



# City Council Meeting Schedule September 2021

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City Council temporarily designated the location for regular, special and study session meetings to a virtual location until termination of the state of emergency or until rescinded. The City broadcasts City Council meetings on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.

September 7, 2021

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

September 14, 2021

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. 2021 Comprehensive Plan Amendments
2. Cross-Functional Teams Update

September 21, 2021

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

September 28, 2021

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website <https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Micromobility Update
2. Event Administration Update
3. Redistricting 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

# Council Workshop Coversheet



Agenda Item Number	1.	Meeting Date	09/14/2021
Agenda Item Type	Presentation		
Subject	2021 Comprehensive Plan Amendments		
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 annual comprehensive plan amendment requests CPA 21-01, CPA 21-02, CPA 21-03, CPA 21-04, CPA 21-05, CPA 21-06, CPA 21-07, CPA 21-08, CPA 21-09, CPA 21-10, CPA 21-11 and CPA 21-12 are scheduled to be presented for final decision at the regular meeting on October 5, 2021. The Planning Commission held public hearings for the proposed amendments on August 16, 2021 and recommended approval on all applications. The workshop is intended to review these amendments prior to bringing them forward for Council consideration.

1. CPA 21-01: Change .69 acres located at 1831 W 19th Avenue, from Low Density Residential to Medium Density Residential.
2. CPA 21-02: Change .96 acres located at 3321 W 10th Avenue, from Low Density Residential to Medium Density Residential.
3. CPA 21-03: Change 1.36 acres located north of W Canal Drive and west of S Grant Street, from Commercial to High Density Residential.
4. CPA 21-04: Change 3.12 acres located at 8600 and 8840 W Clearwater Avenue, from Industrial to Commercial.
5. CPA 21-05: Change .46 acres located at 107 E 16th Avenue, from Commercial to Medium Density Residential.
6. CPA 21-06: Change 14.60 acres located at 9496 N Clearwater Avenue, from Commercial to High Density Residential.
7. CPA 21-07: Change approximately 1.77 acres located at 1201, 1213 and 1221 N Irving Place, from Commercial to Low Density Residential.
8. CPA 21-08: Change 2.95 acres located at 18 W 12th Place, from Commercial to High Density Residential.
9. CPA 21-09: Change 4.58 acres located at 8125 Bob Olson Parkway, from High Density Residential to Commercial.
10. CPA 21-10: Change 8.3 acres located at 7723 Bob Olson Parkway, from Low Density Residential to Commercial.
11. CPA 21-11: Change 24.04 acres located south of 7723 Bob Olson Parkway, from Low Density Residential to High Density Residential.
12. CPA 21-12: Text amendments addressing nexus and rough proportionality when development exactions are required and mitigation of impacts caused by development.

Through	Steve Donovan Sep 07, 10:58:26 GMT-0700 2021	Attachments: Presentation
Dept Head Approval	Anthony Muai Sep 07, 11:09:49 GMT-0700 2021	
City Mgr Approval	Marie Mosley Sep 10, 12:51:29 GMT-0700 2021	

