

**KENNEWICK PLANNING COMMISSION
November 16, 2015
MEETING MINUTES**

CALL TO ORDER

Chairman Ruff called the meeting to order at 6:34 p.m.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Victor Morris, Anthony Moore, Raymond Hui, and Chairman Beau Ruff.

Excused: Commissioner Fraser Hawley and Vice-Chairman Ed Pacheco.

Unexcused: None

Commissioner Hui led the Pledge of Allegiance.

Staff: Wes Romine, Planner, and Melinda Didier, Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated October 19, 2015
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Chairman Ruff opened the public hearing at 6:36 p.m. for Change of Zone (COZ) #15-08, which proposes to change approximately 5.11 acres from Commercial, Office (CO) to Commercial, Community (CC). The proposal is generally located at 8901 W. Tucannon Avenue.

Mr. Romine gave a brief overview of the staff report and presented a Power Point of the staff report. Mr. Romine stated that staff has reviewed the application and finds that it does meet the criteria for approving a rezone as contained in KMC 18.51.070. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 15-08 and recommend to City Council approval of the request.

Questions for staff:

Commissioner Hui asked how many transitional areas are there that are CC rather than CO. Mr. Romine said don't know; would have to go through all zoning maps to find that; specifically intended for non-retail commercial and for transitional uses; would have to go through the whole city map. Commissioner Hui said it could be sold tomorrow, you could have pub on the other side; better to have office than pub.

Mr. Romine said we did have someone that wanted to put 7 or 8-story offices there, decided not to go through with project; that might not be desirable there either; our code does not protect use.

Chair Ruff asked if it allows high density residential.

Mr. Romine said all of our commercial zones allow residential on the floors other than the ground floor; there are projects out there taking advantage of that; it is allowed with the current zone.

Chair Ruff opened public testimony for COZ 15-08 at 6:45 pm.

Testimony of Applicant or Applicant's Representative:

Paul Knutzen
3602 W 36th Avenue
Kennewick

Applicant's engineer; his current office next door to this site; had a hand in Fountain Hills development; wants to invest locally for tax purposes; site challenging with 50-ft fall from south to north end; initially requested CG to develop front for offices and storage, grading; staff said they would not recommend approval for CG, and is not adequate transition zone; submitted grading wants to get ahead; one pinch-point with 15 foot walls; not noticeable from residences; happy to show site plan.

Testimony in favor:

None

Testimony neutral or against:

Fred Ruck
8920 W Skagit Avenue
Kennewick

Biggest concerns are; I am engineer; worried about our retaining walls we put in; views, how tall offices and storage, where located, next to us or street; seeing proposals will alleviate concerns; can see white bluffs from house; grading, big slope, level have to take out a lot of soil; neutral.

Commissioner Hui said familiar with area; saw development go up, there is commercial building you can see roof, Dr. Hopp's offices.

Mr. Knutzen said 50 feet fall at site, coming down additional 20 feet, 2:1 slope from south for additional 10 feet, mini- storage twenty feet below, elevations 14', rooftop 16'; front third are flex office buildings; vacate cul-de-sac ROW, 18' tall, forty feet down; nothing to restrict views.

Commissioner Hui said there is tremendous setback from road.

Mr. Knutzen said when cul-de-sac vacated second entrance; 150' setback; graduation goes down 8 feet from west to east; nothing two-story; Mr. Markel is developing property due to 1031 tax exchange; average height of rock retaining walls 6 feet.

Kay Lehman
8916 W Skagit Ave
8810 and 8814 W Skagit Ave
Kennewick

Concerns, if zone is changed and Greg Markel sells property anything CC could go in there; block views, increased traffic, light, noise; mini-storage maybe not the best use of our property; spent money on rock walls and degradation; don't want to lose value.

Staff final comments:

Mr. Romine said to clarify; regardless of zone change approval, all grading can take place and development can occur; Mr. Markel can sell property next week, and any use allowed in CC would be allowed on the property if the zone is changed.

Public testimony for COZ 15-08 closed at 7:02 p.m.

Chairman Ruff asked for a motion.

Commissioner Hui moved to concur with the findings and conclusions in staff report COZ 15-08 and forward a recommendation of APPROVAL to City Council. Chairman Ruff seconded the motion.

Discussion:

Commissioner Hui said always concerned about transitional things when it's commercial and neighboring residences, put myself in their place, has to be infill there and if it meets criteria we have to approve; seems like it fits the criteria, personally wouldn't want to see bar there, want as little impact as possible; concerned citizens, seems good alternative next to residential area.

Chair Ruff said he agrees; sometimes we refuse to make change and homeowners could be worse off than anticipated; agrees with Commissioner Hui this in accordance with our plans for the City; will be voting in favor.

Commissioner Morris said agrees with Commissioner Hui about transition areas; concerns about fit with CC at this location and transition from residential to CG; no evidence of my concerns, just concerns of community; agrees with Commissioner Hui on some comments; will be voting no on this.

The motion passed on a 3-1 vote; Commissioner Moore, Hui and Chair Ruff in favor, Commissioner Morris opposed.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Chair Ruff asked if Planning Commission is on track for the normal meetings in December.

Commissioner Hui asked what dates in December; Mr. Romine said December 7th and 21st.

Commissioner Morris said he thought Mr. McCormick said in the last meeting that tomorrow's City Council meeting will have the Comp Plan Amendments on the agenda. Mr. Romine asked if Commissioner Morris was referring to the change of zone heard at the last Planning Commission meeting; the land use amendments have already been heard by Council; the Treasure Valley Coffee change of zone will be heard by Council tomorrow evening.

ADJOURNMENT:

The meeting was adjourned at 7:08 p.m.