone when owned and/or operated by the Kennewick Housing Authority or other public agency and that the standards applicable to the Residential, High (RH) zone be applicable to said developments. Applicant is City of Kennewick Community Planning, 210 W. 6th Avenue, Kennewick, WA 99336.

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
NOVEMBER 7, 2022
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 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: Commissioner Tina Gregory, Commissioner Hempstead, Chairman Victor Morris, *(all in person)* Commissioner Nikki Griffith, Thomas Helgeson, Ken Short *(all remotely)*.

***It should be noted that at first roll call a quorum was not met with Commissioners Gregory, Short and Morris present; the meeting was paused and Commissioners Griffith and Helgeson joined the meeting remotely at 6:37 pm. Ms. Didier announced the quorum met. Commissioner Hempstead arrived at 7:05 pm.*

Excused: Commissioner Hempstead

Unexcused: None

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

A quorum was met with two commissioners in person and three remotely.

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. Please note that the minutes of the October 17, 2022 Planning Commission Meeting are unavailable and have been removed from the consent agenda.”

Chairman Morris called for a motion to approve the Consent Agenda.

Commissioner Griffith moved to approve the Consent Agenda; Commissioner Gregory seconded the motion. The motion passed unanimously on a roll call vote.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of October 17, 2022 Minutes – *Unavailable*
- c. Motion to enter Staff Report(s) into the Record

PUBLIC HEARING(S):

Chairman Morris made the following statement:

“Good evening and welcome to the November 7, 2022 Kennewick Planning Commission meeting; there are no items for Public Hearing on tonight’s agenda.”

VISITORS NOT ON AGENDA:

Chairman Morris made the following statement:

“It’s important that everyone who wishes to do so has an opportunity to speak. Each person who has either signed-in (in person) or registered (via Zoom) will have one three-minute opportunity to address the Planning Commission. Items that have already had a public hearing are not eligible for discussion. This would include all items under Item 2: Old Business.

If you are attending Via Zoom, please confirm your microphone has been unmuted before you begin your comments. Please state your name and address for the record; once you begin your remarks the countdown timer will start. At the end of your time, please mute your microphone.”

No comments in-person or online.

OLD BUSINESS:

- a. Develop Findings for Comprehensive Plan Amendments:

Mr. Muai gave an overview of the process, establishing findings to support approval of CPA-2022-0001, CPA-2022-0004, and CPA-2022-0006. Mr. Muai reviewed the memo summary for help identifying findings and criteria in KMC 4.12.110 (7) & (8).

Planning Commissioner Questions Included: Any inconsistencies in the applications with the comprehensive plan; in the memo, Exhibit A-11, specific only to -0001 or applied to the other two as well; clarifying initial denial reason was for future commercial development land availability. Commissioner comments included referencing “big box” development research & historical marketing/sales of commercial land.

Chairman Morris asked for a motion on CPA-2022-0001; Mr. Muai asked if the commissioners had decided on findings and noted that CPA-2022-0001 has slightly different suggested findings than CPA-2022-0004 & -0006; he also said that findings could be established for each individual amendment prior to individual separate motions for approval.

Discussion ensued on establishing findings for each comp plan amendment based on Exhibit A-11; Chairman Morris asked for discussion on establishing findings for CPA-2022-0001: caution on Exhibit A-11 item #6; item #8 specific to CPA-2022-0001 only; ***Chairman Morris noted for record Commissioner Hempstead arrival at 7:05 pm.*

Commissioner Helgeson moved that the Planning Commission adopt the findings contained in the staff report in support of CPA 2022-0001, CPA-2022-0004, CPA-2022-0006 together with supplemental findings #1, 2, 3, 4, 5, & 7 and conclusions in Exhibit labeled A-11 and recommend to City Council APPROVAL of the request as submitted or modified in KMC 4.12.110(10)(c). Commissioner Hempstead seconded the motion.

Mr. Muai noted that the original staff report recommended denial of the request, so Commissioner Helgeson may wish to modify his motion to cite support based on Exhibit A-11 with modifications.