# 2021 Comprehensive Plan Amendment Review

City Council Workshop  
September 14, 2021



# Approval Criteria

**KMC 4.12.110 (7) : Approval Criteria.** The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that:

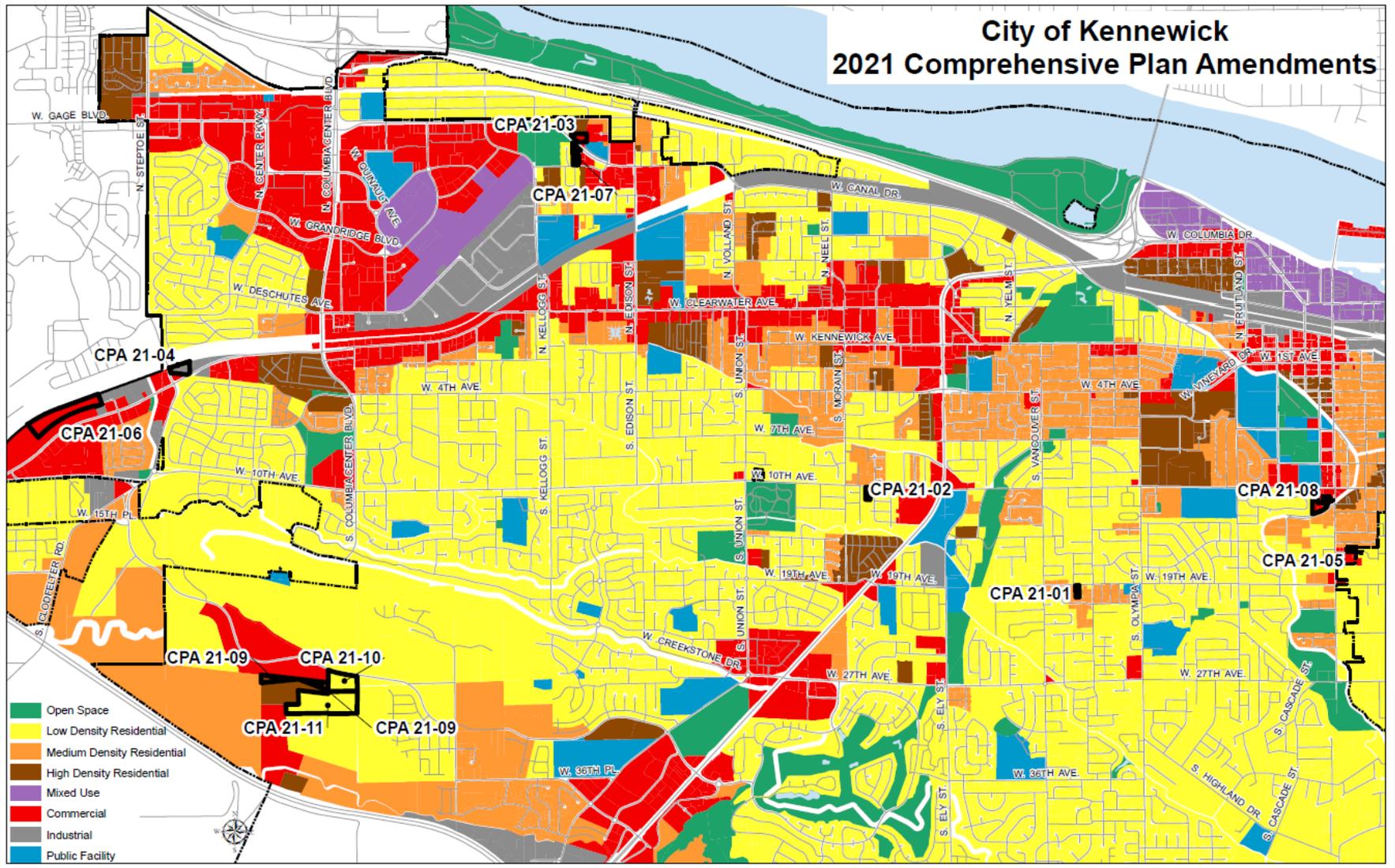
- (a) The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
- (b) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by the amendment;
- (c) The proposed amendment corrects an obvious mapping error; or
- (d) The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
- (e) A rezone shall be treated as an area-wide map amendment when:
  - i. It is initiated by the City and a significant class of property is similarly affected by the proposed rezone; and
  - ii. It is either:
    - A. Based upon an adopted or ongoing comprehensive planning process or undertaken to ensure compliance with or to implement the provisions of the Growth Management Act; or
    - B. Part of the process that includes amending text for this title where such amendments will have a significant impact on a large area of the City.

# Additional Factors

**KMC 4.12.110 (8) :** Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

- a) The effect upon the physical environment;
- b) The effect on open space and natural features including, but not limited to, topography, streams, rivers, and lakes;
- c) The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
- d) The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
- e) The quantity and location of land planned for the proposed land use type and density and the demand for such land;
- f) The current and projected project density in the area; and
- g) The effect, if any upon other aspects of the Comprehensive Plan.

# City of Kennewick 2021 Comprehensive Plan Amendments



# CPA 21-01

- Low Density Residential (LDR) to Medium Density Residential (MDR)
- .69 acres
- 1831 W 19<sup>th</sup> Avenue
- Jeffrey T. Robbins

## Key Issues

- Provides more dense development surrounded by MDR



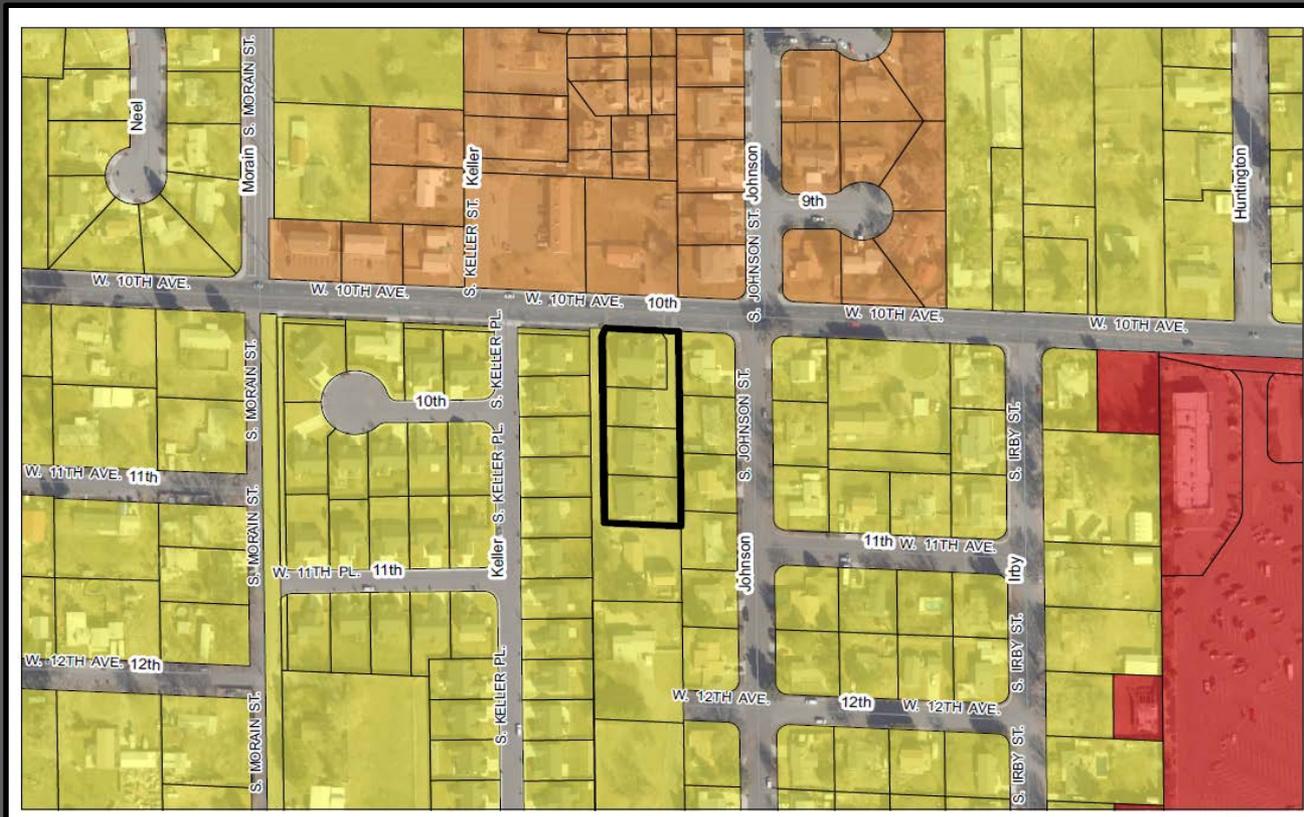
**Planning Commission voted 5-0 to recommend approval.**

