



# City Council Meeting Schedule June 2020

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Governor Inslee's Proclamation 20-28 (including all amendments,) made in response to the COVID-19 emergency, prohibits members of the public from attending meetings in-person but requires agencies to provide options for the public to participate in remotely. The City broadcasts City Council meetings on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

The City Council Workshop meeting at 6:30 p.m. on June 23rd will be done online via Zoom. Public comments are not taken at Council Workshops. Registering does allow you to join the workshop via the Zoom app and by phone.

Registration link [https://us02web.zoom.us/webinar/register/WN\\_JSOTIMCgTQg2eTcLmgvp0A](https://us02web.zoom.us/webinar/register/WN_JSOTIMCgTQg2eTcLmgvp0A).

June 2, 2020 Tuesday, 6:30 p.m.	REGULAR COUNCIL MEETING
June 9, 2020 Tuesday, 6:30 p.m.	WORKSHOP MEETING - CANCELED
June 16, 2020 Tuesday, 6:30 p.m.	REGULAR COUNCIL MEETING
Tuesday, 6:30 p.m.	WORKSHOP MEETING 1. Sign Code Update 2. Comprehensive Plan Amendments 3. Planning Department Update
June 30, 2020 Tuesday, 6:30 p.m.	NO MEETING SCHEDULED

**To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.**

**Please be advised that all Kennewick City Council Meetings are Audio and Video Taped**

# Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	06/23/2020
Agenda Item Type	Ordinance		
Subject	Sign Code Amendment		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	City Attorney		

Info Only	<input type="checkbox"/>
Policy Review	<input checked="" type="checkbox"/>
Policy DevMnt	<input type="checkbox"/>
Other	<input type="checkbox"/>

## Summary

On February 18, 2020 the Council Planning and Economic Development Committee reviewed the City's sign code, specifically the provisions related to Non-Commercial Portable Signs and the motivation for the changes made in 2018. As council may recall in 2015 the U.S. Supreme Court issued a significant sign code decision in Reed v. Town of Gilbert, 135 S.Ct. 2218 (2015). In that case the Court addressed whether the Town of Gilbert's sign code regulating portable signs violated the First Amendment because it provided a variety of exemptions depending upon the content/message of the sign – such as “political”, “temporary directional” or “ideological”. The Supreme Court held that a sign regulation which “on its face considers the message on a sign to determine how it will be regulated, is “content based.” A content based regulation is subject to strict scrutiny analysis which is the highest constitutional hurdle. It requires a municipality to show that the content based restrictions further a compelling governmental interest and are narrowly tailored to that end. The Supreme Court's ruling in Reed v. Town of Gilbert established a new standard for sign code regulations requiring essentially every municipality in the Country to review and revise their codes to come into compliance. Post Reed, cities may regulate non-commercial portable signs using factors like, size, height, location(zoning), use of materials, maximum number, portability, etc. Not all cities in this region have modified their sign codes, this has resulted in confusion regarding size restrictions as they relate to what has been traditionally considered political/campaign signs. As a result, several council members have requested the City review these restrictions.

The PED committee reviewed the Non-Commercial Portable Signs provisions found at KMC 18.24.050(16) and recommended that council consider increasing the size allowed for Non-Commercial Portable signs in commercial zones to accommodate the traditional 4X8 signs used in political campaigns. The PED committee also recommended the council consider provisions clarifying sign height as it relates to Non-Commercial Portable Signs. For council's consideration are some proposed modifications to address the recommendation of the PED committee, keeping in mind that they will apply to all Non-Commercial Portable signs regardless of the message or purpose.

Through	Selena Swearingen Jun 17, 14:18:12 GMT-0700 2020	Attachments:
Dept Head Approval	Lisa Beaton Jun 17, 14:26:46 GMT-0700 2020	
City Mgr Approval	Marie Mosley Jun 19, 12:36:04 GMT-0700 2020	

## KMC 18.24.050: - Regulation by Sign Type.

- (16) Non-Commercial Portable Signs: Non-Commercial Portable signs are subject to the following requirements:
- (a) Non-Commercial Portable signs may be displayed for no longer than 180 consecutive days per calendar year; Non-Commercial Portable signs related to an event may be displayed for no longer than 180 consecutive days per calendar year and must be removed no later than 14 days after the event.
  - (b) Non-Commercial Portable signs are not permitted to be placed on or affixed to any City property but may be allowed in the parking strip portion of the right-of-way in the area between the curb and the sidewalk, provided there is no traffic visibility obstruction and the abutting property owner's permission has been granted;
  - (c) Non-Commercial Portable signs whether in the parking strip described above or on private property located in residential zones are subject to the following limitations:
    - (i) ~~Maximum area of the sign face: Six square feet (i.e. 3ft x 2ft); height: Three feet;~~
    - (ii) ~~Maximum sign height as measured per KMC 18.24.020(26): Five feet; width: Two feet;~~
    - ~~(iii) Max area: Four square feet;~~
    - (iv) Max number of signs: Unlimited, provided total area of all signs does not exceed ~~2416~~ square feet;
    - (v) Must be installed securely in the ground;
  - (d) Non-Commercial Portable signs whether in the parking strip described above or on private property located in commercial, industrial and all other zones are subject to the following limitations:
    - (i) ~~Maximum area of the sign face: Thirty-two square feet (i.e. 4ft x 8ft); height: Four feet;~~
    - (ii) ~~Maximum sign height as measured per KMC 18.24.020(26): Six; width: Three feet;~~
    - ~~(iii) Max area: Twelve square feet;~~
    - (iv) ~~Total Max~~ number of signs: Unlimited provided the total area of all portable signs does not exceed ~~3264~~ square feet;
    - (v) Must be professionally crafted and installed securely in the ground.

## KMC 18.24.020 Definitions

(25) *Sign Area*. Sign area is the smallest circle(s), triangle(s) or rectangle(s), which will enclose the individual actual sign face. The supporting structure, which does not contain any part of the sign face, is not included in this definition. If a sign has back-to-back display faces, the area of only one face will be considered the sign area. If a sign has more than one face, all areas, which can be viewed simultaneously will be considered the sign area.

(26) *Sign Height*. Sign height is the distance from the grade, or the top of the curb of the nearest street to the top of the sign or any projection thereon, whichever is higher.

# SIGN CODE AMENDMENT

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NON-COMMERCIAL PORTABLE SIGNS

# SIGN CODE AMENDMENT

## *REED V. TOWN OF GILBERT - BACKGROUND*

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- *Reed v. Town of Gilbert*, 135 S.Ct. 2218 (2015):
  - The Town of Gilbert sign code required permits for signs, but provided a variety of exemptions depending upon the content of the sign – divided into three categories “Political Signs,” “Temporary Directional Signs,” and “Ideological Signs.”
  - Supreme Court held that a sign regulation which “on its face considers the message on a sign to determine how it will be regulated, is ‘content based.’”
  - A content based regulation is subject to strict scrutiny analysis which is the highest constitutional hurdle.
  - Requires municipality to show that the content based restrictions further a compelling governmental interest and are narrowly tailored to that end.

# SIGN CODE AMENDMENT

## SUMMARY OF SIGN REGULATIONS ALLOWED POST *REED*

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- The City can regulate noncommercial signs in a content-neutral “time, place or manner” approach using factors like:
  - Location, such as commercial vs. residential locations or zoning districts;
  - Size and height;
  - Type of structure (freestanding signs, monument signs, permanent façade signs or banner signs);
  - Use of materials;
  - Maximum number;
  - Lighted vs. unlighted signage;
  - Moving parts; and
  - Portability.

# SIGN CODE AMENDMENT

## NON-COMMERCIAL PORTABLE SIGNS

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- PED Committee Meeting February 18, 2020 Discussed Non-Commercial Portable Signs
- PED Committee recommended increasing the size of Non-Commercial Portable Signs in Commercial Zones
- PED Committee recommended clarifying the measurement for Sign Height as it relates to Non-Commercial Portable Signs

# SIGN CODE AMENDMENT

## NON-COMMERCIAL PORTABLE SIGNS

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- KMC 18.24.050(16) Regulation by Sign Type – Non-Commercial Portable Signs.
  - (c) Non-Commercial Portable signs whether in the parking strip described above or on private property located in residential zones are subject to the following limitations:
    - (i) Maximum area of the sign face: Six square feet (i.e. 3ft x 2ft);
    - (ii) Maximum sign height as measured per KMC 18.24.020(26): Five feet;
    - (iii) Max number of signs: Unlimited, provided total area of all signs does not exceed 24 square feet;
    - (v) Must be installed securely in the ground;



# SIGN CODE AMENDMENT

## NON-COMMERCIAL PORTABLE SIGNS

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- (d) Non-Commercial Portable signs whether in the parking strip described above or on private property located in commercial, industrial and all other zones are subject to the following limitations:
  - (i) Maximum area of the sign face: Thirty-two square feet (i.e. 4ft x 8ft);
  - (ii) Maximum height as measured per KMC 18.24.020(26): Six feet;
  - (iii) Max number of signs: Unlimited provided the total area of all portable signs does not exceed 64 square feet;
  - (v) Must be professionally crafted and installed securely in the ground.

# SIGN CODE AMENDMENT NON-COMMERCIAL PORTABLE SIGNS

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- SEPA determination and Expedited Dept. of Commerce Review
- Planning Commission Public Hearing July 20<sup>th</sup>
- Council Adoption August 4<sup>th</sup>

# SIGN CODE AMENDMENT

## NON-COMMERCIAL PORTABLE SIGNS

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- **QUESTIONS?**



# Council Workshop Coversheet



Agenda Item Number	2.	Meeting Date	06/23/2020
Agenda Item Type	Presentation		
Subject	2020 Comprehensive Plan Amendment Docket		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Planning		

Info Only	<input checked="" type="checkbox"/>
Policy Review	<input type="checkbox"/>
Policy DevMnt	<input type="checkbox"/>
Other	<input type="checkbox"/>

## Summary

The Washington State Growth Management Act permits local jurisdictions to amend their comprehensive plan once a year, should they choose to do so. The City of Kennewick has traditionally accepted applications to amend the comprehensive plan annually. The window to apply to amend the comprehensive plan is March 1st through May 1st of each year. The comprehensive plan amendment process is contained in Chapter 4.12.110 of the Kennewick Municipal Code.

For the 2020 amendment cycle, the city has received eight site specific requests to change the comprehensive plan land use map.

The first step in this process is to bring the docket of requests to the Planning Commission for recommendations. Those recommendations are then forwarded to the City Council for a decision. Council may choose from three options for each request:

1. Approve the request for processing.
2. Reject the request for processing.
3. Defer the request for processing to a later annual cycle.

The Planning Commission reviewed each request at their June 15, 2020 meeting.

This presentation will give a brief overview of each amendment request to familiarize Council with what is being proposed and the location of each. The docket is scheduled for Council action a the July 7, 2020 regular meeting.