Commissioner Helgeson amended his motion to strike the words “staff report” and insert the words “Exhibit A-11”. Chairman Morris noted that findings #2 & 3 specified CPA-2022-0001 so the other two CPA’s would need to be included in those findings; that would be an amendment to the supplemental findings 2 & 3. Commissioner Helgeson agreed with the amendment to supplemental findings 2 & 3 to his amended motion. Commissioner Griffith seconded the amended motion.

Roll call vote for Commissioners amendment on his motion passed unanimously: to strike his original words on the findings and conclusions of the staff report to support of this amendment as per Exhibit A-11; and adding the other two CPA’s to that wording and those findings.

Roll call vote on the original motion as amended, which was moved by Commissioner Helgeson and seconded by Commissioner Hempstead, generated some confusion on the original motion. Ms. Didier asked if Commissioner Helgeson would like to withdraw the original motion and start over to provide a clean record; Commissioner Helgeson said yes.

Commissioner Helgeson withdrew his motion and Commissioner Helgeson withdrew his second.

Commissioner Helgeson moved to adopt the findings numbered 1 through 5 and 7 in addition to the conclusions in Exhibit A-11 in support of CPA-2022-0001, CPA-2022-0004, and CPA-2022-0006 noting that findings 2 & 3 cover all three of those applications and recommend to City Council APPROVAL of the request; seconded by Commissioner Hempstead.

Planning Commission Discussion: None

Chairman Morris noted the vote is on all three applications.

The motion passed unanimously on a roll call vote.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Hempstead commented having been in a situation before with trying to make conclusions in front of everyone would have preferred a workshop meeting prior to the regular meeting to establish the findings; he also would like to have a future workshop to cover residential high-density land in the City of Kennewick.

ADJOURNMENT:

The meeting concluded at 7:37 p.m.

**KENNEWICK PLANNING COMMISSION
NOVEMBER 21, 2022
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 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: Commissioners James Hempstead, Thomas Helgeson, Chairman Victor Morris, (*all in person*) Commissioner Tina Gregory, (*remotely*).

Excused: Commissioners Nikki Griffith and Ken Short were unable to participate remotely due to technical difficulties.

Unexcused: None

Staff: Steve Donovan, AICP Planning Manager, Melinda Didier, CPT Community Planning Administrative Assistant/Recorder.

A quorum was met with three commissioners in person and one remotely.

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 called for a motion to approve the Consent Agenda.

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

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of October 17, 2022 Minutes
- c. Motion to enter Staff Report(s) into the Record

PUBLIC HEARING(S):

Chairman Morris made the following statement:

Good evening and welcome to the November 21, 2022 Kennewick Planning Commission meeting:

It is important that everyone who wishes to do so has an opportunity to speak. Each person who has either signed-in (in person) or registered (via Zoom) will have one three-minute opportunity to address the Planning Commission.

If you are attending via Zoom, please confirm your microphone has been unmuted before you begin your comments.

Please state your name and address for the record; once you begin your remarks the countdown timer will start. At the end of your time, please mute your microphone.

The order of the hearing shall be as follows:

1. Planning staff shall provide a staff report; the Commission may ask questions of staff;
2. The applicant or applicant's representative(s) presentation;
3. Testimony in FAVOR of the request;
4. Testimony either NEUTRAL or AGAINST the request;
5. Final APPLICANT comments;
6. Final staff comments;
7. Close the public hearing and discuss the request.

PUBLIC HEARINGS

Chairman Morris opened the public hearing at 6:35 pm for Change of Zone (COZ) #2022-0011 proposing to change the zoning district for approximately 3 acres from Business Park (BP) to Commercial, Community (CC). The proposal is located at 10487 ridgeline Drive. Applicant is Jason Archibald, Archibald & Co. Architects, 660 Symons Street, Richland, WA 99354 and property owner is Gerald Van Zuyen, Jr., 18708 Clodfelter Road, Kennewick WA 99338.

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the staff report. Staff recommended the Planning Commission forward a recommendation of approval to the City Council of the request.

Planning Commission questions: Clarification for Exhibit 4 of the packet has the heading "Utilities Map" on it; what are the differences on what is allowed in the BP and CC zoning district.

