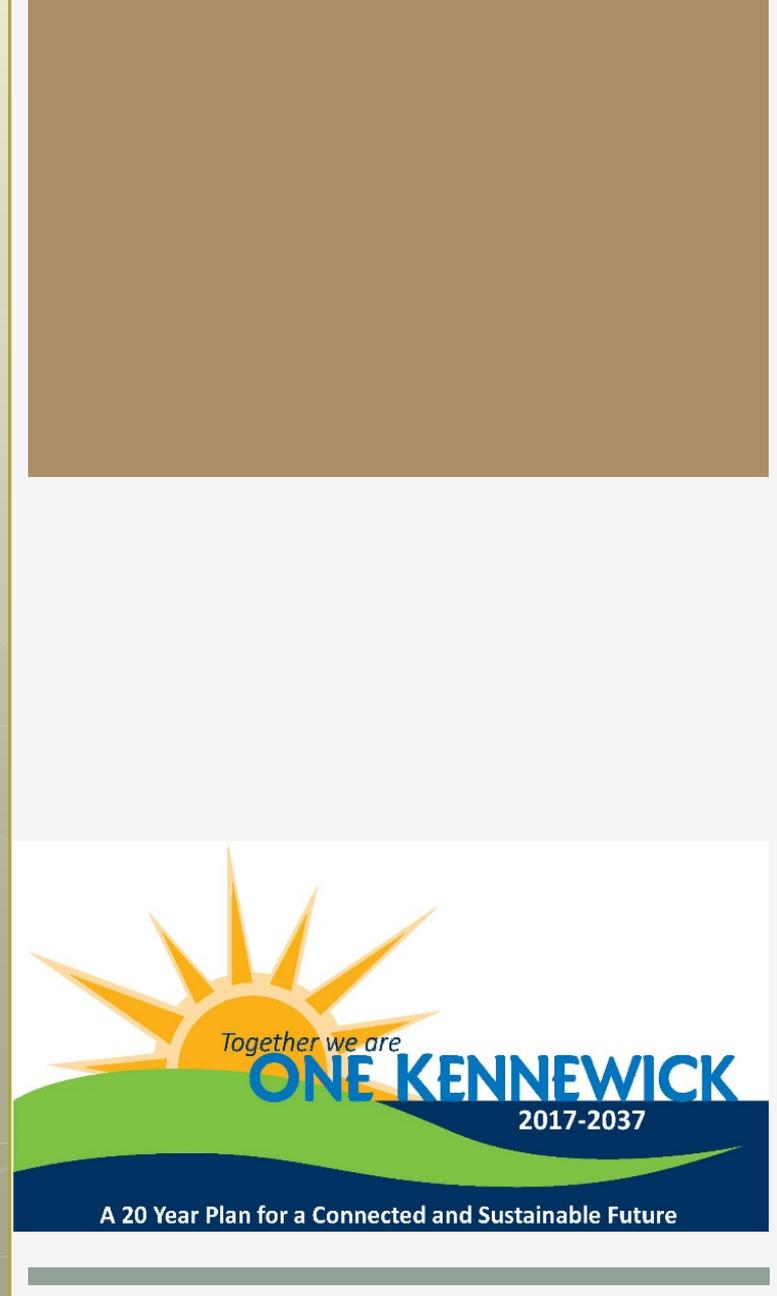


# City of Kennewick Planning Commission

Community Planning  
Department

October 17, 2016



# Utilities

- **State Law identifies “Utilities” to include:**
  - **Electric**
  - **Telecommunications**
  - **Natural Gas**

# Current Goals & Policies

- **Goals:**

- Coordinate non-City owned utilities for supply and efficiency.
- Support conservation measures for new construction & renovation.

- **Policies:**

- Support coordinated service extensions of all utilities to new developments.
- Promote joint use of transportation rights of way and utility corridors where possible.
- Coordinate among adjacent planning jurisdictions. Develop a coordinated process for siting regional utility facilities in a timely manner; support the Benton-Franklin Utility Coordinating Council.