Through

Steve Donovan Jun 15, 17:34:14 GMT-0700 2020
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Attachments:

Presentation Staff Report
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Dept Head Approval

Gregory McCormick Jun 16, 08:19:01 GMT-0700 2020
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City Mgr Approval

Marie Mosley Jun 19, 13:58:53 GMT-0700 2020
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# 2020 Comprehensive Plan Amendment Docket Review

City Council  
June 23, 2020

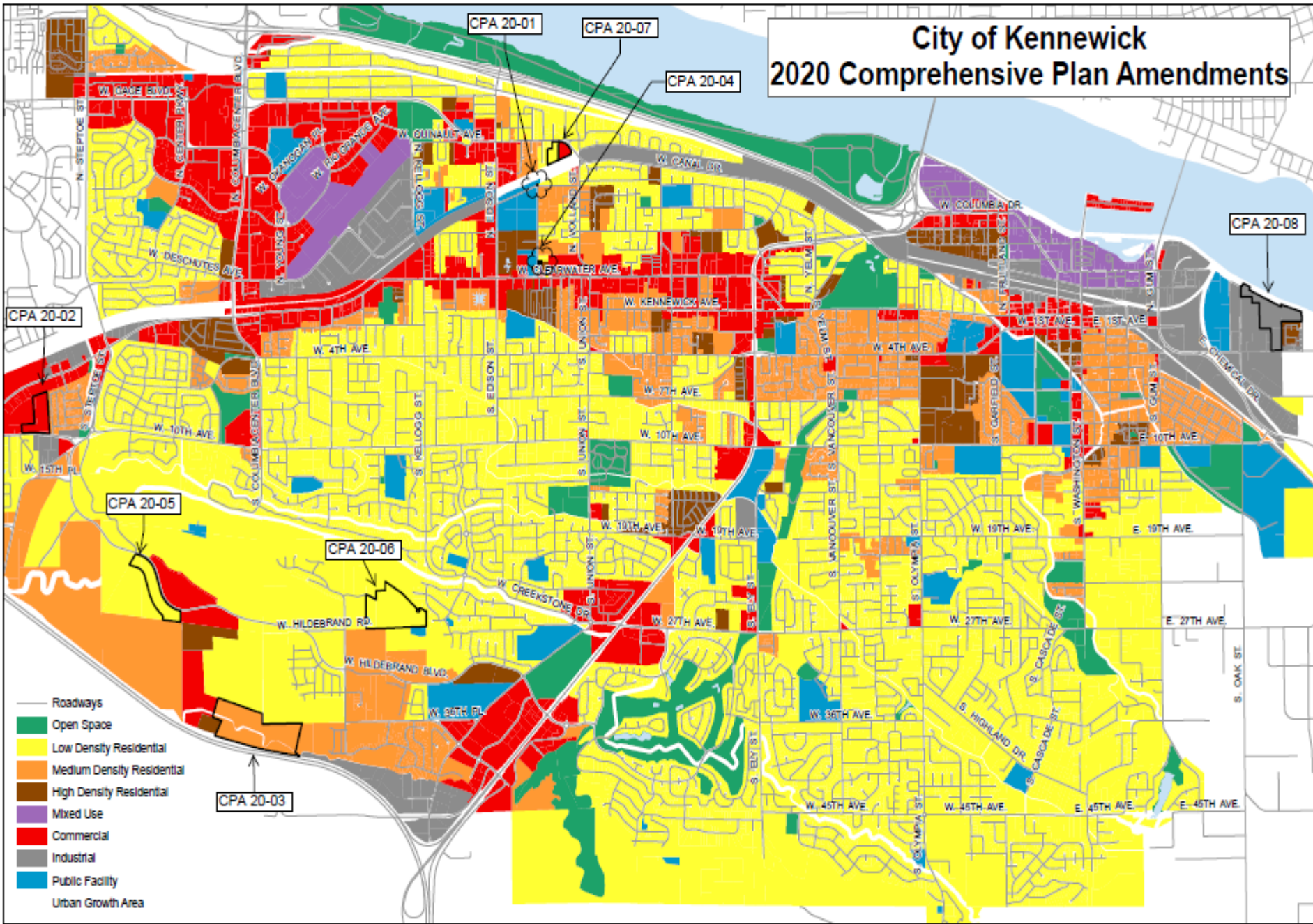


# Docket Review Criteria

## KMC 4.12.110 (5)(c):

- i. Timing of the requested amendment is appropriate and Council will have sufficient information to make an informed decision;
- ii. The City will be able to conduct sufficient analysis, develop policy and related development regulations;
- iii. The requested amendment has not been recently rejected by Council;
- iv. The amendment will further implement the intent of the City's adopted Comprehensive Plan; and
- v. The amendment is not better addressed through another planning process such as a sub-area plan update.

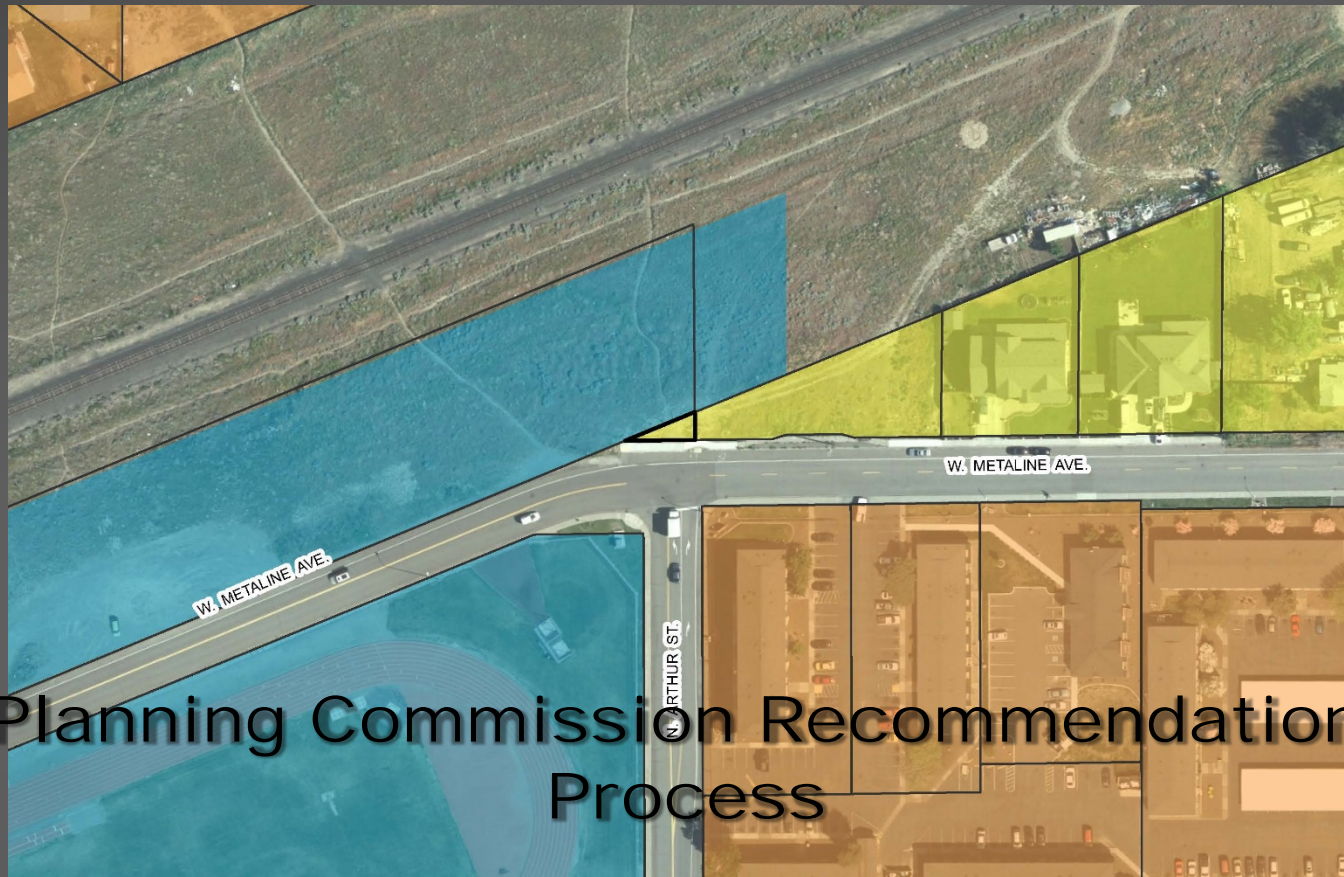
# City of Kennewick 2020 Comprehensive Plan Amendments



- Roadways
- Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facility
- Urban Growth Area

# CPA 20-01

- Low Density Residential to Public Facility
- 0.02 acres
- 4826 W. Metaline Avenue
- Perez, Velina M & Rene A. (Kamiakin HS)

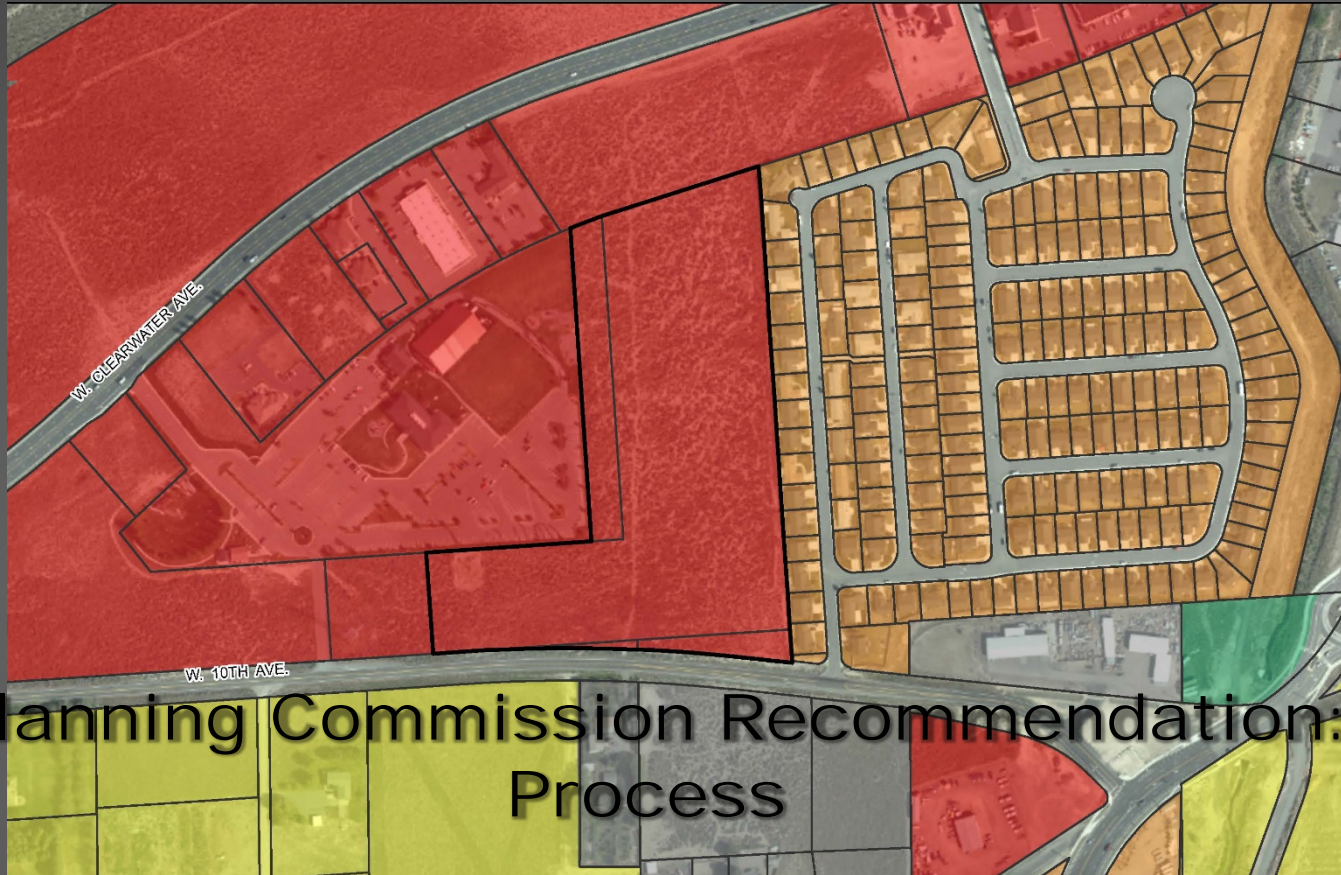


Planning Commission Recommendation:  
Process



# CPA 20-02

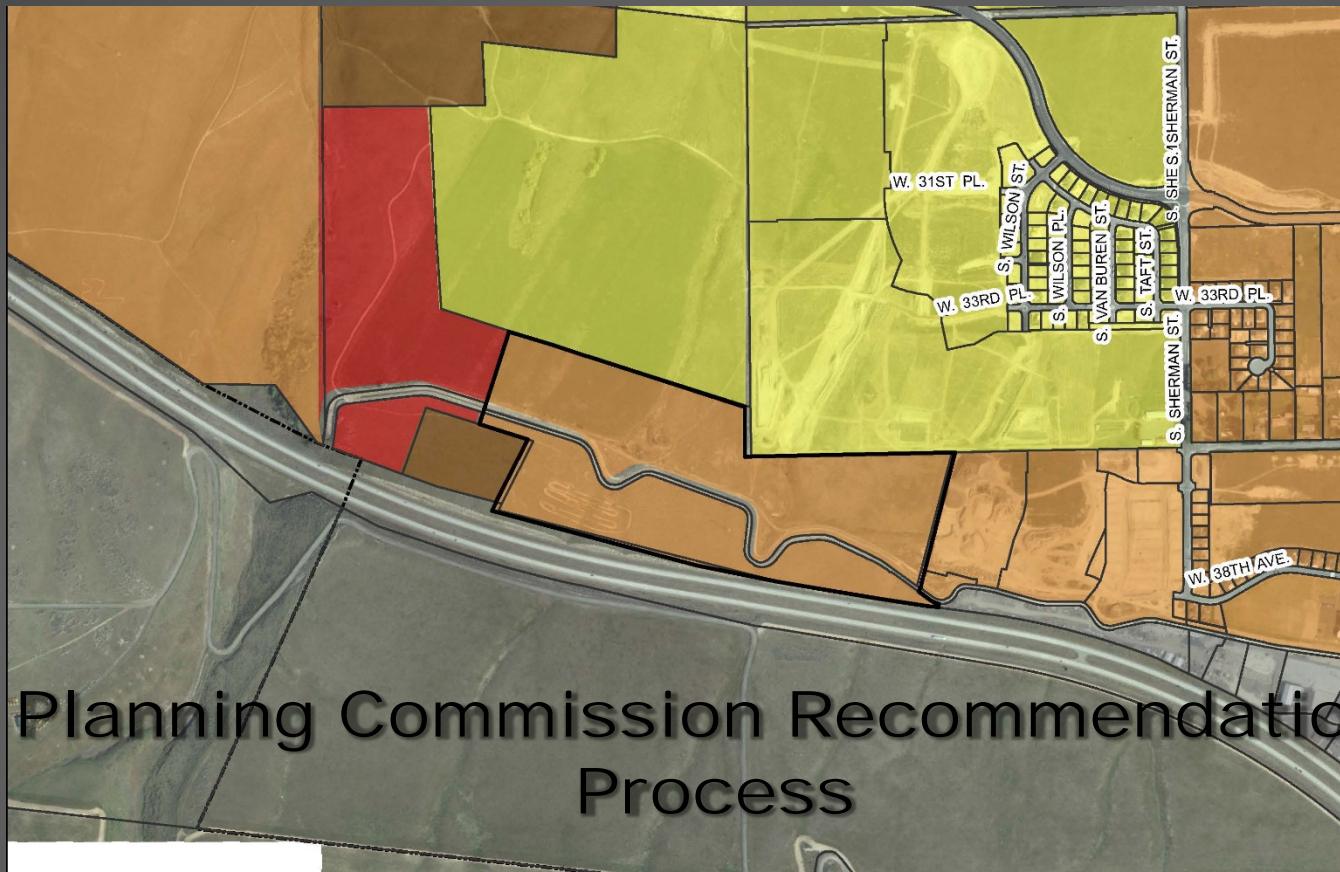
- Commercial to Medium Density Residential
- 14.74 acres
- 9757 West Clearwater Avenue
- Tom/Vicki Solbrack