Testimony of Applicant/Applicant's Representative:

Jason Archibald
Archibald & Co. Architects
660 Symons Street
Richland

Happy to answer any questions; the allowed uses in the CC zone will provide more opportunity to develop property to highest and best ability.

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Testimony of Those Registered on Virtual Format:

None registered or present

Applicant/Owner Final Testimony:

None

Staff Final Comments:

None

Public Testimony for COZ-2022-0011 closed at 6:44 p.m.

Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ-2022-0011 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

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates: 2022 Comprehensive Plan Amendments: The three Commercial Comprehensive Plan Amendments (CPA-2022-0001, -0004, -0006, City Council approved -0001 & -0006 they did not approve -0004 which currently has no proposal for the site. One more Comprehensive Plan Amendment on Washington Street & 27th Avenue, the applicant has been trying to get the legal for the coordinates and we don't know when it will go to Council, staff is waiting on an updated legal description.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Chairman Morris said he will be out of town for the December 5th Planning Commission meeting; Ms. Didier said the December 5th meeting will be cancelled for lack of agenda items and the agenda cancellation will be sent out soon.

ADJOURNMENT:

The meeting concluded at 6:48 p.m.



Exhibit 1 Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

STAFF REPORT DCA-2022-0001

Public Hearing Date: December 19, 2022

Proposal Summary: Allow housing in the Public Facility zone when owned and operated by a public agency. Apply the Residential, High zoning standards to housing developments in the PF zone.

Applicant: City of Kennewick

Staff Contact: Anthony Muai, Community Planning Director

Background:

The requested amendment is being proposed to provide an additional option for public agencies to consider when there is property to be declared surplus. This proposal will allow surplus property to be utilized for affordable housing that is controlled by a governmental or other public agency, such as the Kennewick Housing Authority. The proposal was routed for comments on November 16, 2022, and published in the Tri-City Herald for comment on November 20, 2022. The Washington State Department of Commerce granted expedited review of the proposal on November 30, 2022. A SEPA Threshold Determination of Non-Significance was issued for the proposal on December 8, 2022.

Proposed Amendment:

The following are the proposed amendments to Title 18. New text is shown underlined and in blue color font. Text proposed for deletion is shown struck through and in red color font.

Amend Section 18.12.010 A.1: - Residential Use Table

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Residences, multi-family				I	I		I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						<u>I(2)</u>	
Residences, single-family	I	I	I	I	I	I	I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						<u>I(2)</u>	

Add a new footnote to Section 18.12.010 A.1: - Residential Use Table

- (2) ~~Not used.~~ Residential development is permitted in the PF zone when owned and/or operated by the Kennewick Housing Authority or other public or government agency. Residential developments in the PF zone shall meet all requirements of this title as though they were developed in the RH zone.

Staff Analysis:

The proposed amendment will allow housing, owned and operated by a public or governmental agency, in the Public Facility (PF) zone. The proposed amendment provides a way for public property that is no longer needed

for the originally planned public use to be used for an additional public purpose. This will aid in providing affordable housing to a significantly underserved region.

The proposed amendment will require that housing developed in the PF zone comply with the standards and requirements of the Residential, High (RH) zone. This will include the Residential Multi-Family Design Standards as well as landscaping, lighting and parking requirements applicable to the RH zone. Requiring these standards will ensure that the development is compatible with surrounding properties, mitigate impacts to neighboring lesser intensity zones and aim to provide an aesthetically pleasing design.

Currently there is one instance of housing owned and operated by the Kennewick Housing Authority (KHA) in the PF zone. KHA owns and operates Keewaydin Plaza Apartments located at 6 W. 6th Ave., just to the west of the Kennewick Post Office which was built in 1980.

Public Comment

One email was received from the Kennewick Housing Authority who is in favor of the proposed amendments. (see Exhibit 4)

Comprehensive Plan Land Use Goals

The following goals provide a basis to permit housing in the Public Facility zone.