- Encourage underground placement of new utilities. Coordinate with other utility providers to ensure that the use of right-of-ways and easements are conducive of good streetscape environment.
- Utilize franchise agreements to accomplish under-grounding of new and existing facilities.
- Utilize street reconstruction projects to increase the amount of underground utilities.
- Encourage irrigation district right-of-ways to be used for connecting trails whenever possible.
- Siting of facilities shall be consistent with the growth indicated in the land use element.
- Essential Public Facility siting shall be consistent with the Essential Public Facilities section of the Comprehensive Plan.
- Encourage green building principles in construction and renovation using alternative energy, energy efficient utility fixtures and recycling.

# Proposed Goals & Policies

- **Goal 1: Coordinate non-City owned utilities for supply and efficiency. (existing Goal 1)**
  - **Policy 1:** Support coordinated service extensions of all utilities to new developments. (existing Policy 1)
  - **Policy 2:** ~~Coordinate among adjacent planning jurisdictions. Develop a coordinated process for siting regional utility facilities in a timely manner;~~ Support the Benton-Franklin Utility Coordinating Council in order to site regional utility facilities in a timely manner (existing Policy 3)

○ **Goal 2: Support conservation measures for new construction & renovation. (Existing)**

- **Policy 1:** Promote joint use of transportation rights of way and utility corridors where possible.(existing Policy 2)
- **Policy 2:** Siting of necessary new utility facilities shall be consistent with the growth indicated in the land use element. Opportunities to renovate existing utilities before adding new facilities should be considered. (existing Policy 8)
- **Policy 3:** Encourage green building principles in construction and renovation using alternative energy, energy efficient utility fixtures and recycling. (existing Policy 10)

- **Goal 3: Encourage aesthetic compatibility of utility facilities with surrounding land use and opportunities to develop recreation facilities.(New)**
- **Policy 1:** Encourage underground placement of new utilities. Coordinate with other utility providers to ensure that the use of right-of-ways and easements ~~are conducive of good streetscape environment~~ meet City street and landscape standards. (Existing Policy 4)
- **Policy 2:** Utilize franchise agreements to accomplish under-grounding of new and existing facilities. (Existing Policy 5)
- **Policy 3:** Utilize street reconstruction projects to increase the amount of underground utilities. (Existing Policy 6)
- **Policy 4:** Encourage irrigation district right-of- ways to be used for connecting trails ~~whenever possible.~~ consistent with the City's Parks, Recreation, and Open Space Plan. (existing Policy 7)



- **Goal 4: Promote access to telecommunications services for businesses and residents and site new telecommunications facilities in a way that minimizes impacts.(New)**

- **Policy 1:** Promote the timely and orderly expansion of all forms of telecommunications service within the City and its planning area. (new)
- **Policy 2:** Coordinate with communication utilities to ensure adequate telephone services and high speed technology services in the community. (new)
- **Policy 3:** Require the placement and design of wireless communication facilities in a manner that minimizes the adverse impacts on adjacent land uses. (new)
- **Policy 4:** Require the siting and location of telecommunications facilities be accomplished in a manner that minimizes adverse impacts on the environment and adjacent land uses. (new)

# Economic Development

- **GMA (RCW 36.70A.020(5)): Statewide Planning Goal 5**
  - Encourage economic development statewide
  - Consistent with adopted plans
  - Promote economic opportunity for all citizens
  - Promote retention/expansion of existing business
  - Recruit new businesses
  - Recognize regional differences impacting economic development opportunities
- **Countywide Planning Policies**
  - CWPP Policy #19 –
    - Promotes family wage jobs
    - Increase business formation
    - Expansion/retention of existing businesses
    - Create local jobs

# Current Goals & Policies

## ○ **Goals:**

- Improve the business climate in Kennewick.
- Insure that the educational institutions and workforce development systems in Kennewick prepare workers for jobs in target industries
- Improve the community's ability to attract young professionals and workers who can fill jobs in target industries
- Maintain the areas infrastructure so that it meets the needs of existing employers and targeted industries
- Support efforts to market the Tri-City region in efforts that make the City more attractive to target industries

## ○ **Policies:**

- Create incentives to attract target industries to Kennewick
- Establish a Tri-Cities Young Professionals Network.
- Support Downtown Kennewick redevelopment efforts