Planning Commission Recommendation:  
Process

# CPA 20-03

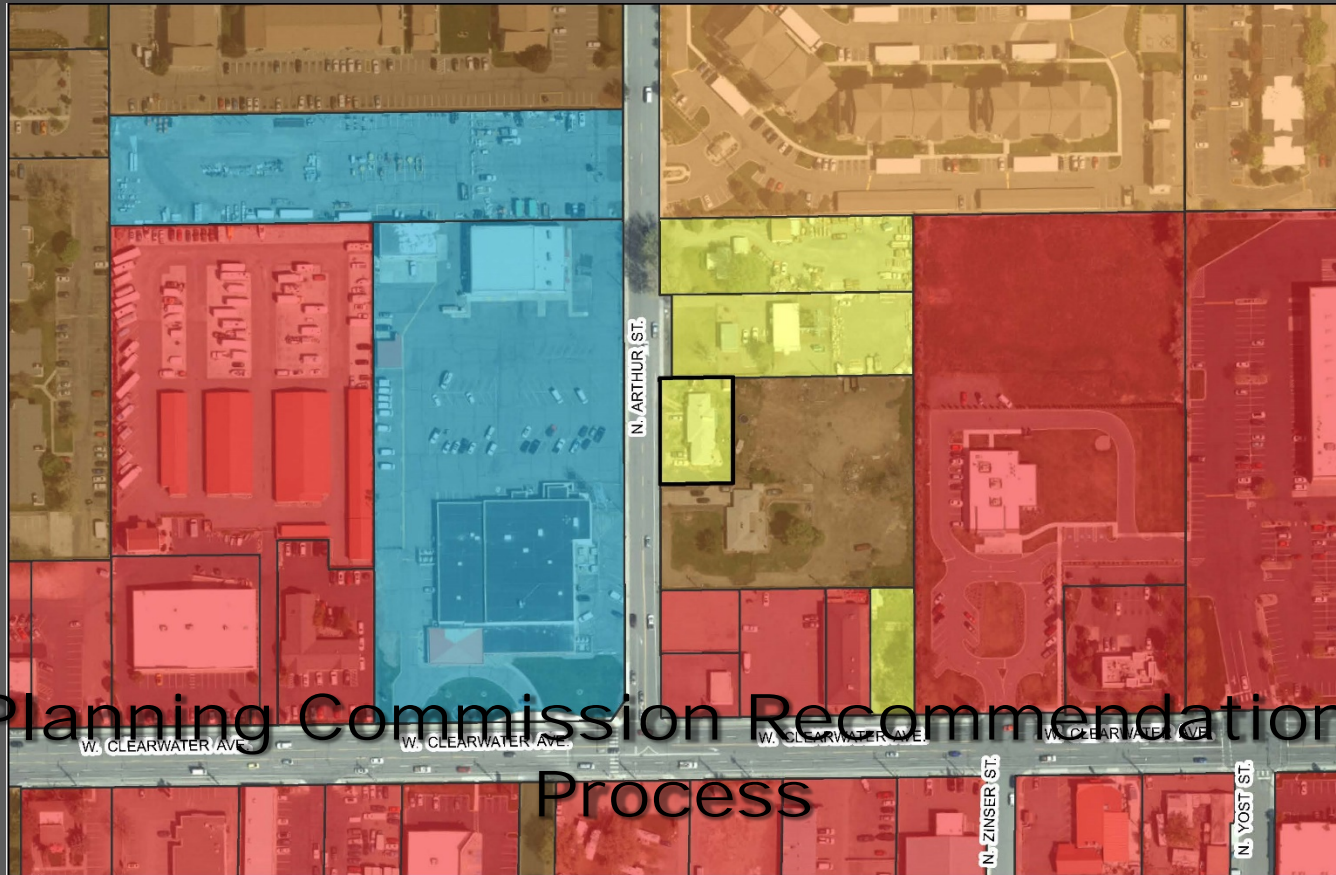
- Medium Density Residential to High Density Residential
- 57.02 acres
- Address: Undetermined
- JAYCEE Structure, LLC (Benton PUD)



Planning Commission Recommendation:  
Process

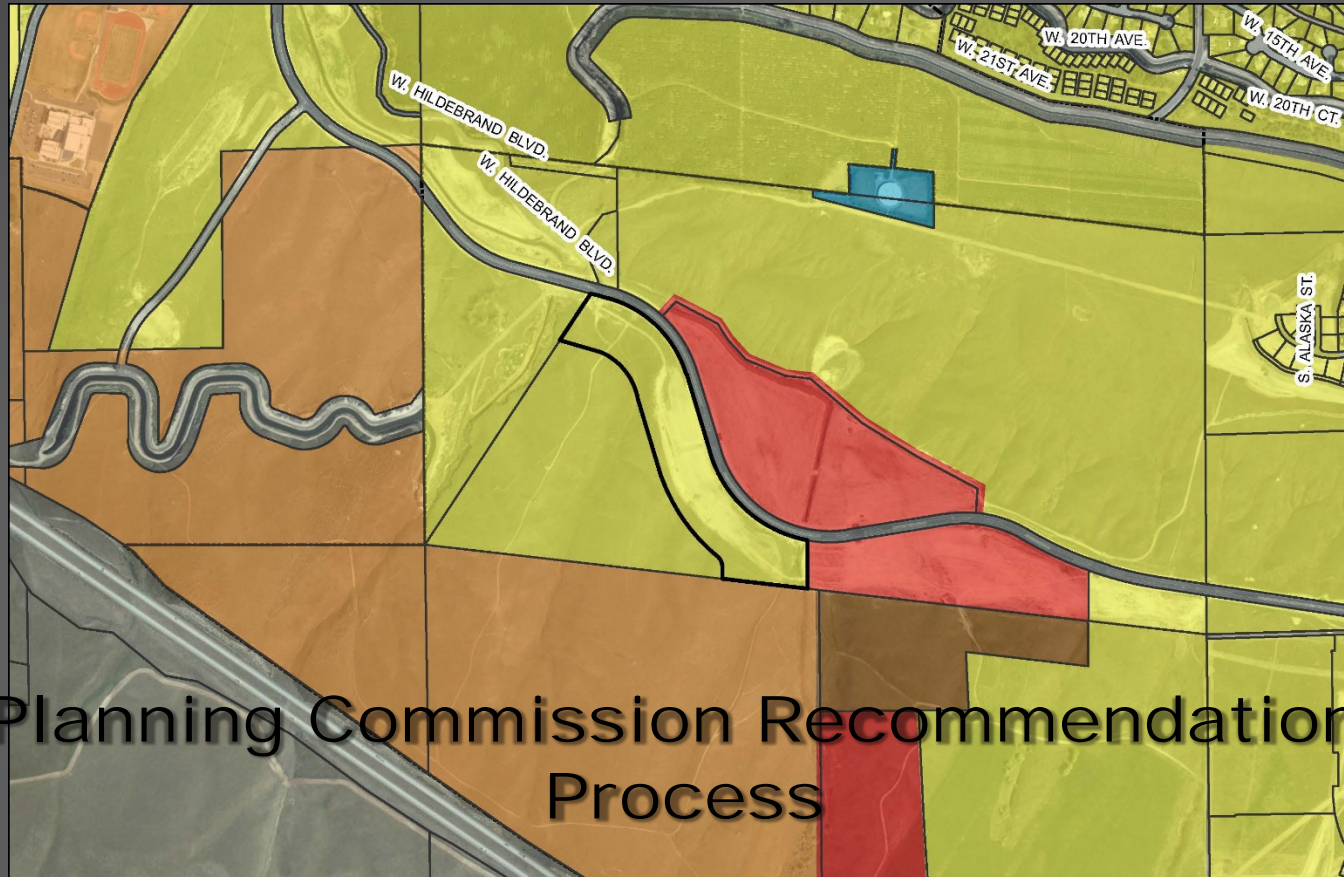
# CPA 20-04

- Low Density Residential to High Density Residential
- .28 acres
- 324 Arthur Street
- The Cramer Family Trust



# CPA 20-05

- Low Density Residential to Commercial
- 20.50 acres
- 8598 West Hildebrand Avenue
- BYK Development, LLC

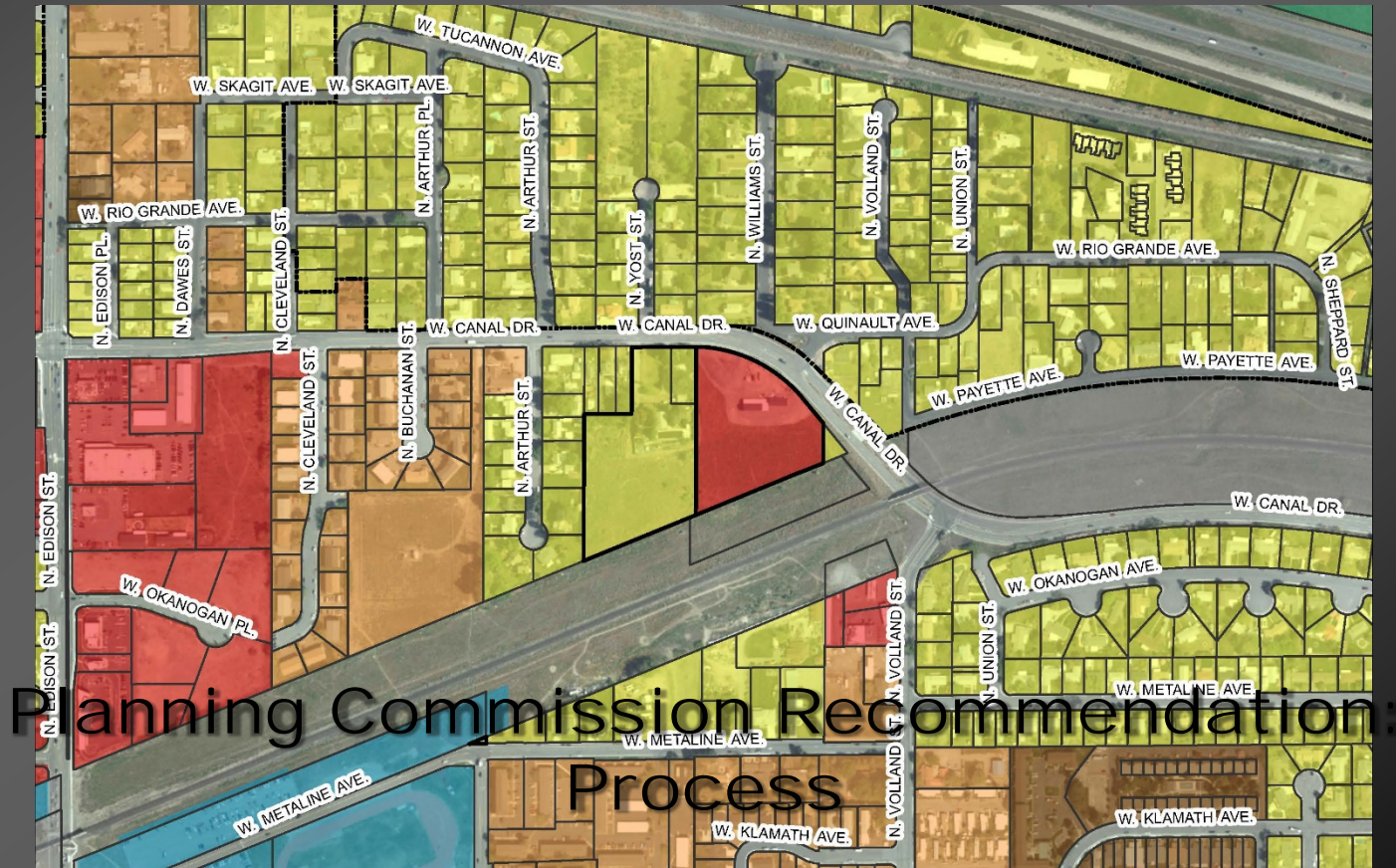


Planning Commission Recommendation:  
Process



# CPA 20-07

- Low Density Residential & Commercial to Medium Density Residential
- 7.70 acres (3 parcels)
- 4717 West Canal Drive
- Brad & Emily Niebuhr, et.al.



