

KENNEWICK PLANNING COMMISSION
APRIL 4, 2016
MEETING MINUTES
CALL TO ORDER

Vice Chair Ed Pacheco called the meeting to order at 6:30 p.m.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Robert Rettig, Fraser Hawley, Victor Morris, Clark Stolle, and Vice Chair Ed Pacheco

Excused: Commissioner Anthony Moore and Chairman Beau Ruff

Unexcused: None

Commissioner Morris led the Pledge of Allegiance.

Staff Present: Wes Romine, Development Services Manager, and Melinda Didier, Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Minutes dated March 21, 2016
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Morris moved to accept the consent agenda. Commissioner Stolle seconded the motion. The motion carried 4-1, with Vice Chair Pacheco, Commissioners Hawley, Morris & Stolle in favor and Commissioner Rettig abstaining due to arriving after the motion was made.

PUBLIC HEARINGS

Vice Chair Pacheco opened the public hearing at 6:34 p.m. for Zoning Ordinance Amendment (ZOA) #16-01, which proposes to amend a portion of the Kennewick Municipal Code including KMC 18.12.055, to remove the requirement for a Car Wash to be on the same parcel of land as a convenience store/gas station in Commercial, Neighborhood (CN) zoning districts.

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 ZOA 16-01 and recommend to City Council approval of the request.

Questions for staff:

Commissioner Hawley asked for clarification what is code number; Mr. Romine said it should be 18.12.055. Commissioner Morris asked when we have change in Kennewick Municipal Code, how does the public know. Mr. Romine said its city wide not site specific; is advertised in Tri-City Herald and on website. Commissioner Morris asked if this is referring to specific CN zoning

neighborhood. Mr. Romine said the applicant is interested in specific parcel of land, and is why he applied for the amendment; this change is city wide, not specific to a parcel. Vice Chair Pacheco asked if the hours have been on books for long. Mr. Romine said for at least 15 years. Vice Chair Pacheco asked if it matters between the suggested motion for approval and the alternate motion for approval; these are more detailed versus the generic motion. Mr. Romine said it's the Planning Commission's job to make recommendation to the City Council; do what you feel is appropriate. Vice Chair Pacheco said the staff report's two motion options are more detailed than the generic version from the script; Mr. Romine said he was trying to get it specific enough, the Commission should pick a motion from staff report.

Testimony of Applicant or Applicant's Representative

John Dreher
104012 Horn Rapids Dr
West Richland

Thanks to Wes and the Planning Department for all their help; yes, its specific to one property, smaller piece of property too, couple different options both are zoned same; will tear down 40-year old car wash and build new nicer one; two properties will be available for me.

Testimony in favor:

Bob Brown
3517 W 5th Ave
Kennewick

Wants to eliminate the fence, run into many times; Circle K supposed to manage it, and doesn't manage it, California company doesn't do it; had big semi's parking in there, making noise, only ones complaining about noise was the cemetery, neighbors around there didn't complain; tired of cutting weeds wants it managed; to sell and put in business.

Testimony neutral or against:

None

Staff final comments:

None

Public testimony for ZOA #16-01 closed at 6:48 pm.

Vice Chair Pacheco asked for a motion.

Commissioner Morris moved to concur with the findings and conclusions in staff report ZOA 16-01 and forward a recommendation to City Council of APPROVAL of the request to change KMC 18.12.055 per Exhibit 2, removing the requirement for a Car Wash to be located near a convenience store that may sell gas, and removing the hours of operation for automated and unmanned car washes in CN zones. Commissioner Hawley seconded the motion.

Discussion:

None

The motion passed .

Mr. Romine entered the staff Power Point presentation into record. Ms. Didier said the Power Point is Exhibit #5.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

Mr. Romine said that Greg McCormick, Planning Director, asked him to remind the Commissioners that there is a joint planning commission and city council workshop on April 12th; it's a kick-off meeting for the 10-year Comp Plan update, and requested that everyone that can be there attend the meeting; it's at 6:00 pm on Tuesday; asked if everyone could commit to it. Vice Chair Pacheco said he couldn't attend due to work constraints; Commissioners Stolle, Morris, Hawley and Rettig said they could attend.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

None

ADJOURNMENT:

The meeting was adjourned at 6:53 p.m.