



**City Council Workshop Agenda
September 26, 2023 at 5:45 PM
City Hall Council Chambers - 210 W. 6th Ave and Virtual**

PLEASE NOTE TIME CHANGE ABOVE

The City of Kennewick broadcasts Council meetings via Zoom and on the City's website at <https://www.go2kennewick.com/CouncilMeetingBroadcasts>.
No public comment is taken at workshops.

1. CALL TO ORDER
2. EXECUTIVE SESSION - PER RCW 42.30.110(1)(G) TO EVALUATE THE QUALIFICATIONS OF AN APPLICANT FOR PUBLIC EMPLOYMENT (CITY MANAGER POSITION) - 20 MINUTES
3. 2023 COMPREHENSIVE PLAN AMENDMENTS
4. URBAN GROWTH AREAS
5. ACCESSORY DWELLING UNIT UPDATES
6. ADJOURN

Council Agenda Coversheet	Agenda Item Number: 3. Council Date: 9/26/2023 Agenda Item Type: Presentation	Category: Info Only
	Subject: CPA-2023-0001, CPA-2023-0002 and CPA-2023-0003 Department: Community Planning	
<p>Summary</p> <p>The annual comprehensive plan amendment requests are scheduled to be presented for consideration at the regular meeting of October 17, 2023. This presentation will provide background information and an overview of the key issues associated with each amendment request. The three amendments are as follows:</p> <p>CPA-2023-0001: Change .5093 acres at 208 N Kellogg Street from Low Density Residential to Commercial.</p> <p>CPA-2023-0002: Change 1.18 acres at 1215 S Cedar Street from Low Density Residential to Medium Density Residential.</p> <p>CPA-2023-0003: Change 12.33 acres generally located at 331 S Oak Street from Industrial to Low Density Residential. The proposal consists of 10 separate properties.</p>		
<p>Attachments:</p> <ol style="list-style-type: none"> 1. Presentation 		

2023 Comprehensive Plan Amendment Review

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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:

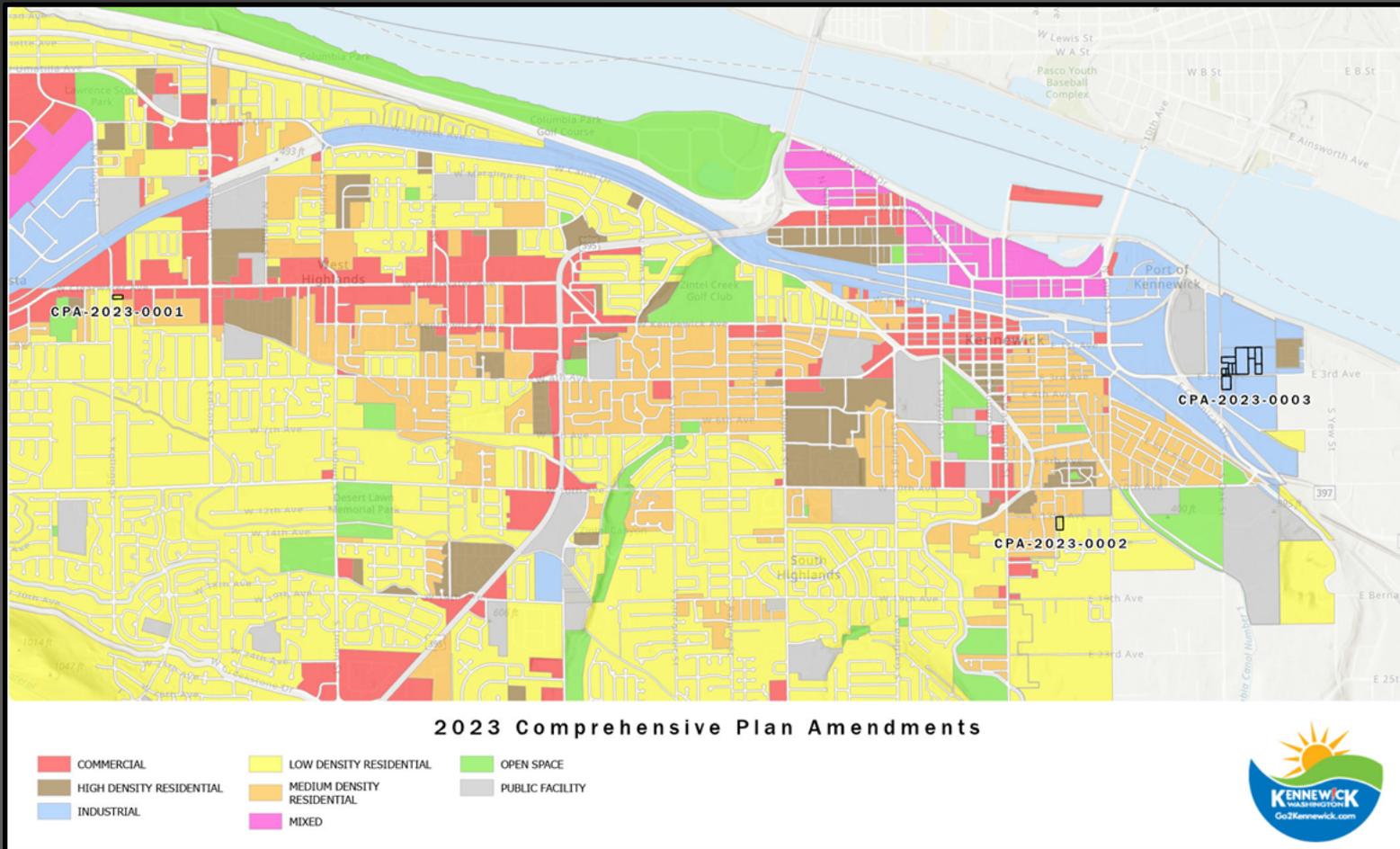
- (a) The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
- (b) The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by 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.