- Encourage redevelopment in appropriate areas on the Columbia River
- Improve existing and proposed office parks in Kennewick
- Increase the number of “shovel ready” commercial and industrial sites in Kennewick
- Establish a defined business and entertainment center in the Vista Field/Three Rivers Convention Center area
- Market the Vista Field area as an innovative mixed-use development center
- Expand Kennewick’s commitment to TRIDEC
- Support the research district of the Pacific Northwest National Laboratory
- Focus recruitment efforts on target industries that raise the overall wage levels in Kennewick

# Proposed Goals & Policies

- **Goal 1: Improve the business climate in Kennewick. (Existing)**
  - **Policy 1:** Create incentives to attract target industries to Kennewick. (Existing Policy 1) (**add target industries**)
  - **Policy 2:** Ensure timely and coordinated permitting and regulations. (new)

# Proposed Goals & Policies

- **Goal 2: Support education and workforce development to prepare residents and workers for jobs in target industries, and improve Kennewick's ability to attract workers who can fill jobs in target industries. (combines existing 2 & 3)**
  - **Policy 1:** ~~Establish a~~ Support the Tri-Cities Young Professionals Network. (Existing Policy 2 modified)
  - **Policy 2:** Partner with education and employment organizations and businesses to help ensure an adequate and trained labor pool.(new)
  - **Policy 3:** Support efforts of businesses and institutions to train workers for today's and tomorrow's jobs, and support continuing education in the region. (new)

# Proposed Goals & Policies

- **Goal 3: Support the development and redevelopment of walkable, mixed-use neighborhoods as attractive locations for employment, tourism, arts and culture, entertainment, and residents.(new)**
  - **Policy 1:** Support Downtown Kennewick redevelopment efforts through regulatory incentives, infrastructure investments, urban design standards, and other tools.(existing policy 3)
  - **Policy 2:** Encourage redevelopment in appropriate areas on the Columbia River.(existing policy 4)
  - **Policy 3:** Support the new entertainment district in the Vista Field/ Three Rivers Convention Center area, through zoning, urban design, infrastructure investments, and other tools . (existing policy 7)
  - **Policy 4:** Support the Port of Kennewick's goals of creating a new mixed-use neighborhood at Vista Field, through infrastructure improvements, urban design tools, and other actions. (new)

# Proposed Goals & Policies

- **Goal 4: Maintain the area's infrastructure so that it meets the needs of existing employers and targeted.(existing Goal 4)**
- **Policy 1:** Increase the number of “shovel ready” commercial and industrial sites in Kennewick.(existing policy 6) (define?)
- **Policy 2:** Continue to provide high quality and cost efficient city services and facilities consistent with the community's priorities and growth.(new)
- **Policy 3:** Continue to identify, construct and maintain infrastructure systems and facilities required to promote and sustain a positive economic climate. (existing policy 7)

# Proposed Goals & Policies

- **Goal 5:** Support regional efforts to attract and retain target industries to market the Tri-City region. ~~in efforts that make the City more attractive to target industries.~~ (existing Goal 5)
  - **Policy 1:** Expand Kennewick's commitment to TRIDEC. (existing policy 9)
  - **Policy 2:** Support the research district of the Pacific Northwest National Laboratory. (existing Policy 10)
  - **Policy 3:** Focus recruitment efforts on target industries that raise the overall wage levels in Kennewick. (existing policy 11) (identify "target" industries)

# Proposed Goals & Policies

- **Goal 6: Ensure sufficient land is available to support development of industrial, office, and retail development.(new)**
  - **Policy 1:** Regularly assess market needs and available land for office, commercial, and industrial development.(new)
  - **Policy 2:** Maintain an adequate supply of land to support economic development goals.(new)
  - **Policy 3:** Encourage retail development. Activities could include: analysis of supply and demand, expanding areas with targeted retail designations, infrastructure investments, or urban design standards. (new)

## Next Steps (Fall/Winter)

- Workshop additional Comp Plan Elements
- Community Meeting on Draft Changes
- Schedule series of Public Hearings
- Develop Recommendation for Council consideration

Questions?