- Housing Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.
 - Housing Goal 1, Policy 2: Support special needs housing within a variety of residential environments.
- Housing Goal 3: Promote affordable housing for all economic segments of the community.
 - Housing Goal 3, Policy 1: Promote affordable infill residential construction through flexibility in development techniques.
 - Housing Goal 3, Policy 4: Work with other jurisdictions and organizations, including the Kennewick Housing Authority and non-profit housing developers, to address the need for housing to be affordable to low and very low-income households.

Regulatory Controls and Policies

- Kennewick Municipal Code Chapter 18.12
- Kennewick Comprehensive Plan

Findings of Fact:

1. The applicant is the City of Kennewick.
2. Notice of the proposed code revision was sent to the Washington State Department of Commerce on November 16, 2022, consistent with the requirements of RCW 36.70A.106.
3. Notice of the proposed code revision was circulated for comments on November 16, 2022 and published in the Tri-City Herald on November 20, 2022 seeking comments on the proposal.
4. The City received confirmation of starting the 60-day/Expedited 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 November 17, 2022.
5. The Department of Commerce granted expedited review on November 30, 2022.
6. The Notice of Public Hearing was published in the Tri City Herald on December 4, 2022.
7. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-Significance (DNS) on December 8, 2022.
8. The proposed amendment will allow housing in the Public Facility zone.

9. Housing built in the Public Facility zone will comply with all standards and requirements of the Residential, High zoning district standards.
10. Housing built in the Public Facility zone must be owned and/or operated by a public or governmental agency.
11. The proposal is consistent with the Public Facility zoning purpose in that it provides a public service to come of the most vulnerable citizens.
12. A housing development owned and operated by a public agency (Kennewick Housing Authority) in the Public Facility zone exists today as a legal non-conforming use at 6 W. 6th Ave., Kennewick, WA 99336.

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, but rather support Housing Goal 1; Housing Goal 1, Policy 3; Housing Goal 3; Housing Goal 3, Policy 1 and Housing Goal 3, Policy 4.
3. The proposed amendments do not conflict with other provisions of the Kennewick Municipal Code.

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 DCA-2022-0001 and recommend to City Council approval of the request.

Exhibits:

1. Staff Report
2. Proposed Amendments
3. Environmental Determination of Non-significance
4. Parties of Record Comments

18.12.010 A.1: Residential Use Table.

The following table lists uses allowed by zone and the applicable City review process as follows: Review Process I = Staff review, Review Process II = Conditional Use Permit, Review Process III = Temporary Homeless Encampment Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted:

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Accessory Dwelling Units (See Title 18.12.020)	I	I	I	I	I		I			I						I							
Accessory uses and structures	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Animal Keeping (See Title 18.12.040)	I	I	I	I	I	I										I							
Bed and breakfast inns (5 guest rooms or less)	I	I	I	I	I		I			II						I							
Churches or religious places of worship	II	II	II	II	II	II	II		I		I	I		I	I	II							
Day Care Centers (See Section 18.12.060)				II	I		I	I	I		I	I		I		I	I	I	I	I		I	I
Family Day Care Home (see Section 18.12.070 and footnotes)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)		(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Farm Animals (see footnote 9)		I																					
Group Living I (See footnote 5)	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I					I(2)	
Group Living II (See footnote 6)				I	I				I		I	I		I								I(2)	
Home occupation	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I							
Mini-Day Care Center (Located in Family Abode - Section 18.12.060)	II	II	II	I	I	II	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Mini-Day Care Center (Not located in Family Abode - See 18.12.060)				I	I		I	I	I		I	I		I	I	I	I					I	I
Mini Storage (See 18.12.130)					I						I	I		I					I	I			
Motels (See Title 18.12.140)					II					I	I	I		I	I								
Nursing homes and congregate care facilities (over 10 residents)				II	II				I		I	I		I									
Nursing homes and congregate care facilities	II	II	II	II	II		I		I		I	I		I		I							

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
(up to 10 residents)																							
Recreational vehicle park, transient (up to 30-day stay) (See Title 18.12.170, 180) (see also, footnote 7)																						I	I
Residences, multi-family				I	I		I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	
Residences, single-family	I	I	I	I	I	I	I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	
Rooming Houses and Boardinghouses (See Title 18.12.190)				II	II		I																
Swimming Pools (See Title 18.12.240) (see footnote 10)							I															I	I
Temporary Homeless Encampments (See Title 18.12.255)	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III
Trailers, Boats, Camper Tops, Travel Trailers, Recreational	I	I	I	I	I																		