Comprehensive Plan Amendment Map



CPA-2023-0001

- Low Density Residential (LDR) to Commercial (C)
- .5093 acres
- 208 N Kellogg Street
- Knutzen Engineering

Land Use Map



CPA-2023-0001

- | | | |
|--|--|---|
|  COMMERCIAL |  LOW DENSITY RESIDENTIAL |  OPEN SPACE |
|  HIGH DENSITY RESIDENTIAL |  MEDIUM DENSITY RESIDENTIAL |  PUBLIC FACILITY |
|  INDUSTRIAL |  MIXED | |



Key Issues

- The amendment will bring a nonconforming office located within an accessory structure into compliance.
- Will allow for potential conversion of existing residential home into additional office space.
- Goal 2 (Section 2: Commercial Land Use) of the Comprehensive Plan is to sustain and enhance viable commercial areas.
- Goal 3 (Section 2: Commercial Land Use) is to create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.
- The proposed amendment will bring a nonconforming use into zoning compliance and allow for the future conversion of a single-family home into additional office space. This conversion will help buffer the residential neighborhood to the south of the subject property from the more intensive commercial development to the north along W Clearwater Avenue.

Planning Commission voted 5-0 to recommend approval.

CPA-2023-0002

- Low Density Residential (LDR) to Medium Density Residential (MDR)
- 1.18 acres
- 1215 S Cedar Street
- JF Engineering, c/o Daniel Kapsi

Land Use Map



CPA-2023-0002

- | | | |
|---|--|--|
| ■ COMMERCIAL | ■ LOW DENSITY RESIDENTIAL | ■ OPEN SPACE |
| ■ HIGH DENSITY RESIDENTIAL | ■ MEDIUM DENSITY RESIDENTIAL | ■ PUBLIC FACILITY |
| ■ INDUSTRIAL | ■ MIXED | |