# CPA 21-02

- Low Density Residential (LDR) to Medium Density Residential (MDR)
- .96 acres
- 3321 W 10<sup>th</sup> Avenue
- Tami Johnson

## Key Issues

- Resolves issues with emergency services
- Simplifies accounting



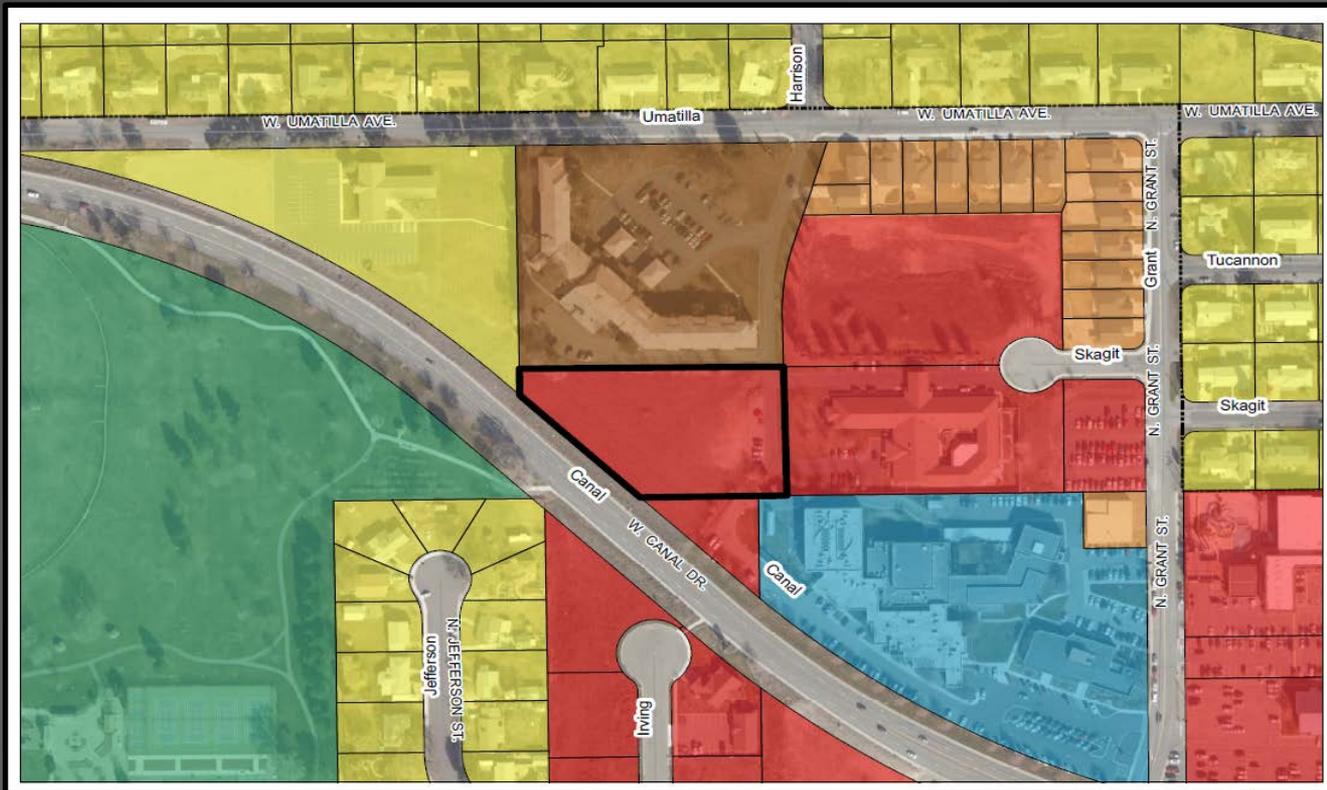
**Planning Commission voted 5-0 to recommend approval.**

# CPA 21-03

- Commercial (C) to High Density Residential (HR)
- 1.361 acres
- North of W Canal Drive, west of S Grant Street, Parcel number: 1-3399-201-1560-002
- Khurshed Sharifov