# CPA 20-08

- Industrial to Medium Density Residential
- 26.42 acres (3 parcels)
- 109 South Oak Street
- Port of Kennewick



Planning Commission Recommendation:  
Do Not Process

# Next Steps

- 6/23/20 – Council Workshop on Docket
- 7/7/20 – Council Docket Decision
- July-Sept – Process Docketed Items
- 10/5/20 – PC Workshop
- 10/19/20 – PC Public Hearings
- 11/10/20 – Council Workshop
- 12/1/20 – Council Action



Questions?





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## STAFF REPORT

## 2020 Comprehensive Plan Amendment Docket Review

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Staff Contact: Steve Donovan, AICP

To: City Council

Date: June 23, 2020

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### 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 1<sup>st</sup> through May 1<sup>st</sup> 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.

**2020 AMENDMENT REQUESTS** - To assist during your deliberations on the legislative amendment requests please find below basic information pertinent to each application. Also see attached a Comprehensive Plan Map which identifies the location of each requested amendment.

**AMENDMENT REQUEST – CPA 20-01: Comprehensive Plan amendment to change the land use designation of 0.22 acres from LOW DENSITY RESIDENTIAL (LDR) to PUBLIC FACILITY (PF). Address: 4826 W. METALINE AVENUE.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, it will allow properties to be combined, so they can be used for the Kamiakin High School Modernization Project. The property will be used to better accommodate the access needs for the redesign of the main parking and provide for future growth.

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 better access to the redesigned Kamiakin High School parking lot, via Metaline Avenue. There are no major issues with the request that would be an obstacle to processing it.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-01 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-01 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-01 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-02: Comprehensive Plan amendment to change the land use designation of 14.74 acres from COMMERCIAL (C) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 9757 W CLEARWATER AVENUE.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, because if approved, the proposed amendment will allow four parcels to be changed from a commercial designation to a residential designation that will allow the City to accommodate future residential growth. Additionally, it will help implement the following comp plan goals: Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community.*

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

No.

#### Staff Conclusions

The proposed amendment will amend the land use designations of four parcels to be the same as residential properties to the east. The amendment is the first step in being able to provide additional residential properties for future growth. The proposed change has the potential of increasing the variety of housing types in the area.

#### **Available Motions**

##### Motion to Accept

I move to recommend that City Council accept CPA 20-02 for processing.

##### Motion to Reject

I move to recommend that City Council reject CPA 20-02 for processing.

##### Motion to Defer

I move to recommend that City Council defer CPA 20-02 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-03: Comprehensive Plan amendment to change the land use designation of 57.02 acres from MEDIUM DENSITY RESIDENTIAL (MDR) to HIGH DENSITY RESIDENTIAL (HDR). Address: UNDETERMINED, PARCEL NUMBER: 1-1889-100-0001-007**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There appears to be sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

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

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

No.

Staff Conclusions

The requested amendment is proposed to change the land use designation of property to allow a boundary line adjustment to occur for the future construction of an electrical substation. Additionally, the change will be conducive with the surrounding properties and allow for more dense housing options.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-03 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-03 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-03 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-04: Comprehensive Plan amendment to change the land use designation of .28 acres from LOW DENSITY RESIDENTIAL (LDR) to HIGH DENSITY RESIDENTIAL (HDR). Address: 324 N ARTHUR 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 as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community.*

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

No.

Staff Conclusions

There are no major issues with the request that would be an obstacle to processing it. The site abuts High Density Residential lands to the south and east. The proposed change has the potential of increasing the variety of housing types in the area.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-04 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-04 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-04 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-05: Comprehensive Plan amendment to change the land use designation of 20.50 acres from LOW DENSITY RESIDENTIAL (LDR) to COMMERCIAL (C). Location: 8598 W HILDEBRAND BOULEVARD.**

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?

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

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

No.

Staff Conclusions

The proposal is timely and there is adequate information to process this request. This request abuts commercially designated properties and if approved it will enlarge an existing commercial area.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-05 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-05 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-05 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-06: Comprehensive Plan amendment to change the land use designation of 40.06 acres from LOW DENSITY RESIDENTIAL (LDR) to 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. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community.*

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

No.

**Staff Conclusions**

There are no major processing issues with the request. Low Density Residential lands surround the site and the proposed change has the potential of increasing the variety of housing types, in addition to expanding permitted uses. Access to the site for more intense development could be an issue.

**Available Motions**

**Motion to Accept**

I move to recommend that City Council accept CPA 20-06 for processing.

**Motion to Reject**

I move to recommend that City Council reject CPA 20-06 for processing.

**Motion to Defer**

I move to recommend that City Council defer CPA 20-06 for processing until the 2021 amendment cycle.



**AMENDMENT REQUEST – CPA 20-07: Comprehensive Plan amendment to change the land use designation of 3.44 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR) and from COMMERCIAL (C) to MEDIUM DENSITY RESIDENTIAL. Address: 4711, 4717 and 4721 W CANAL DRIVE.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population*, Housing Goal 3: *Promote affordable housing for all economic segments of the community*, and Housing Policy 1: *Promote affordable infill residential construction*.

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

No.

**Staff Conclusions**

There are no major issues with the request that would be an obstacle to processing it. The site abuts Low Density Residential lands to the west.

**Available Motions**

**Motion to Accept**

I move to recommend that City Council accept CPA 20-07 for processing.

**Motion to Reject**

I move to recommend that City Council reject CPA 20-07 for processing.

**Motion to Defer**

I move to recommend that City Council defer CPA 20-07 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-08: Comprehensive Plan amendment to change the land use designation of 26.42 acres from INDUSTRIAL (I) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 109 S Oak Street, 1721 E 3<sup>rd</sup> Avenue and 50 S Verbena 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 as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City’s adopted Comprehensive Plan?

No, in that the comprehensive plan identifies a shortage of Industrial land to fill Kennewick’s 20-year needs. This proposal increase that deficit.

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

No.

Staff Conclusions

The site is in close proximity to the City of Kennewick’s Waste Water Treatment Facility and will be directly adjacent to a proposed waste drying facility. Neither of those uses are desirable to have next to residential properties. Attached to this report are comments from Kennewick Public Works Department, expressing concern with the proposal. Additionally, the removal of the site’s Industrial Land Use Designation will increase the deficit the City has for Industrial designated lands.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-08 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-08 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-08 for processing until the 2021 amendment cycle.

Exhibits

- Map of Requests
- Public Works Email regarding CPA 20-08

# Council Workshop Coversheet



Agenda Item Number	3.	Meeting Date	06/23/2020
Agenda Item Type	Presentation		
Subject	Community Planning Department Update		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Planning		

Info Only	<input checked="" type="checkbox"/>
Policy Review	<input type="checkbox"/>
Policy DevMnt	<input type="checkbox"/>
Other	<input type="checkbox"/>

## Summary

The Community Planning Department consists of 4 divisions including Long Range Planning, Development Services (current planning), Building Safety, and Express Permitting. Staff will present Council with an update from the Department and division managers.

Through

Attachments:

Presentation

Dept Head Approval

Gregory McCormick  
 Jun 16, 08:28:53 GMT-0700 2020

City Mgr Approval

Marie Mosley  
 Jun 19, 13:56:40 GMT-0700 2020

# City of Kennewick

## City Council Study Session

**COMMUNITY PLANNING DEPARTMENT**

**June 23, 2020**



# Council Priority Areas





# Department Overview

- **Long Range Planning**
- **Development Services/Current Planning**
- **Building Safety Division**
- **Express Permit Program**
- **Cross-functional Teams**
  - **Customer Service**
  - **Public Works**
  - **Code Enforcement**
  - **City Attorney's Office**

# Scope & Complexity

- **GMA – RCW 36.70A**
- **SEPA – RCW 43.21C**
- **SMA – RCW 90.58**
- **Subdivisions – RCW 58.17**
- **WA State Code Council**
  - **Building Code**
  - **Mechanical Code**
  - **Plumbing Code**
  - **Energy Code**

# Department Reports

- **Monthly Activity Report**
  - Building Activity
  - Land Use Permitting
- **Major Project Status Report**
  - Updated bi-monthly
  - Long Range Planning Projects
  - Current Planning Projects
  - “Under Construction” Projects
  - Express Permitting Activity
  - Pre-Application/Feasibility meetings



# 2019 Department Totals

- Building Permit Valuation - \$261,205,399
- Building Permit Revenue - \$2,247,476
- Building Permits Issued – 2,203
- Building Inspections – 13,903
- Single Family Residential Permits – 357
- Planning Division Revenue - \$111,788

**2014-2019 Permit Valuation:**

**\$1,281,181,641**

# Multiplier Effect of Permits

- **1 Subdivision of 85 lots**
  - Results in 85 site plans to review
  - Yields – 85 Single Family Building Permits
- **85 single family building permits results in 850 building inspections**

# Long Range Planning

- **Steve Donovan, AICP – Senior Planner**
  - **Comprehensive Plan Updates**
  - **Sub-area Plans (Bridge-to-Bridge, Vista Field)**
  - **Development Regulations (implementation – CBD & UMU Zones)**
  - **Annexations (recent UGA annexation)**
  - **Regional Planning Coordination (Benton County & cities)**
  - **Other Policy Planning Issues i.e. City UGA**