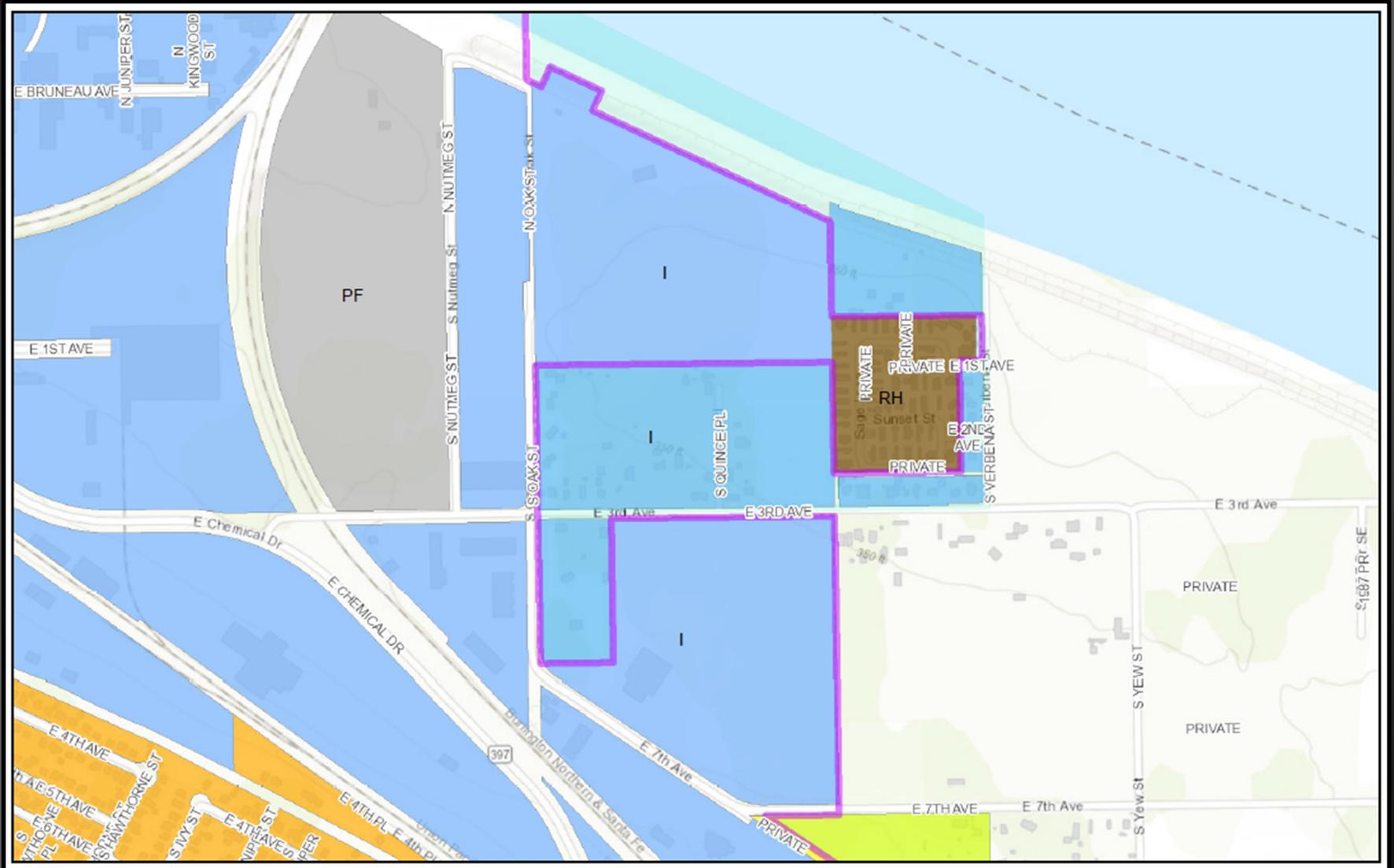
Key Issues

- The applicant intends to redevelop the property with multifamily construction.
- Goal 1 (Section 3: Housing) of the Comprehensive Plan is to support and develop a variety of housing types and densities to meet a diverse and growing population.
- Additionally, Goal 3 (Section 3: Housing) promotes affordable housing across all socioeconomic segments of the community.
- The proposal also serves to implement Goal 3 of the Comprehensive Plan in a manner similar to existing housing types to the north and east.
- The proposed amendment will allow for more dense development and a variety of housing types within an existing municipal service area.

CPA-2022-0003

- Industrial (I) to Low Density Residential (LDR)
- 12.33 acres
- 205 S Oak St, 331 S Oak St, 102 S Quince Pl, 203 S Quince Pl, 207 S Quince Pl, 1411 E 3rd Ave, 1511 E 3rd Ave, 1531 E 3rd Ave, 1543 E 3rd Ave, 1601 E 3rd Ave
- Courtney Raeder

Land Use Map



Key Issues

- The site is in close proximity to the City of Kennewick's Waste Water Treatment Plant and will be directly adjacent to a proposed waste drying facility.
- Site is adjacent to existing and proposed industrial uses.
- Neither of those uses are desirable to have next to residential properties.
- As a result of the legislation that goes into effect in 2026, up to 286 homes may be developed on the on the 12.33 acres once the area is annexed.

Planning Commission voted 4-0 to recommend approval.

Next Steps

- 10/02 – Planning Commission will meet to develop approval findings and conclusions for CPA-2023-0003.
- City Council final decisions.

Questions?