## Key Issues

- Provides needed High Density Residential Land
- Access via W Umatilla



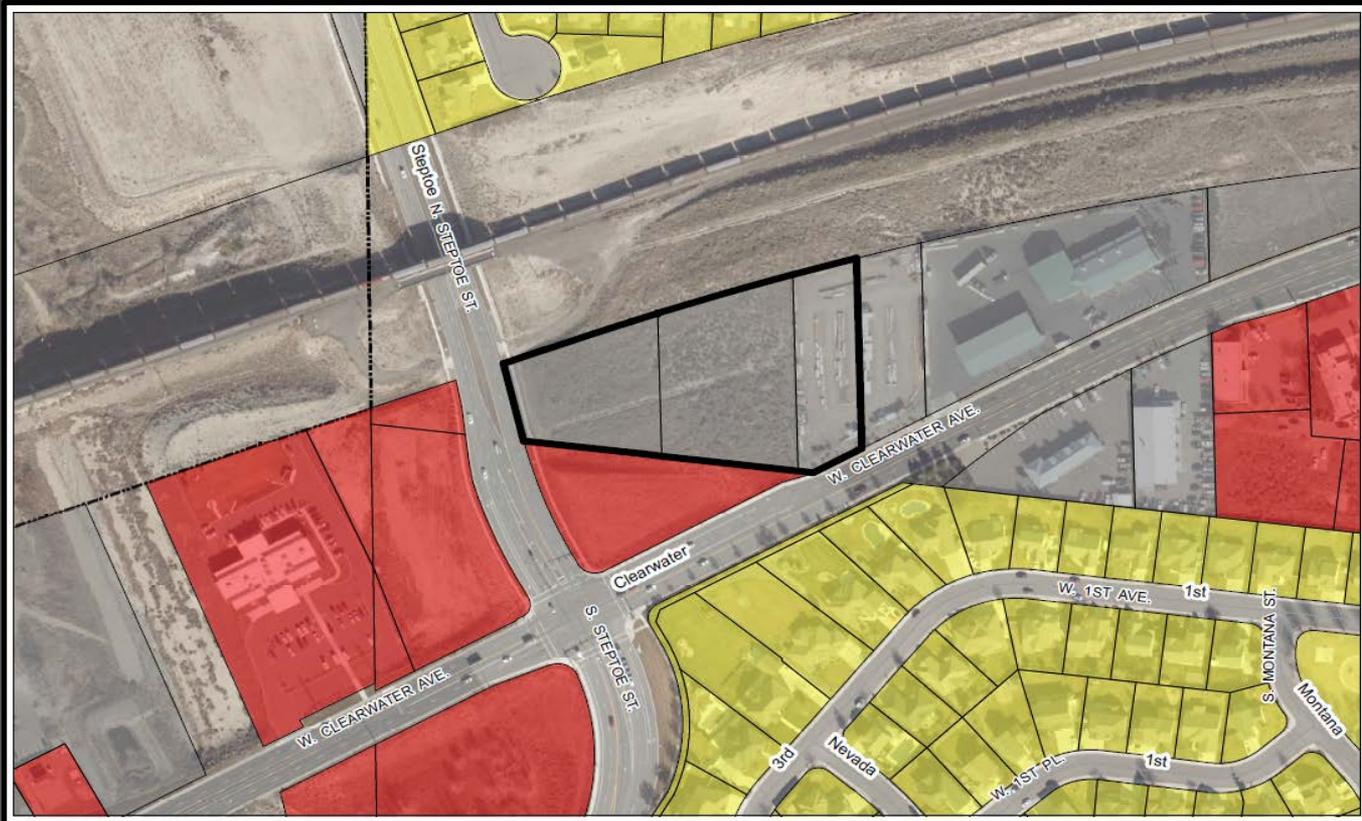
**Planning Commission voted 5-0 to recommend approval.**

# CPA 21-04

- Industrial (I) to Commercial (C)
- 3.12 acres
- 8600 and 8840 W Clearwater Avenue
- Keith Hughes

## Key Issues

- Deficit of Industrial land
- Commercial to support newer neighborhoods



**Planning Commission voted 5-0 to recommend approval.**

# CPA 21-05

- Commercial (C) to Medium Density Residential (MDR)
- .46 acres
- 107 E 16<sup>th</sup> Avenue
- Chantell Arnold