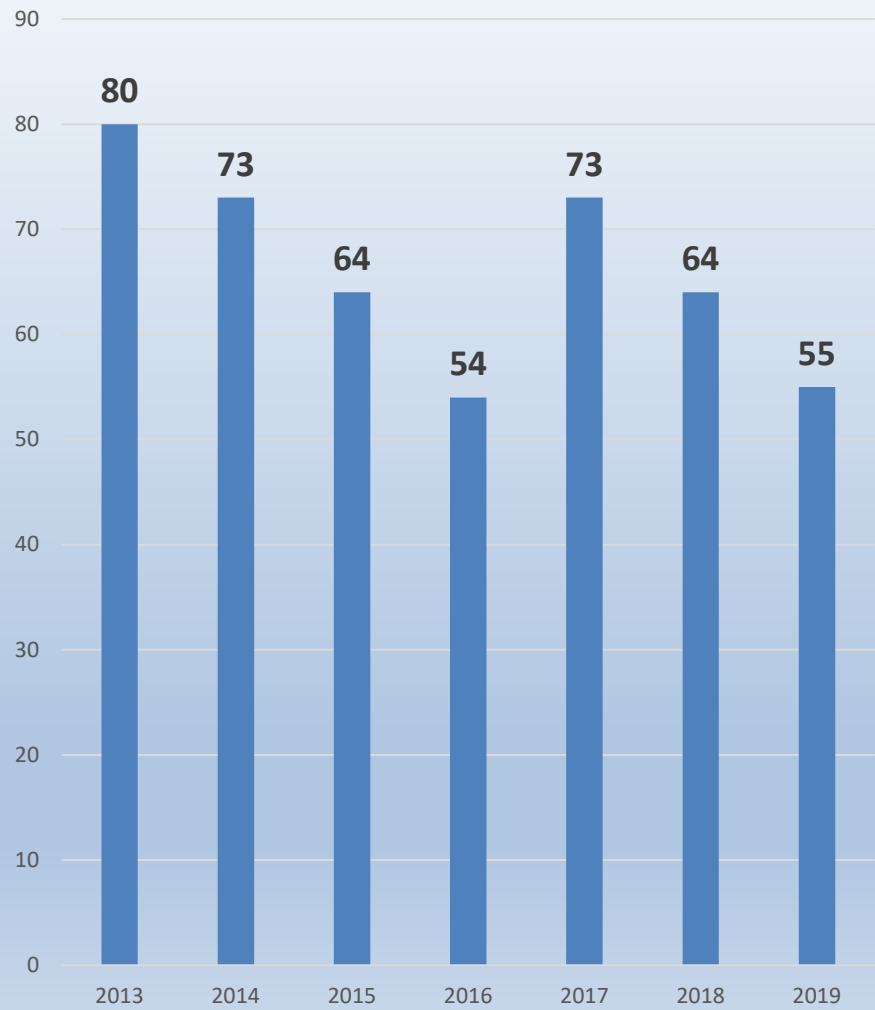
**Questions?**



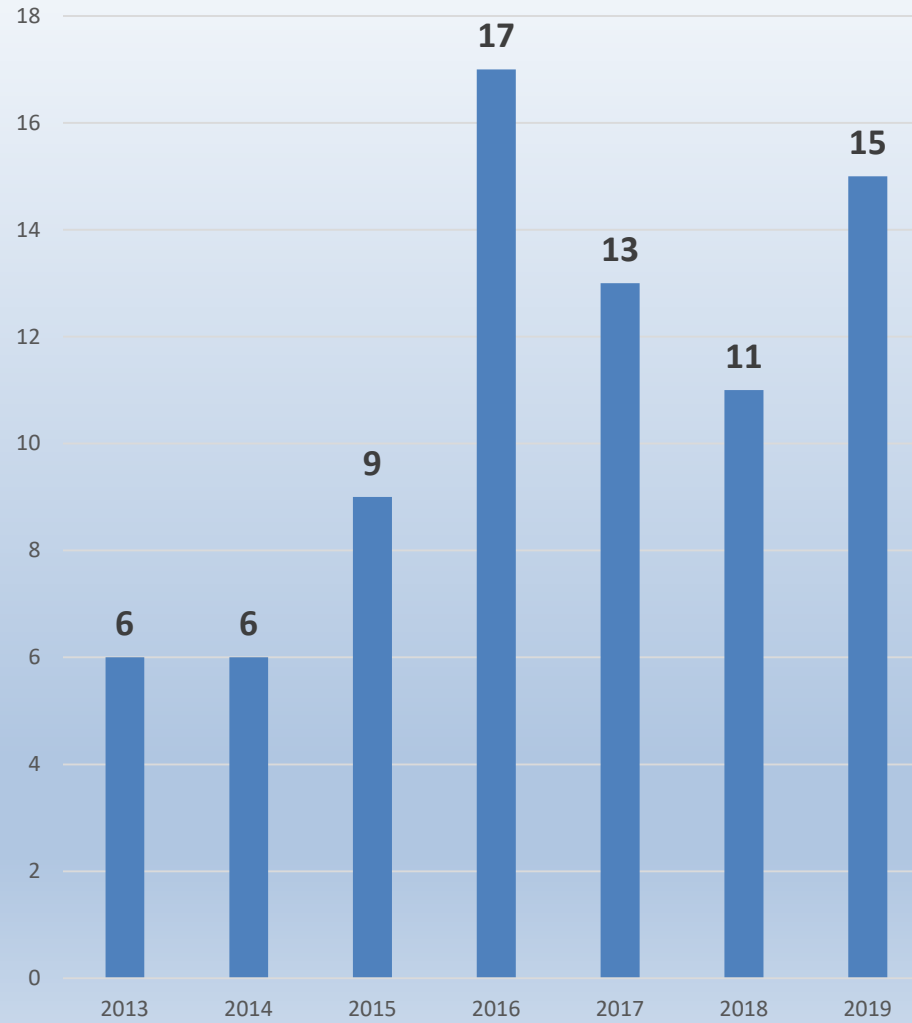
# Development Services

- Anthony Muai, AICP – Manager
- VACANT, Planner
- Chris Bowman, Assistant Planner
- Michelle Dellinger, Assistant Planner (Retires 6/26)
- Melinda Didier, Administrative Assistant
- Diane Kalinowski (Customer Service)
- Permit types include:
  - Site Plans
  - Subdivisions (short & long plats)
  - Rezones
  - Environmental Determinations
  - Other land use permits (CUP's, variances, etc)

