

KENNEWICK PLANNING COMMISSION
July 18, 2016
MEETING MINUTES

CALL TO ORDER

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

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Clark Stolle, Fraser Hawley, Victor Morris, Vice Chairman Ed Pacheco, and Chair Beau Ruff

Excused: Commissioner Anthony Moore and Robert Rettig

Unexcused: None

Commissioner Stolle led the Pledge of Allegiance.

Staff Present: Greg McCormick, Community Planning Director, Wes Romine, Development Services Manager, Steve Donovan, Planner, Emily Estes-Cross, Economic Development Manager, and Melinda Didier, Community Planning Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated June 20, 2016
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Morris moved to accept the consent agenda. Vice Chairman Pacheco 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) #16-03, which proposes to amend a portion of the Kennewick Municipal Code including KMC 4.08.110, to raise the categorical exemptions for environmental project review requirements; and to amend the Non-Residential Use Table, KMC 18.12.010 B.1 to remove the requirement to process a Conditional Use Permit for school facilities.

Mr. Romine gave a brief overview of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report ZOA 16-03 and recommend to City Council approval of the request.

Questions for staff:

The Planning Commissioners had questions about the limits, comparison of Kennewick to the other cities, the public comment period for SEPA determinations, the SEPA process and Traffic Impact Fees, parking requirements and SEPA, and comments of affected businesses.

Testimony of Applicant or Applicant's Representative

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public testimony for ZOA #16-03 closed at 6:52 p.m.

Chairman Ruff asked for a motion.

Vice Chairman Pacheco moved to concur with the findings and conclusions in staff report ZOA 16-03 and forward a recommendation to City Council of APPROVAL of the request. Commissioner Hawley seconded the motion.

Discussion:

None

The motion passed unanimously.

Chairman Ruff opened the public hearing at 6:54 p.m. for Zoning Ordinance Amendment (ZOA) #16-04, which proposes to amend Section 18.12.250(5) of the Kennewick Municipal Code (KMC) in regard to allowing vehicle-based food businesses in the Bridge-to-Bridge River-to-Rail Subarea.

Mr. Donovan gave a brief overview of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report ZOA 16-04 and recommend to City Council approval of the request. Mr. Donovan entered into record Exhibit 5 (KMC 18.12.050: Temporary and Parking Lot Businesses); Chairman Ruff paused for five minutes for the Commission to review Exhibit 5.

Questions for staff:

The Planning Commissioners had questions about Clover Island, restrooms/temporary toilets, definitions of overnight, locations, business licenses, aesthetics, water and sewer services, and code compliance.

Testimony of Applicant or Applicant's Representative

Emily-Estes Cross, the City of Kennewick Economic Development Manager, commented in support of the proposed code change.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public testimony for ZOA #16-04 closed at 7:23 p.m.

Chairman Ruff asked for a motion.

Vice Chairman Pacheco moved to concur with the findings and conclusions in staff report ZOA 16-04 and forward a recommendation to City Council of APPROVAL of the request.

Commissioner Morris seconded the motion.

Discussion:

The Commissioners appreciated the effort and thought put into the code change for vehicle based food businesses to be allowed in the Bridge to Bridge, River to Railroad Subarea..

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Chairman Ruff has an excused absence until September 12th. Mr. McCormick said the representatives from BERK Consulting will be at the July 26th Council Workshop to update the City Council on the 2017 Comprehensive Plan; the workshop begins at 6:30 pm.

ADJOURNMENT:

The meeting was adjourned at 7:32 p.m.