## Key Issues

- Provides affordable housing adjacent to MDR



**Planning Commission voted 5-0 to recommend approval.**

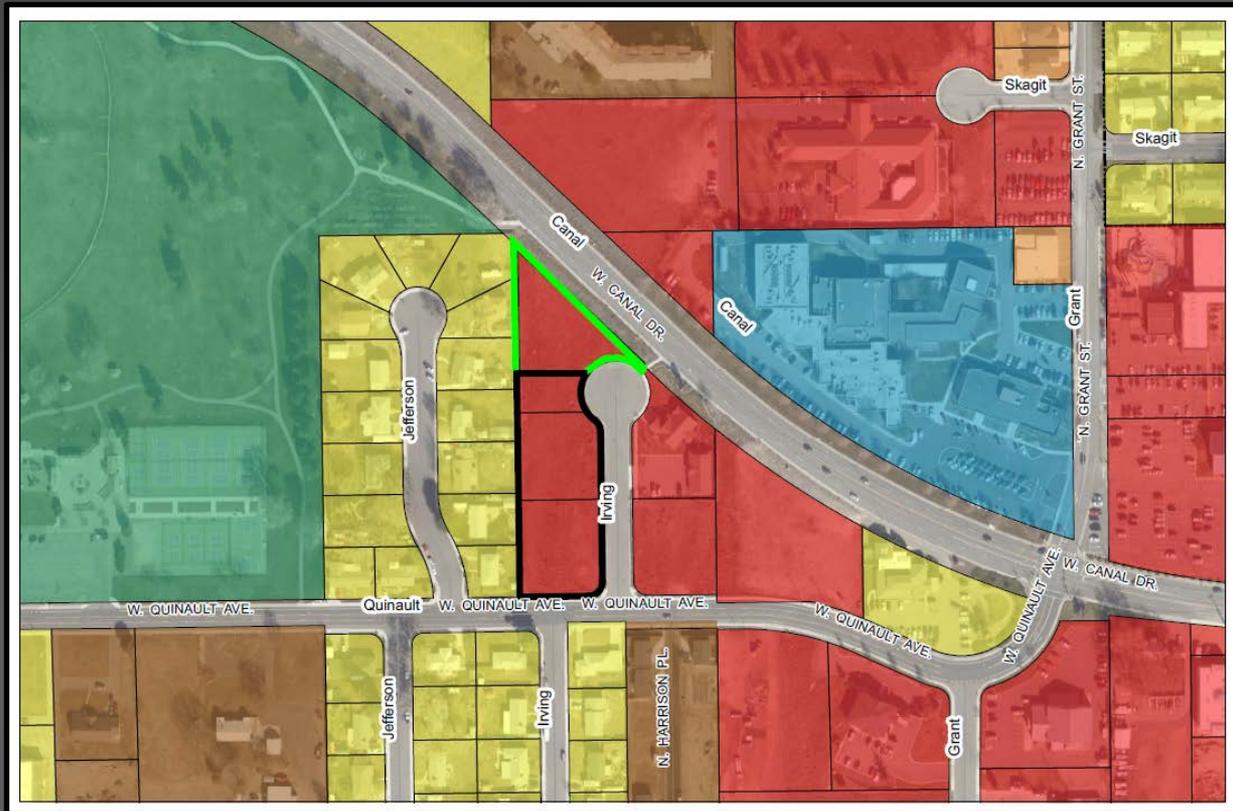


# CPA 21-07

- Commercial (C) to Low Density Residential (LDR)
- 1.77 acres
- 1201, 1213 and 1221 N Irving Place
- Brett Lott

## Key Issues

- Neighbor opposition



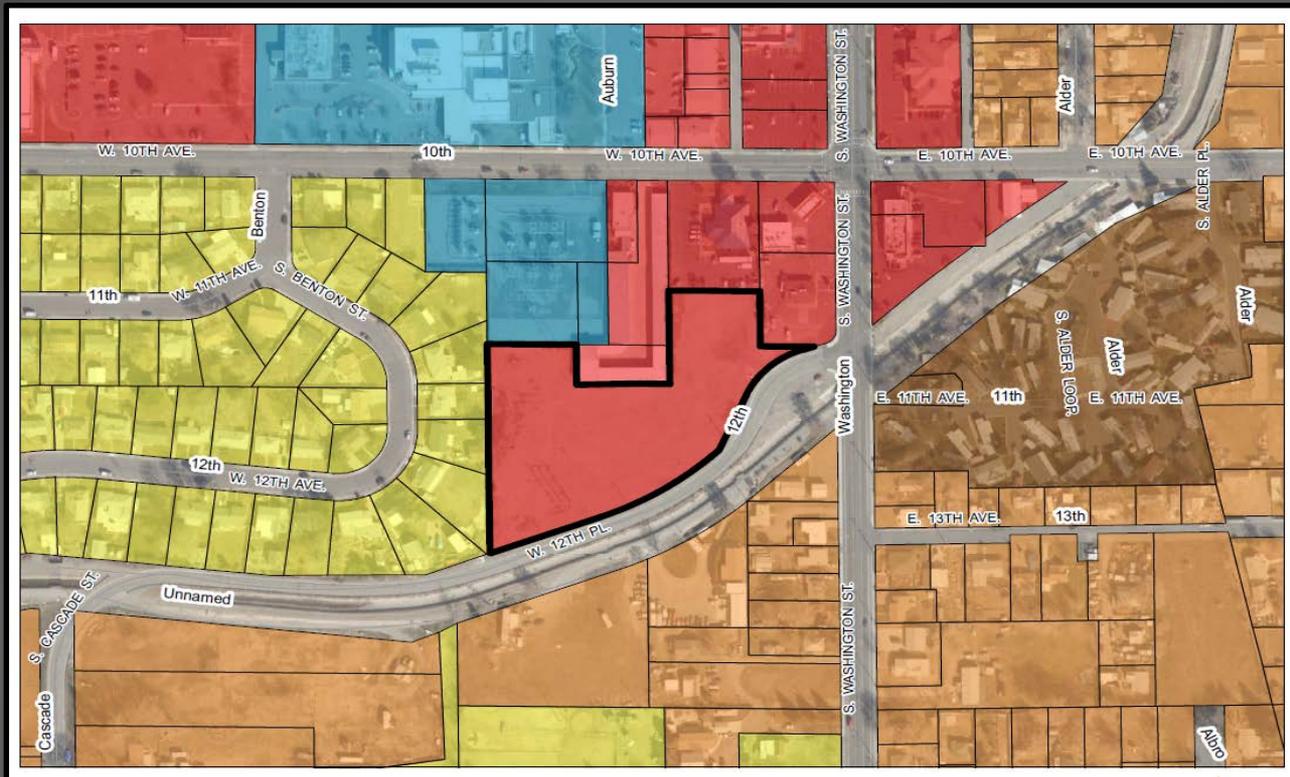
**Planning Commission voted 5-0 to recommend approval.**

