

**KENNEWICK PLANNING COMMISSION
FEBRUARY 1, 2016
MEETING MINUTES**

CALL TO ORDER

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

Recorder Karen Tilton called the roll and found the following:

Present: Commissioners, Fraser Hawley, Victor Morris, Anthony Moore, Chairman Beau Ruff

Excused: Vice Chair Ed Pacheco, Commissioner Raymond Hui

Unexcused: None

Commissioner Moore led the Pledge of Allegiance.

Staff Present: Wes Romine, Development Services Manager, Steve Donovan, Planner, Anthony Muai AICP Planner, and Karen Tilton, Recorder

CONSENT AGENDA

- a. Approval of Minutes dated January 4, 2016
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Chairman Ruff opened the public hearing at 6:33 p.m. for Zoning Ordinance Amendment (ZOA) #15-03, which proposes to amend the City of Kennewick's development regulations in a number of areas in Title 4, Title 17, & Title 18, and clarification of the Commercial Design Standards.

Mr. Muai gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report ZOA #15-03 and recommend to City Council approval of the request.

Questions for staff:

Commissioner Moore asked about the mini-storage development standards; have they eliminated store owners desire to build. Mr. Muai said no, some have built in those zones in accordance with administrative determination; issue is applying aesthetic requirements to mini-storages in industrial zones where we have no regulations; issue is mini-storages have to dress-up buildings in that zone when no one else building in that zone has to do that.

Chair Ruff asked what front and backyard setback on townhouse/row house is. Mr. Muai said all setbacks are typical except for the side; 15 feet front, 20 feet from back of sidewalk to face of garage, and 15 in back; interior unit no side setbacks due to units on either side; end unit is 5 feet from property line for side. Chair Ruff asked if front is mostly concrete driveway, not much green. Mr. Muai said depends on width of lot; there are public works requirements on driveway width. Chair Ruff asked if this will change what is current with townhouses/row houses. Mr. Muai said not substantially; developers have been using open space including front, back and side yards, hitting requirements for most part. Chair Ruff asked about requirements for parking lots and trees, instead of 40% coverage, any concerns about kinds of vegetation, good coverage. Mr. Muai said types of trees and heights handled in Landscaping section of code.

Mr. Romine said no requirement for canopy; 40% hard number to pin down depending on time of year, etc.

Commissioner Moore asked about pedestrian walkways in commercial zones, reasoning to change aesthetics to more of striping favored. Mr. Muai said issue is when doing parking and go in to pave, have to cut that part out; has to be different material with significant costs; could put in first, gets messed up when asphalt is done; more of a logistical thing. Commissioner Moore asked what original intent of having it with aesthetics; seen pictures it looks nice. Mr. Romine said it's a safety issue getting people from parking lot to building; and for aesthetics; received feedback from developers it is expense they don't want added to their project.

Testimony in favor:

Jeff Losey, HBA
10001 W. Clearwater Ave
Kennewick

Part of original commercial design standards discussion; my recollection on pedestrian walkway, best intent to get pedestrians to walk where you want with fences; they go where they decide to park. Add pavers, concrete, cut up asphalt hazardous during certain times of year like winter; question on trash enclosures, stucco with chain link fence with slats and gate; is that allowed in these standards. Mr. Romine said no, people are using metal gates or Trek fencing.

Testimony neutral or against:

Public testimony for ZOA 15-03 closed at 7:09 pm.

Chairman Ruff asked for a motion.

Commissioner Morris moved to concur with the findings and conclusions in staff report ZOA 15-03 and forward a recommendation of APPROVAL to City Council. Commissioner Rettig seconded the motion.

Discussion:

Chair Ruff has concerns with parking lot striping, clearly value in some type of pedestrian walkway; also issue with landscaping coverage, types of trees, insure blacktop parking lots are kept cool, should be direction in the code; want to be on the record. Commissioner Moore said he agrees with points about the trees and parking lots. Commissioner Rettig said he is neutral; Commissioner Hawley said there is no way to enforce trees dying and replanting efforts. Mr.

Romine said that is right, not enough staff to monitor it but code requires dead trees to be replaced. Commissioner Morris said he feels staff has done very good job in finding redundancies needing correction; a good point has been made on the two issues being discussed, not opposed to breaking them out into different sections. Chair Ruff said the vote should be taken; if it fails he would accept motion to approve all but the two issues of parking lot striping and landscaping.

The motion passed on 3-2 vote, with Commissioners Rettig, Hawley & Morris in favor; Commissioner Moore and Chairman Ruff were opposed.

Chairman Ruff opened the public hearing at 7:14 p.m. for Change of Zone (COZ) #15-14, which proposes to change approximately 7.66 acres from Residential, Suburban (RS) to Residential, Low (RL). The proposal is generally located at 2828 S. Olympia St.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 15-14 and recommend to City Council approval of the request.

Questions for staff:

None

Testimony of Applicant or Applicant's Representative:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

Public testimony for COZ 15-14 closed at 7:18 pm.

Chairman Ruff asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 15-14 and forward a recommendation of APPROVAL to City Council. Commissioner Rettig seconded the motion.

Discussion:

None

The motion passed on a unanimous vote.

Chairman Ruff opened the public hearing at 7:19 p.m. for Change of Zone (COZ) #15-17, which proposes to change approximately 3,081 square feet of land from Commercial, General (CG) 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. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 15-17 and recommend to City Council approval of the request.

Questions for staff:

None

Testimony of Applicant or Applicant's Representative:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public testimony for COZ 15-17 closed at 7:24 pm.

Chairman Ruff asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 15-17 and forward a recommendation of APPROVAL to City Council. Commissioner Morris seconded the motion.

Discussion:

None

The motion passed on a unanimous vote.

VISITORS NOT ON AGENDA:

Jeff Losey
Home Builders Association of Tri-Cities
10001 W. Clearwater Ave.
Kennewick, WA 99336

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Welcome back to Commissioner Robert Rettig.

Commissioner Morris said since there is change in Downtown Kennewick Partnership, any chance of getting a report from the new Director for Downtown Kennewick. Chair Ruff asked staff to check into that; Mr. Romine said staff will and try to get something for the commission.

ADJOURNMENT:

The meeting was adjourned at 7:27 p.m.