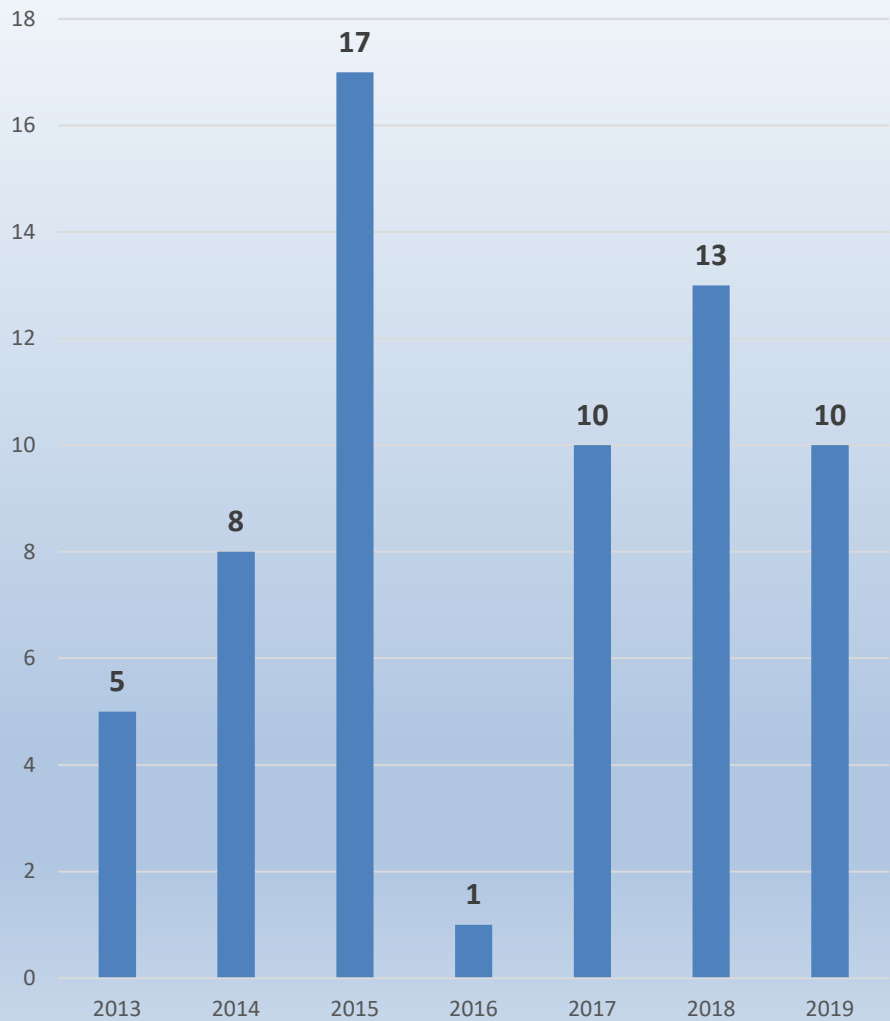
## Site Plans



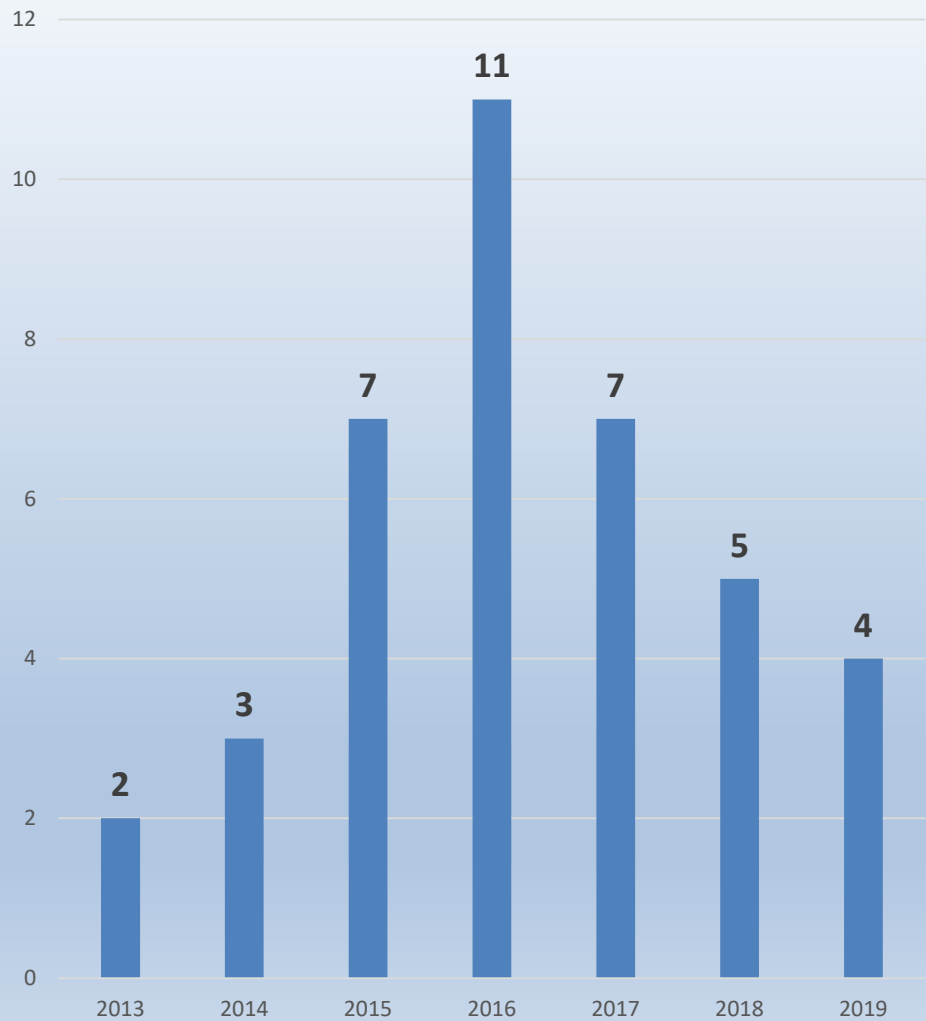
## Short Plats



### Rezones



### Pre-Plats



**Questions?**

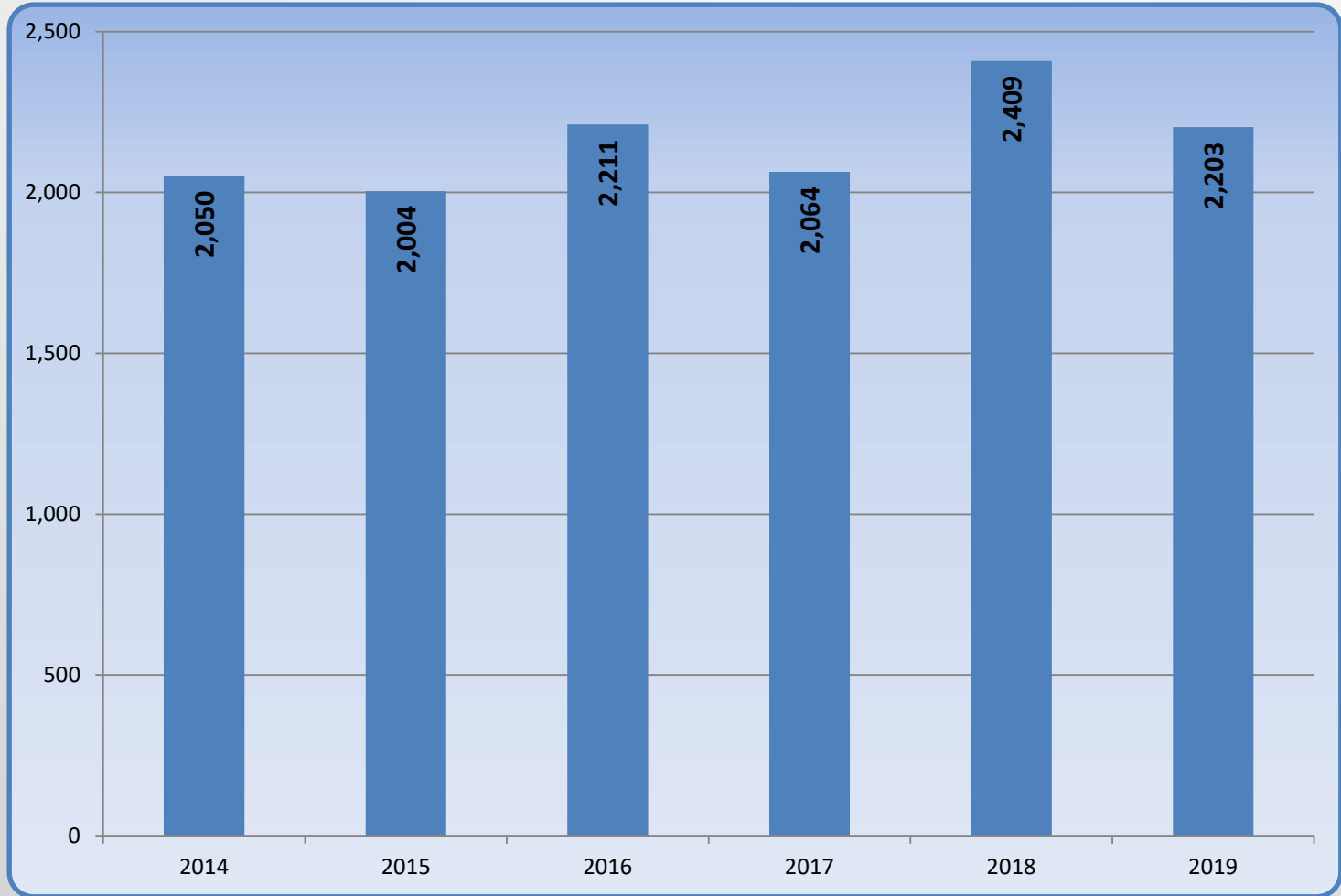




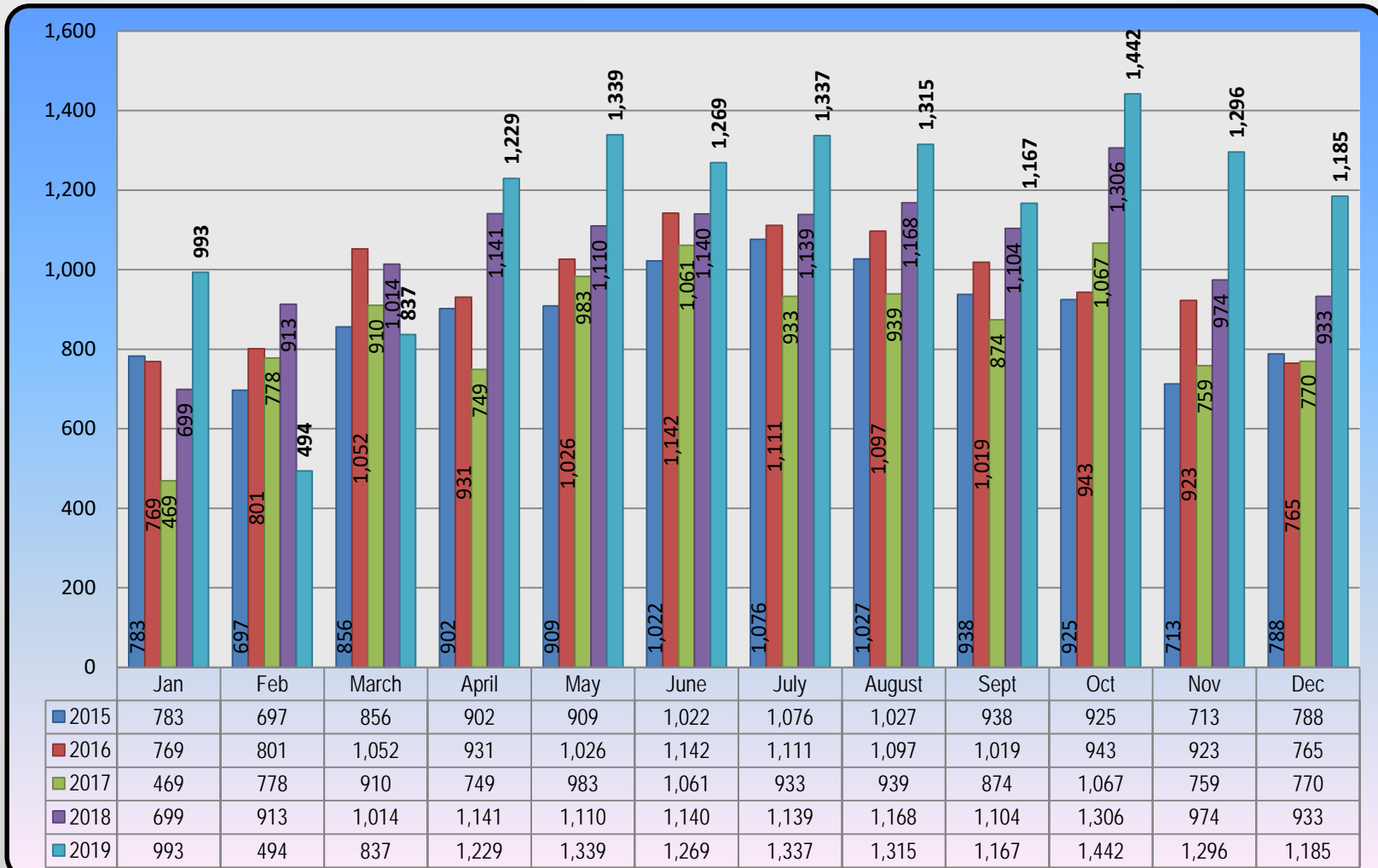
# **Building Safety Division**

- **Tony Ostoja, CBO – Building Official**
- **Marcia Fuher (Customer Service)**
- **Thomas Woods – Plans Examiner**
- **Winston McCulley – Residential Plans Examiner/Building Inspector**
- **Dan Woolsey – Building Inspector**
- **Luis Medina - Building Inspector**