Council Agenda Coversheet	Agenda Item Number: 4. Council Date: 9/26/2023	Category: Info Only
	Agenda Item Type: Presentation Subject: UGA Boundary Department: Community Planning	
<p>Summary</p> <p>This presentation will give an overview of the urban growth area amendment (UGA) process, highlight key issues from Kennewick's most recent application to expand the UGA, discuss areas where we have received requests for inclusion in the UGA and propose next steps.</p>		
<p>Attachments:</p> <ol style="list-style-type: none"> 1. Presentation 		

Urban Growth Area

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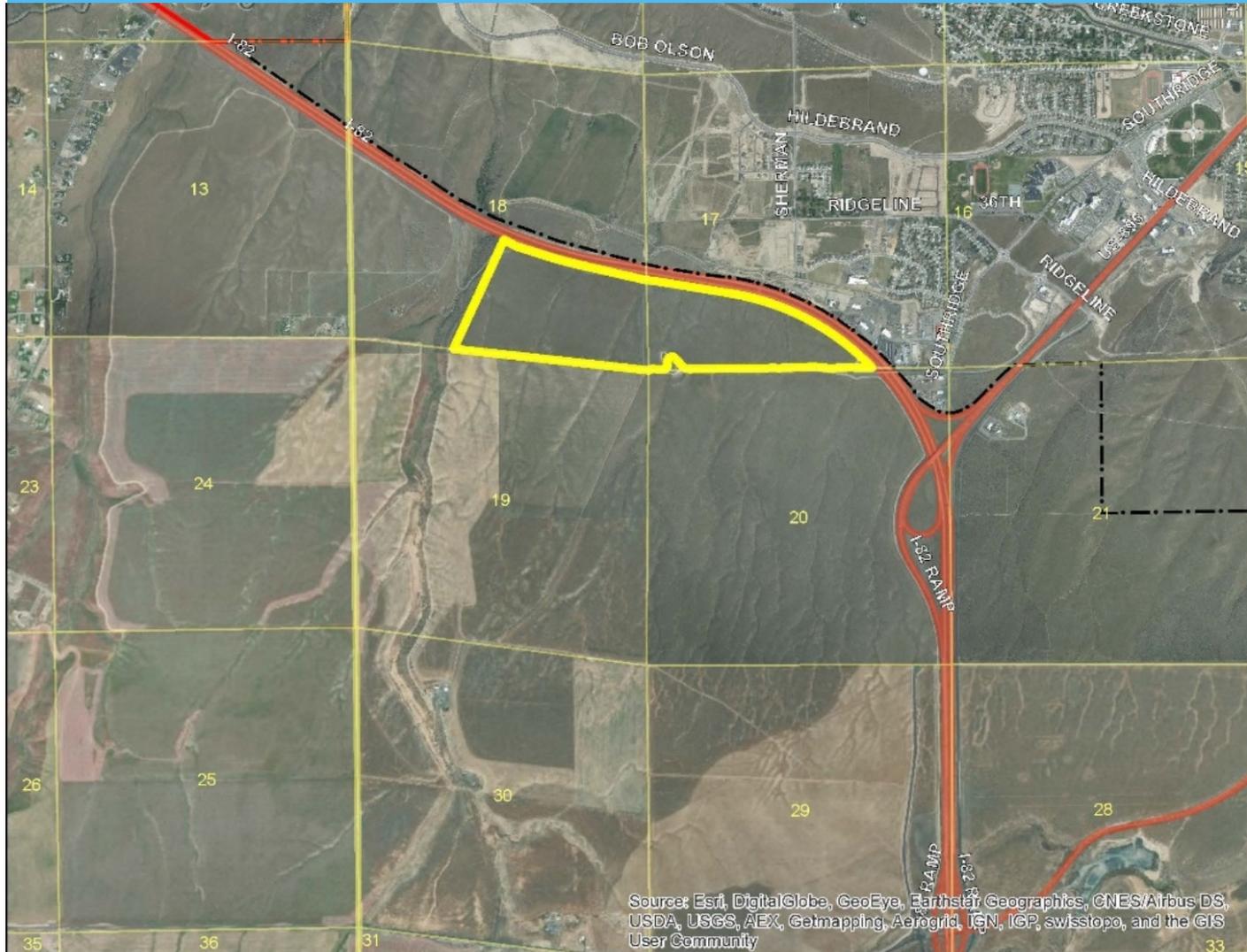
Purpose of Presentation

- * Review UGA expansion process
- * Review most recent UGA expansion
- * Review areas where requests for UGA expansion have occurred
- * Determine whether or not to pursue expansion at this time

UGA Expansion Process

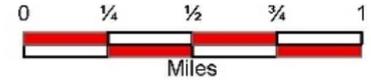
- * County sets Urban Growth Boundaries
- * Benton County on 5 year cycle for expansions
 - * Next time to apply – December 1, 2023
- * Expansion based on population projections
 - * Current Kennewick Pop: **86,470**
 - * 2043 Kennewick Estimate – **119,057**
 - * 40% allocation of County population based on historical trends