# CPA 21-08

- Commercial (C) to High Density Residential (HDR)
- 2.95 acres
- 18 W 12<sup>th</sup> Place
- Thomas Wei

## Key Issues

- Provides needed High Density Residential Land
- 80 maximum units



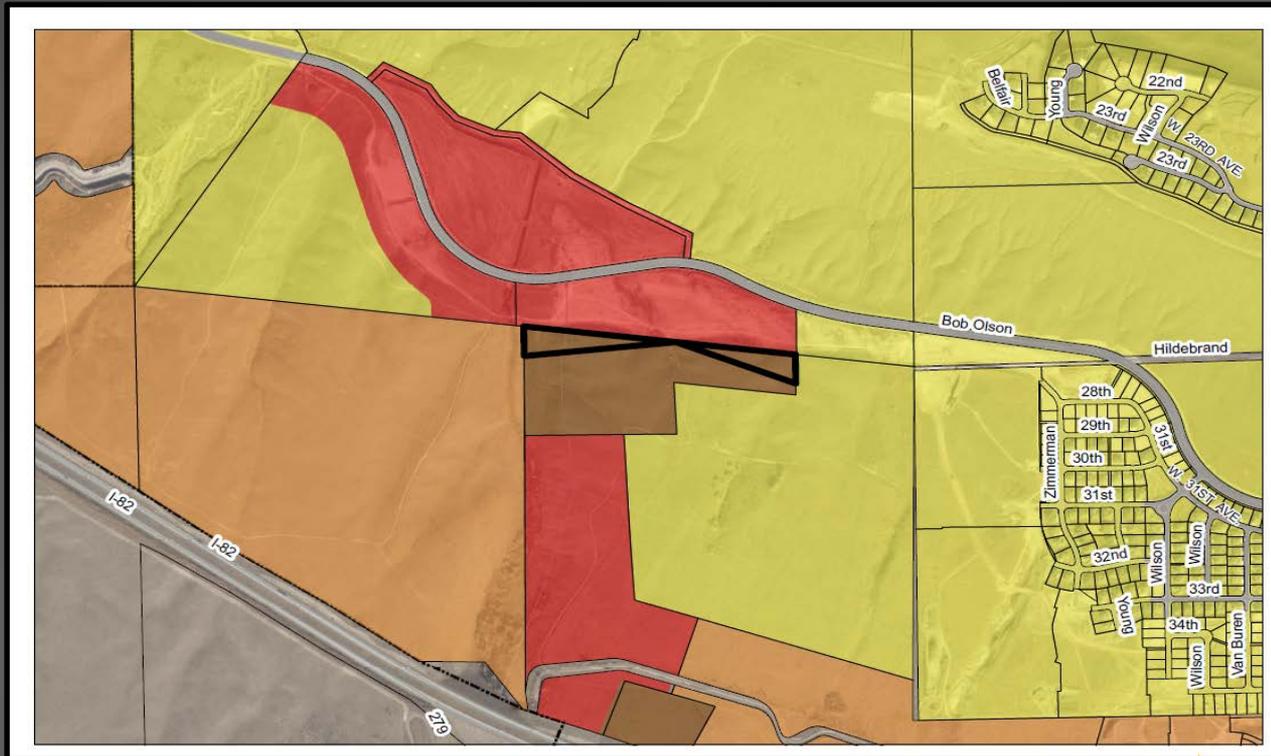
**Planning Commission voted 5-0 to recommend approval.**

# CPA 21-09

- High Density Residential (HDR) to Commercial (C)
- 4.58 acres
- 8125 Bob Olson Parkway, Parcel No. 1-1889-100-0001-003
- Jaycee Structure, LLC