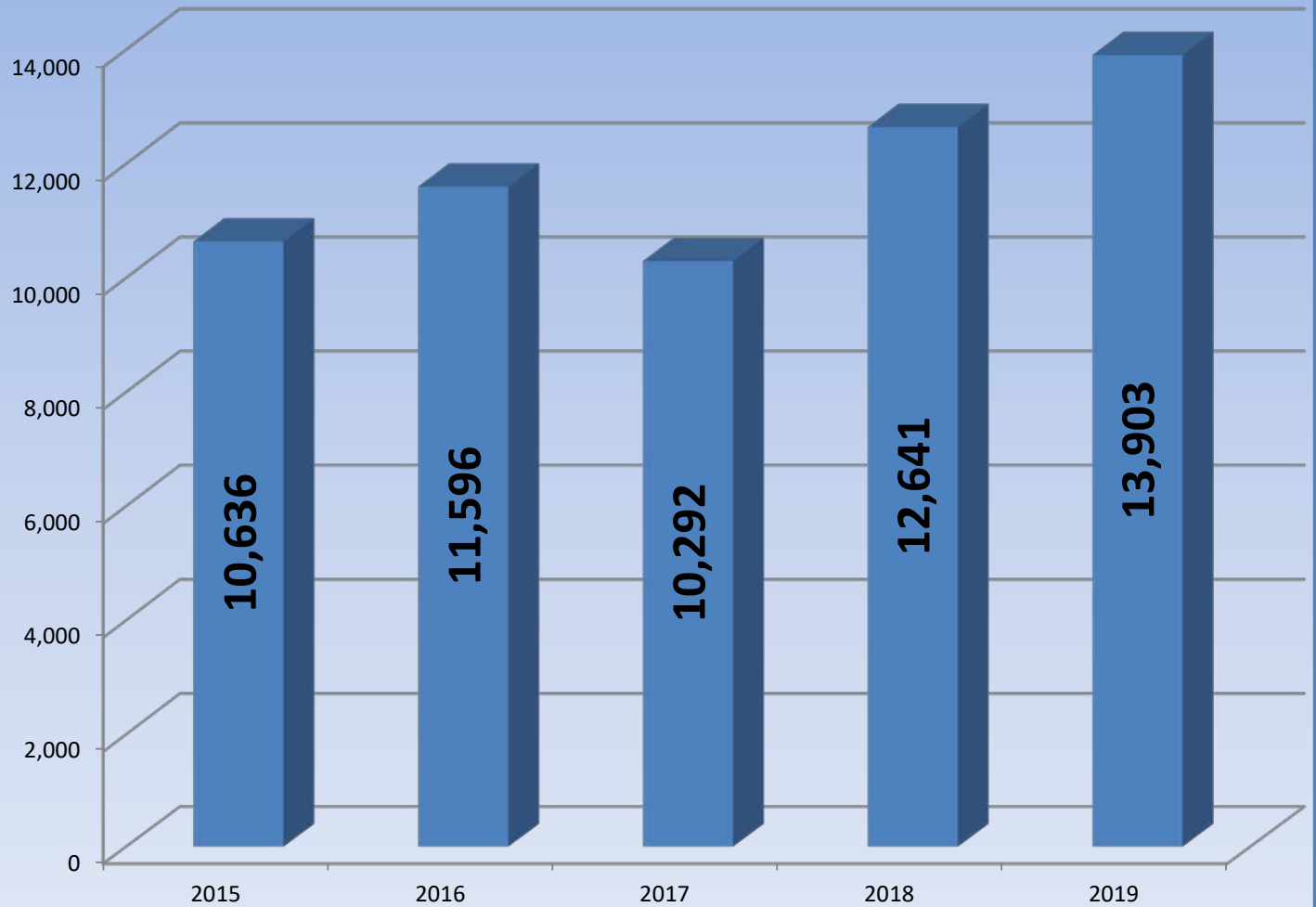
# Building Permits Issued



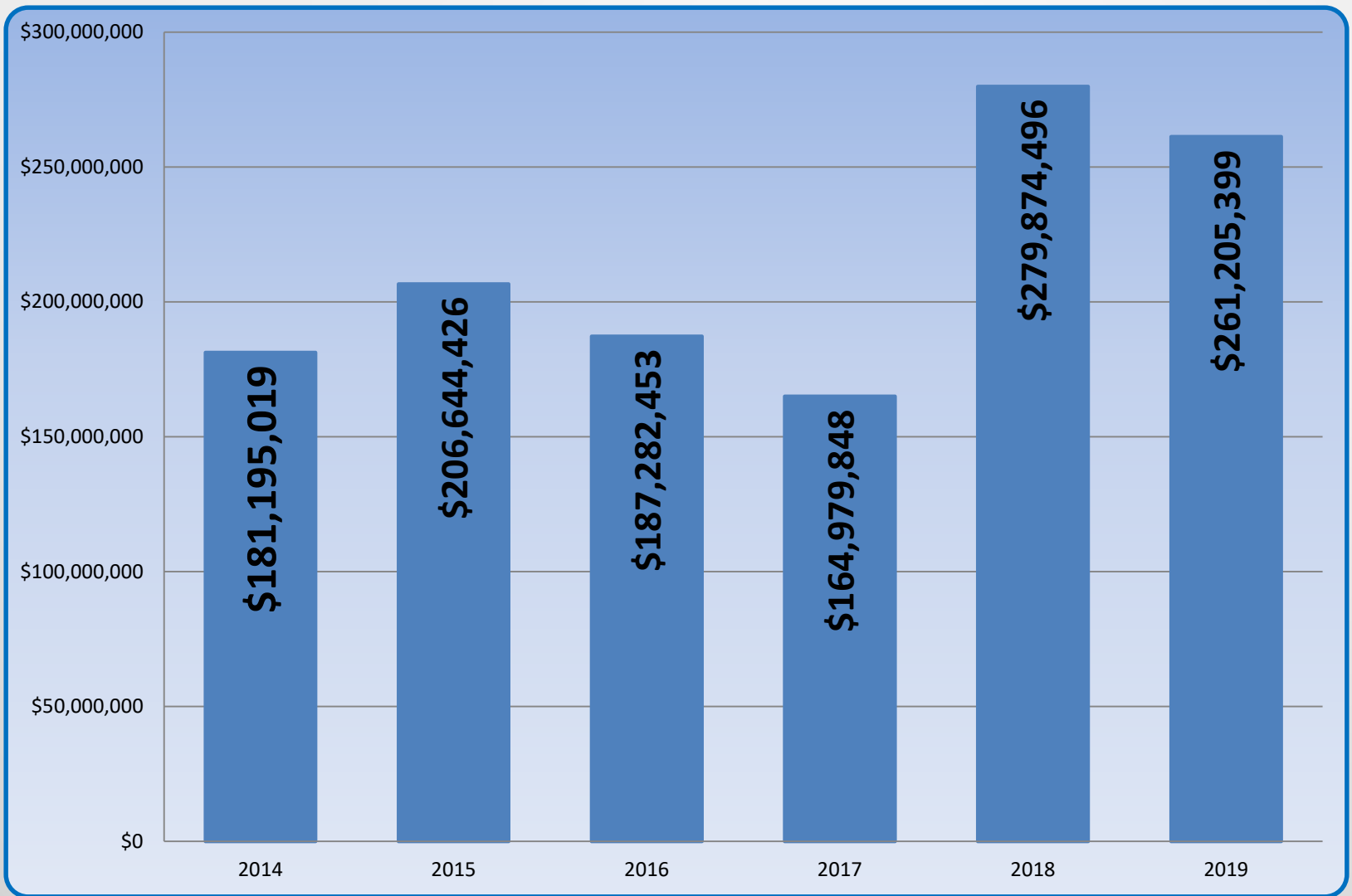
# Building Inspections



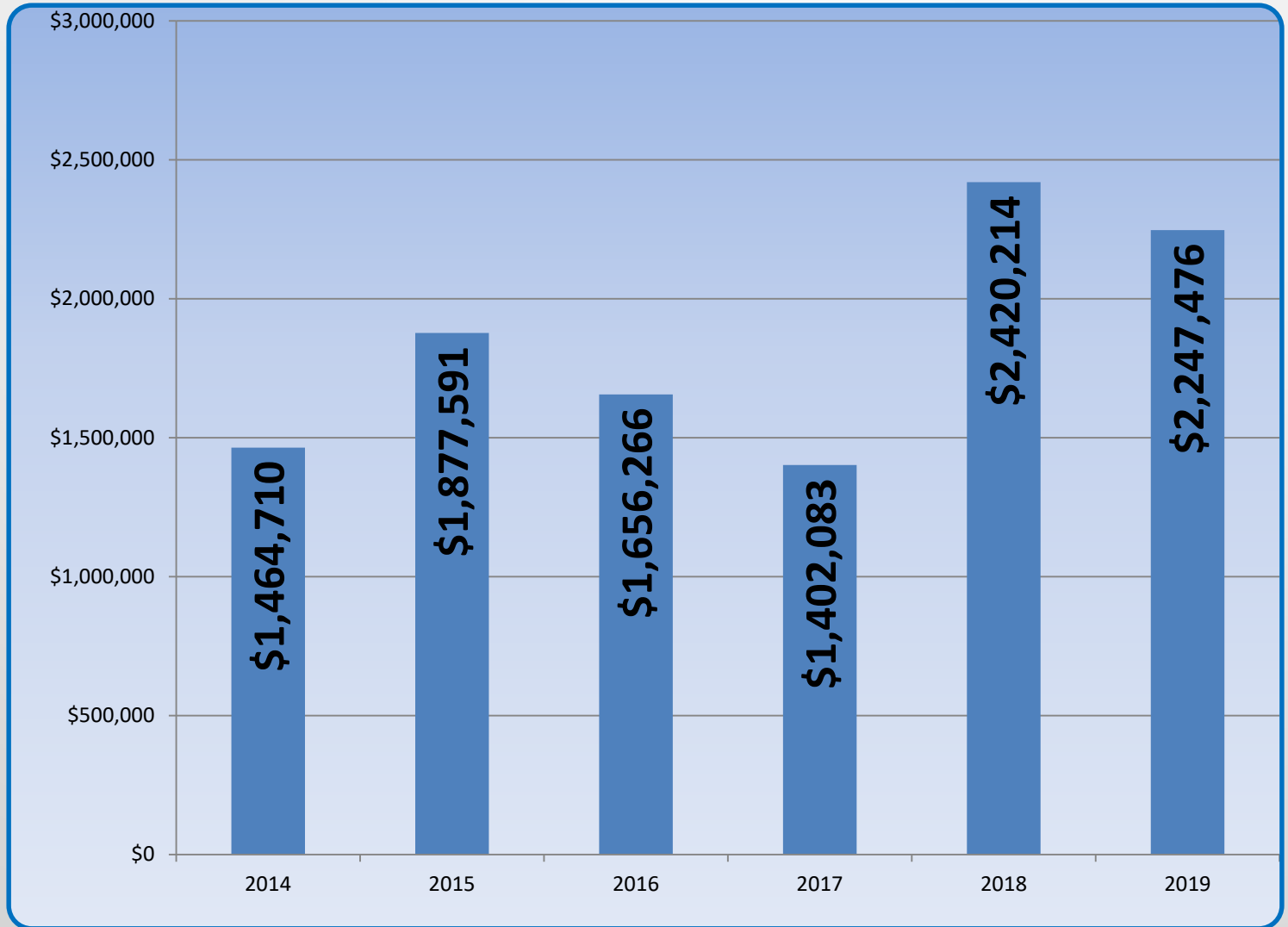
# Building Inspections



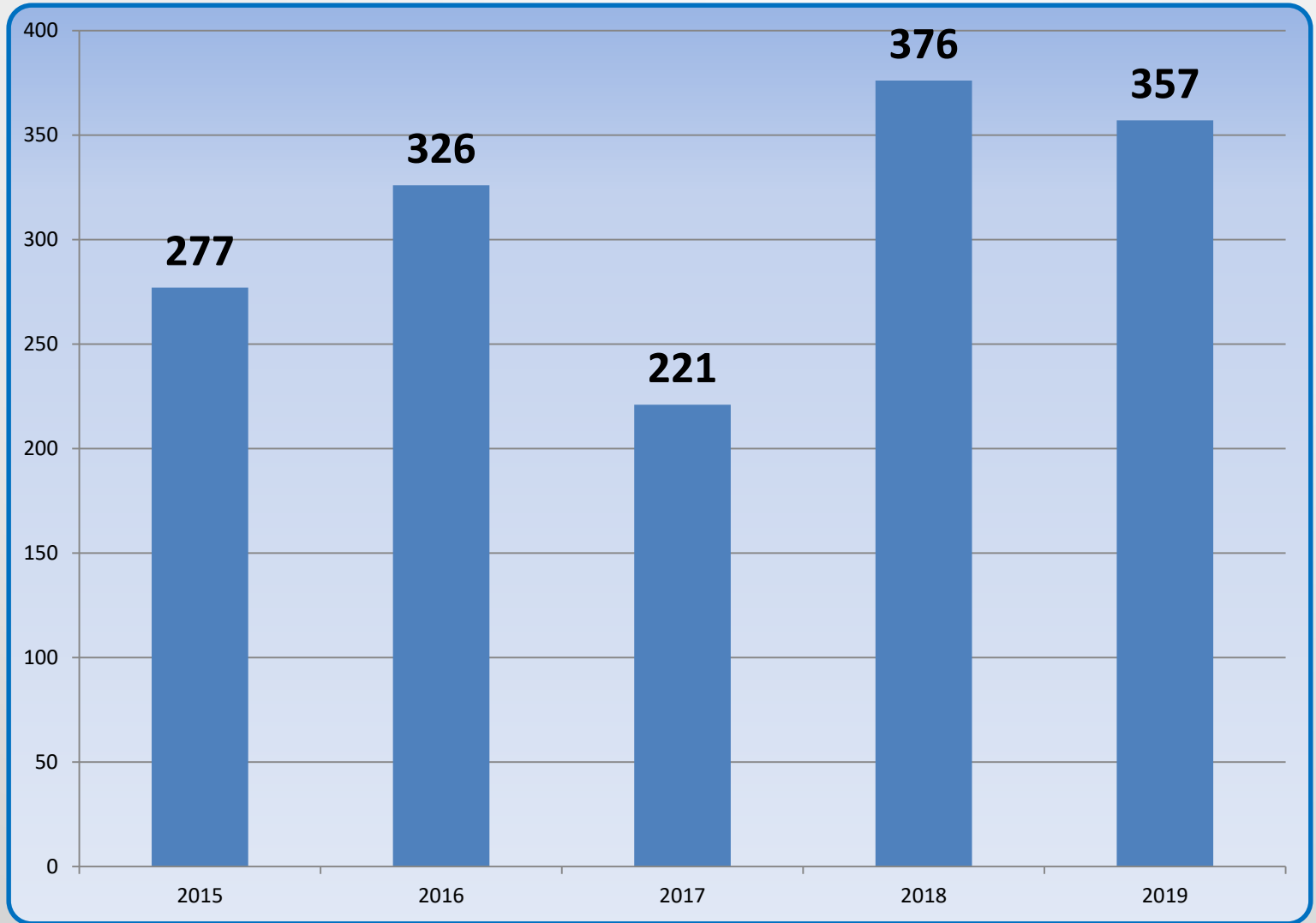
# Building Permit Valuation



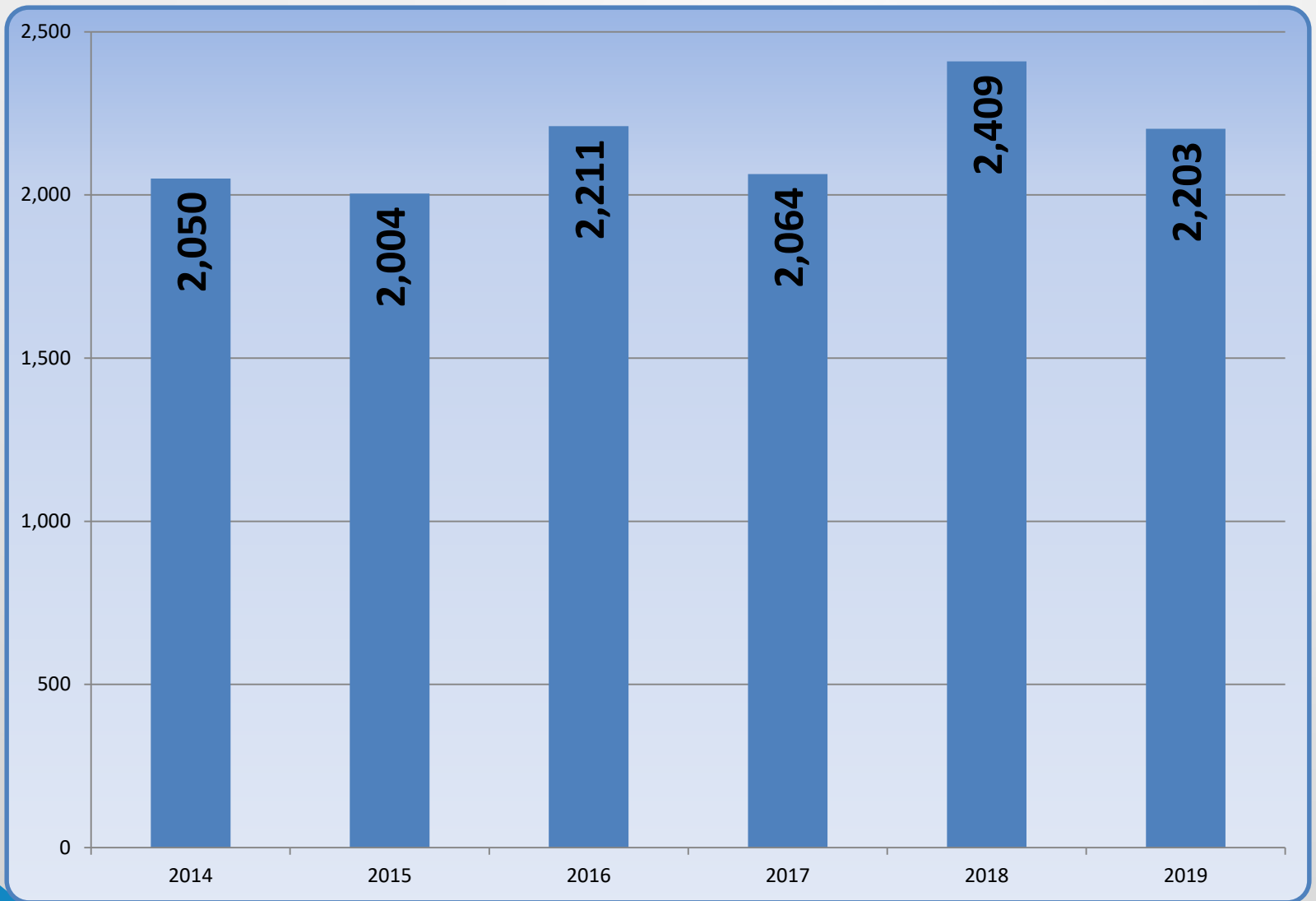
# Building Permit Revenue



# Single Family Permits



# Building Permits Issued





**Questions?**

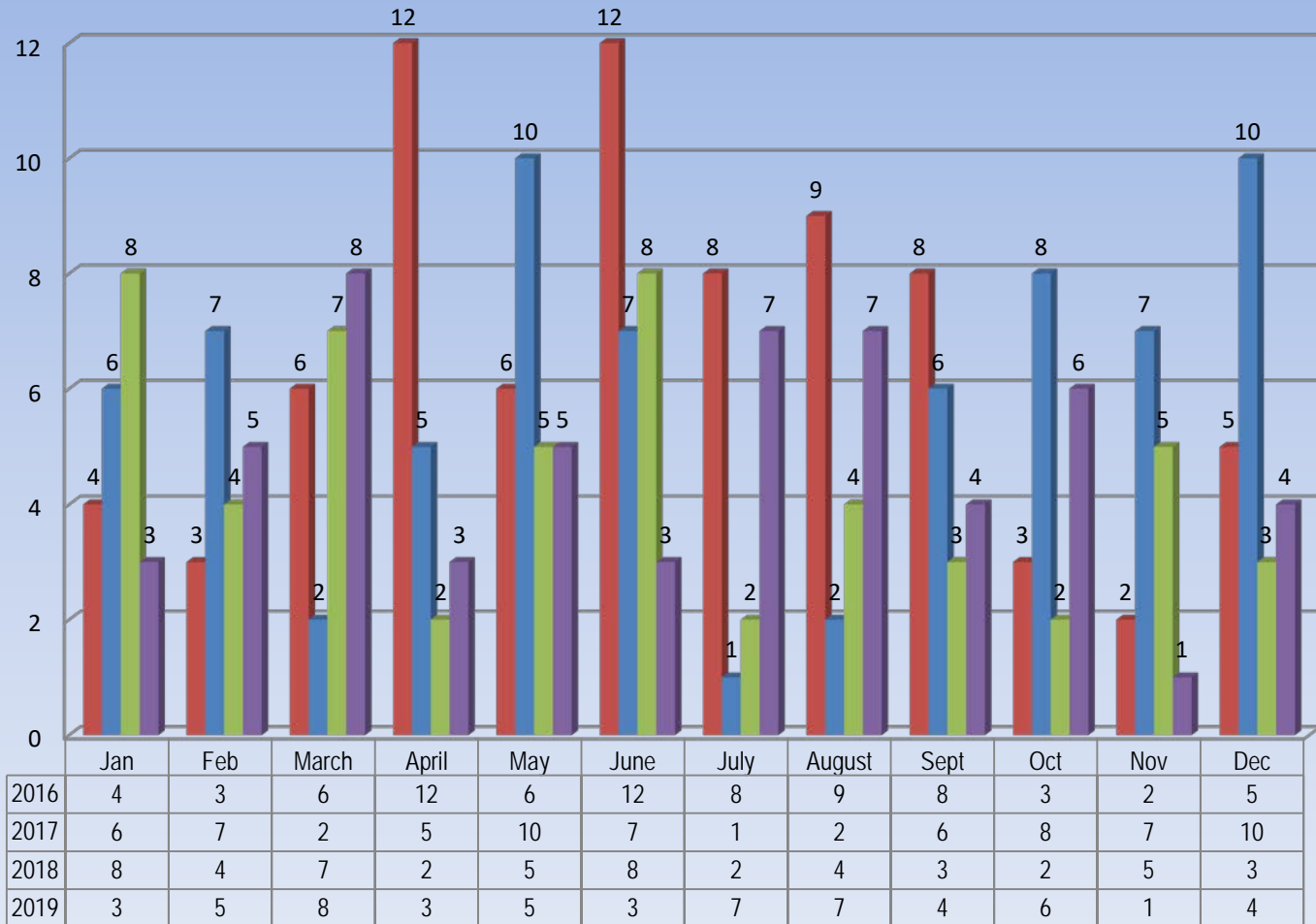


# Express Permit Program

- **Dan Wilson, CBO – Express Permit Program Manager**
  - **Mid 2014 – Researched/Proposed**
  - **7/15 - Implemented (commercial TI's)**
  - **10/15 – Single Family Residential added**
  - **11/17 – Residential Alterations added**
  - **2/18 – Duplex Residential added**
- **Total Express Permits issued to date:**

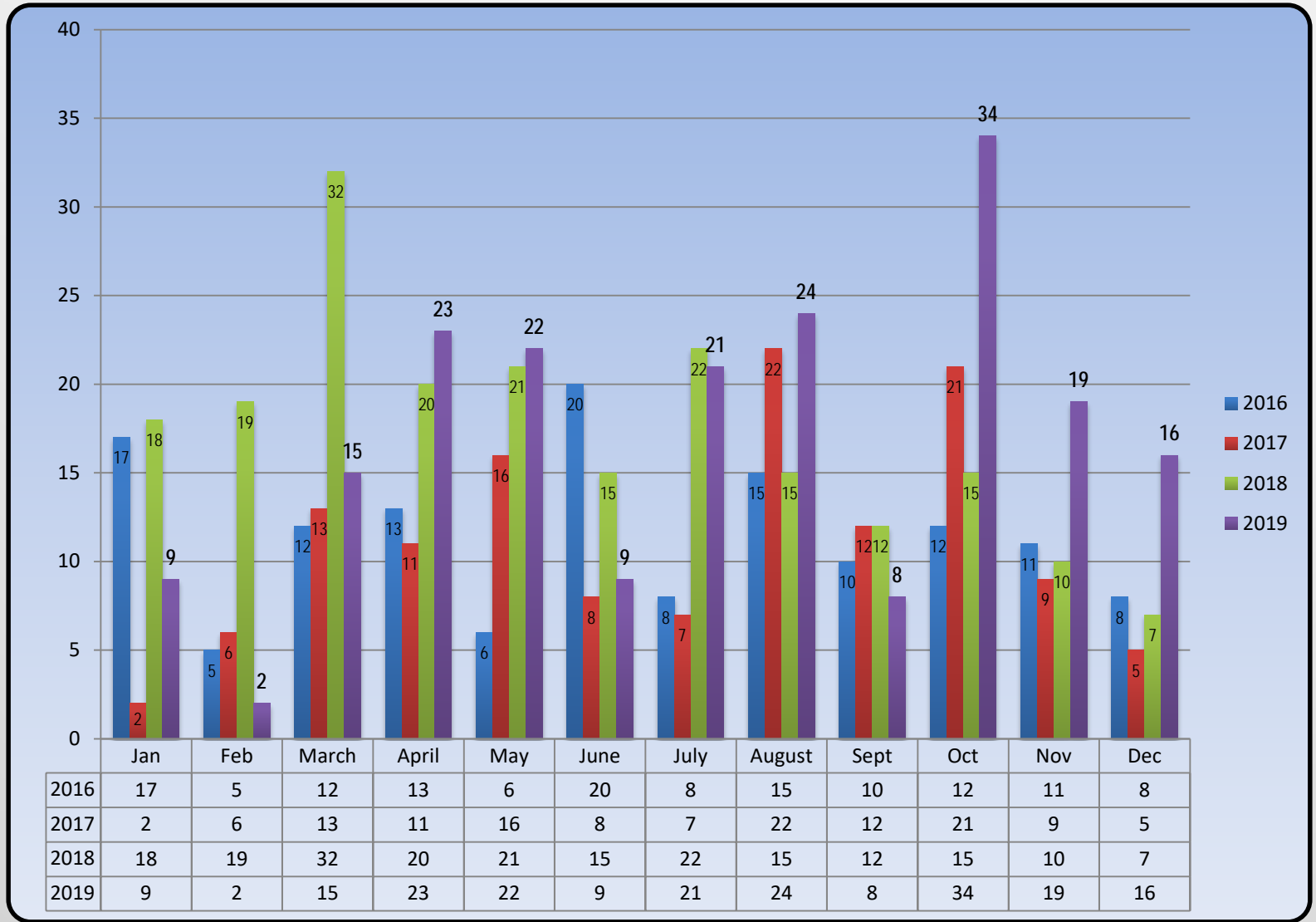
**1,264**

# Express Commercial TI's



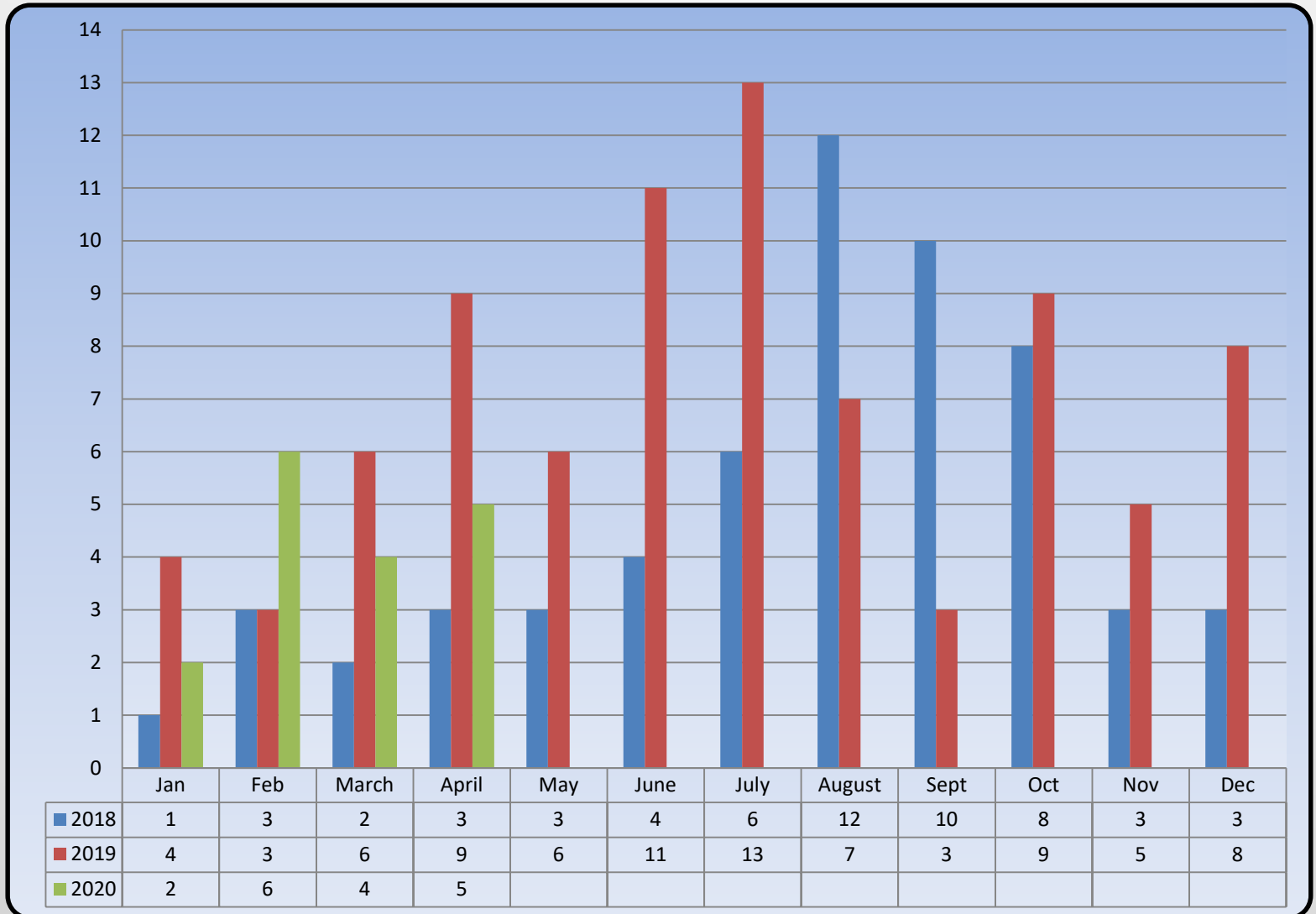
**TOTAL PERMITS ISSUED INCEPTION TO DATE: 330**

# Express Single Family



**TOTAL PERMITS ISSUED INCEPTION TO DATE: 758**

# Express Residential Alterations



**TOTAL PERMITS ISSUED INCEPTION TO DATE: 170**

**Questions?**



# Recent Accomplishments

- **Approval of UGA Expansion**
- **Completed Annexation of UGA area**
- **Moved Applications to 100% Electronic (in response to COVID-19 closure)**
- **Processing all permits & inspections during COVID-19**
- **Continue to work on EDEN Replacement for permitting**

# Opportunities/Challenges

- **Opportunities –**

- Continued explosive growth
- Opportunity Centers:
  - Vista Field
  - Southridge
  - Entertainment District
  - Bridge-to-Bridge/Columbia Drive
  - New UGA Area

- **Challenges –**

- Recovering from COVID-2019 Pandemic
- Maintaining Level of Service (review times, next day inspections)
- Staff Resources



**Questions?**





# City Council Meeting Schedule July 2020

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July 7, 2020

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

July 14, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Police Department Update
2. City Attorney Update
3. Fire Department Update

July 21, 2020

Tuesday, Time TBD

COUNCIL RETREAT

Hilton Garden Inn -701 N. Young St

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

July 28, 2020

Tuesday, 6:30 p.m.

WORKSHOP MEETING

1. Rock Blasting Ordinance
2. Public Works Update
3. WWTP Phase II Update
4. Management Services Update

To assure disabled persons the opportunity to participate in or benefit from City services, please provide twenty-four (24) hour advance notice for additional arrangements to reasonably accommodate special needs.

Please be advised that all Kennewick City Council Meetings are Audio and Video Taped