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Vehicles (See Title 18.12.260)																							

FOOTNOTES for Table 18.12.010 A-1 Residential Use Table:

- (1) No permit required for a family day care home (up to six charges). Per 18.12.070, if alterations are made a building permit will be required. A state license and city business license is required.
- (2) ~~Not used.~~ Residential development is permitted in the PF zone when the finished product will be owned and/or operated by the Kennewick Housing Authority or other public or governmental agency. Residential developments in the PF zone shall meet all requirements of this title as though it were developed in the RH zone.
- (3) Not used.
- (4) Not used.
- (5) Residential Care Homes, state or federally approved, with six or fewer residents and any required on-site residential staff permitted by right; all larger group living uses prohibited.
- (6) Residential Care Centers are permitted outright, subject to all of the applicable provisions of this title.
- (7) Recreational vehicle storage in R districts shall refer to Title 18.12.180 and shall be subject to special provisions applicable to Master Planned subdivisions.
- (8) Subject to KMC 18.42.140 and KMC 18.78.
- (9) In "RS" zones, agriculture and animal husbandry are permitted including keeping of farm animals such as horses, cows, and sheep, but maintained only on lots of at least 30,000 square feet. The keeping of farm animals must not exceed one animal per half acre.
- (10) Swimming pools considered an accessory use.

(Ord. 5748 Sec. 1, 2018; Ord. 5729 Sec. 1, 2017 ; Ord. 5712 Sec. 1, 2017 ; Ord. 5558 Sec. 2, 2014; Ord. 5528 Sec. 2, 2013; Ord. 5462 Sec. 3, 2012; Ord. 5434 Sec. 4, 2012; Ord. 5309 Sec. 8, 2010; Ord. 5262 Sec. 2, 2009; Ord. 5204 Sec. 5, 2007; Ord. 5180 Sec. 1, 2007)



Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 2022-0045/DCA-2022-0001

DESCRIPTION OF PROPOSAL: To allow housing in the Public Facility zone when owned and/or operated by a public agency.

PROPONENT: City of Kennewick

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: N/A

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: Community 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: December 8, 2022

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. 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
Parties of Record

From: [Lona Hammer](#)
To: [Anthony Muai](#)
Subject: Comments on proposed zoning amendment
Date: Monday, December 5, 2022 10:41:05 AM
Importance: High

Good morning:

As per your legal notice in the Tri-City Herald on Sunday, December 4, 2022, I would like to express support for the proposed zoning amendment to allow housing to be a permitted use in the Public Facility zone when owned and/or operated by KHA or other public agencies and that the standards applicable to the Residential, High Zone be applicable to said developments.

The provision of additional affordable housing opportunities in our community is a critical need. Currently, the vacancy rate in our community is very, very low and combined with high and ever rising rents, affordable housing availability and affordability is even lower. Many families, even when they have a housing voucher, cannot find housing that is priced within their affordability range. The market will continue to tighten as our community brings new businesses to our cities. New businesses sometimes bring new residents to our communities and typically new businesses need housing at all levels of affordability for their work force. Building affordable housing in our community benefits everyone.

Private developers who wish to build modest housing that is affordable for most families, find that sometimes the “numbers don’t work” and that setting a rent that is affordable for voucher holders and other modest income families can sometimes not produce enough revenue to support the development and these developers are sent back to the “drawing board” to figure out how to increase rents so that the project is self-sustainable. Public non-profit developers who use public funds typically use financing offered by the Department of Commerce and the Washington State Housing Finance Commission and other local, state, and federal resources, but those programs typically have a longer lead time than conventional financing through a bank or other financial institution as most public funders typically have one funding cycle per year or per every two years. Encouraging innovative partnerships and strategies to enhance and incentivize housing development for modest income families is paramount in our community.

The City’s proposed zoning change is a potential game change for our community and KHA applauds the City of Kennewick for proposing this change and support the City’s innovative approach to our communities affordable housing needs.

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