## Key Issues

- Surplus of Commercial Land



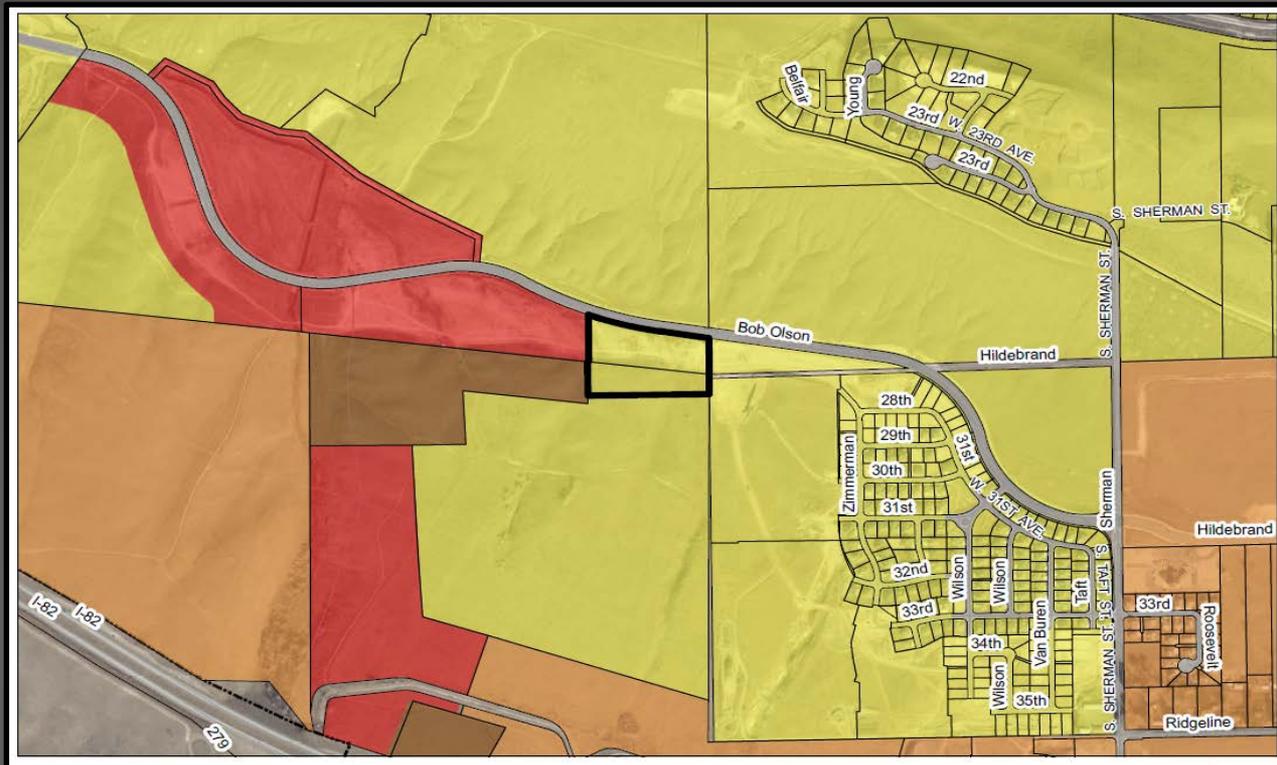
**Planning Commission voted 5-0 to recommend approval.**

# CPA 21-10

- Low Density Residential (LDR) to Commercial (C)
- 8.3 acres
- 7723 Bob Olson Parkway, Parcel No. 1-1889-100-0001-009
- Jaycee Structure, LLC

## Key Issues

- Surplus of Commercial Land



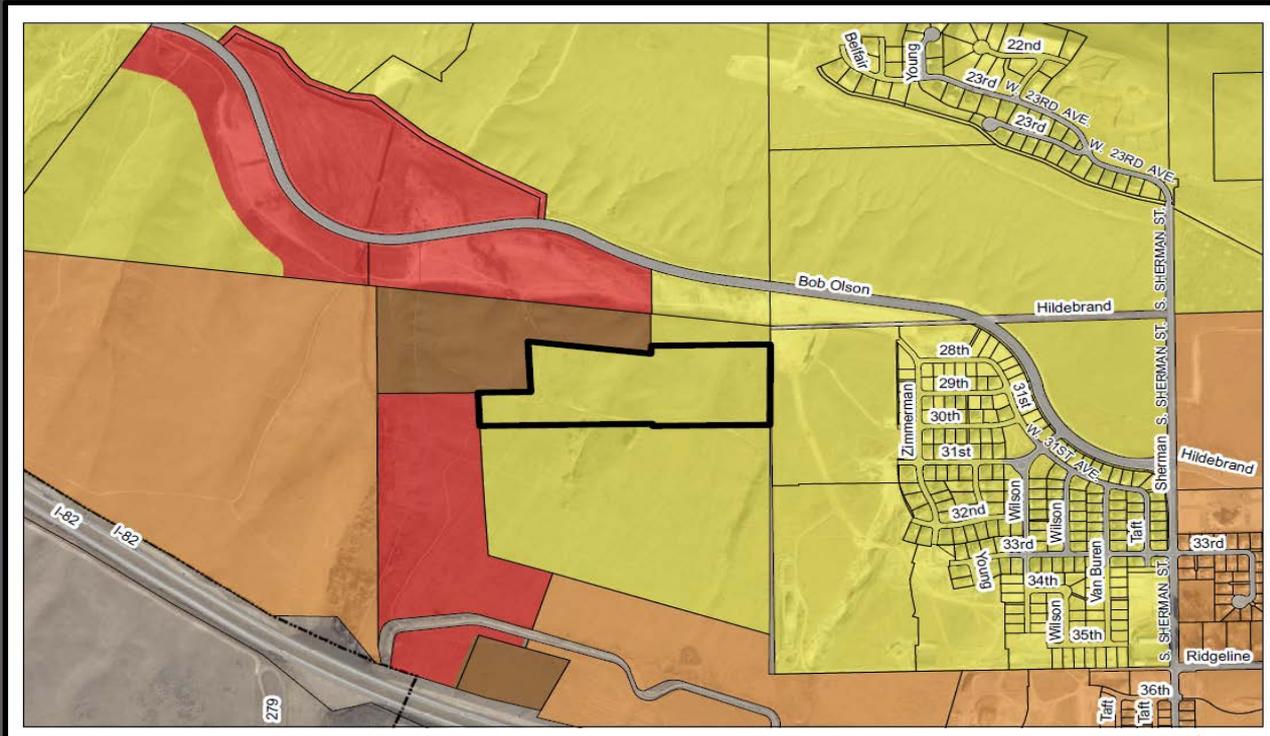
**Planning Commission voted 5-0 to recommend approval.**

# CPA 21-11

- Low Density Residential (LDR) to High Density Residential (HDR)
- 24.04 acres
- South of 7723 Bob Olson Parkway, Parcels: 1-1889-100-0001-003 & 008
- Jaycee Structure, LLC

## Key Issues

- Neighbor opposition
- 649 maximum units



**Planning Commission voted 4-1 to recommend approval.**

# CPA 21-12

- Text amendments addressing nexus and rough proportionality

## Key Issues

- Provides the goals and policies needed to implement consistent development regulations.

**Planning Commission voted 5-0 to recommend approval.**

# Next Steps

- 10/5/21 – Council Action

Questions?



# Council Workshop Coversheet



Agenda Item Number	2.	Meeting Date	09/14/2021
Agenda Item Type	Presentation		
Subject	Cross Functional Teams Update		
Ordinance/Reso #		Contract #	
Project #		Permit #	
Department	Fire Department		

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

## Summary

The City of Kennewick uses cross functional teams on a continual basis in a variety of areas. The attached presentation highlights a few recent examples in which cross functional teams have been utilized to solve complex challenges that impact a number of different stakeholders.

Through

Attachments: presentation

Dept Head Approval

Chad Michael  
Sep 09, 11:23:05 GMT-0700 2021

City Mgr Approval

Marie Mosley  
Sep 10, 13:39:55 GMT-0700 2021



# *COK Cross Functional Teams*



**More than just a catch phrase... it's an important part of how we do business!**



**City Council Workshop  
September 14, 2021**



# The Benefits

- Collaboration between departments.
- Countless positive impacts from numerous citywide projects.
- Creative solutions that produce beneficial outcomes.
- We continue to learn and grow from our experiences.



# Overcoming Challenges

- A challenge is often an opportunity in disguise.
- Communication and open mindedness is key
- The expertise each department brings is vital.
- A focus on a safe, healthy, and vibrant community is important.
- The interest and concerns of those that live, work, recreate, and develop our community is paramount.



# A Recent Example

- Homes constructed to face alleys instead of streets.
- Development that is too far along to correct the problem.
- A KMC that does not allow homes to face an alley.
- A need to provide fire protection for the development.
- A sensitivity for how we got here and the impact to the builders and developers.
- A path forward that meets the interests and concerns of all involved.





# Encampment Mitigation Group

- Formed to assess homelessness issues in Kennewick and to expediently address those issues that impact public property.
- Made up of members from Parks and Facilities, KPD, Code Enforcement, Public Works, IT, and the City Attorney's Office.
- Meet monthly, first meeting in May 2021.



# Goals

- 1) Efficiently identify encampments on public property and follow the process outlined in Kennewick Administrative Code Section 11-24 to clear them;
- 2) Identify the scope of the homelessness issue in Kennewick and its impacts to public property other than encampments and explore possible mitigating efforts and/or solutions.



# Progress

- 1) Goal: Efficiently identify and clear encampments on public property.
  - Worked with IT to utilize mapping software to develop an encampment map that can be accessed and edited by group members.
  - Ensured that all departments are familiar with and following KAC 11-24 in removing encampments to minimize legal risk.
  - Policy development for KPD and Parks in relation to KAC 11-24.
  - Assessing encampment areas for patterns or issues of special concern to consider additional emphasis area designations.
  - Parks looking for contractors to clear hazardous materials from encampments.

# Progress

- 2) Goal: Identify the scope of the homelessness issue in Kennewick and its impacts to public property apart from encampments - explore possible mitigating efforts and/or solutions.
- Working to develop a count of homeless persons in Kennewick.
  - Identified persons sleeping in Park bathrooms during day and night as an impact and are exploring options to address.
  - Working on partnerships with community groups to provide resources to homeless individuals inhabiting encampments removed from public property.
  - Met with surrounding cities/counties and the Department of Health and Human Services to discuss the availability of emergency shelter and homeless housing in the region.
  - WCIA audit in July 2021 on homelessness issues.



# Challenges

## 1) Legal Landscape

- Approaching certain homelessness issues aggressively without evidence of sufficient available shelter space for the homeless population involves significant legal risk. See *Martin v. City of Boise*, 920 F.3d 584 (9th Cir. 2019).
- Police reform significantly increases the potential for liability in having police front and center on these issues, resulting in more work for Parks staff.

## 2) Funding

- Significant increase in encampments in parks and on other City property has resulted in challenges with staffing in Parks and Facilities.
- Some mitigation options are unavailable due to lack of funding/staffing – i.e. someone to patrol parks and check and manually lock/unlock bathrooms.
- Budget having to be spent on unanticipated items to preserve safety of City employees – i.e. contractor to remove hazardous materials from encampment sites.



# Additional Examples

- Fire Station 1 property acquisition.
- Fire Station 6 property swap.
- Fire Station 3.
- Tumbleweed mitigation efforts.
- Peer Support team development.



# Questions?





# City Council Meeting Schedule October 2021

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October 5, 2021

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 12 2021

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website

<https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Historic Downtown Kennewick Partnership Update
2. 2022 TPA Budget & Marketing Plan

October 19, 2021

Tuesday, 6:30 p.m.

REGULAR COUNCIL MEETING

October 26, 2021

Tuesday, 6:30 p.m.

WORKSHOP MEETING (the workshop meeting will be done via Zoom and broadcast on the City's website

<https://www.go2kennewick.com/CouncilMeetingBroadcasts>)

1. Community Outreach Update

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