Recent Expansion Area



Amendment Area Aerial Map

-  City Limits
-  Urban Growth Boundary
-  Realignment Area

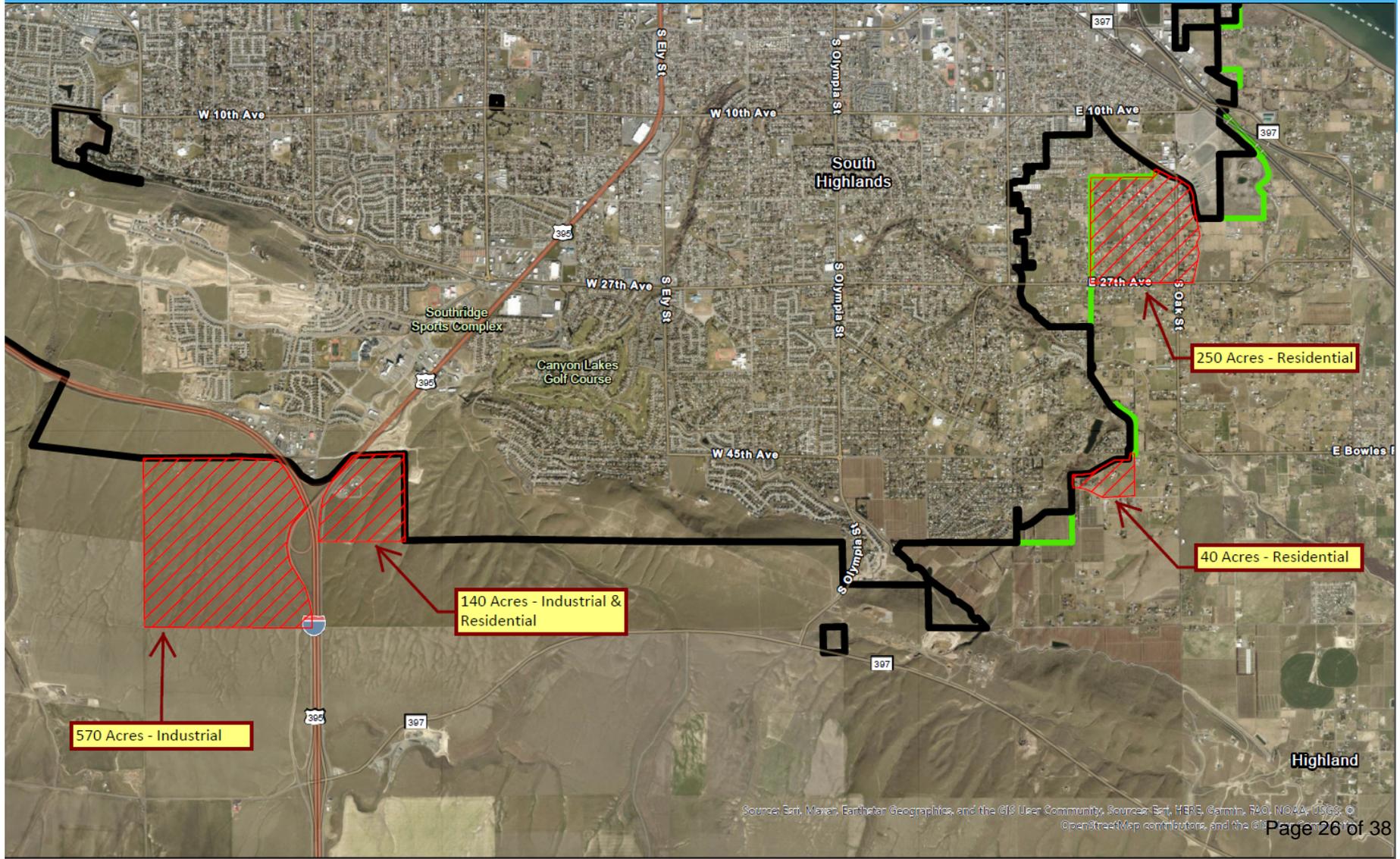


Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AEX, Getmapping, Aerogrid, IGN, IGP, swisstopo, and the GIS User Community

Recent Expansion

- * 2018 application added approx. 223 usable acres to UGA
 - * Appealed to GMHB
 - * Appealed to Court of Appeals
 - * Annexation prior to GMHB Hearing
 - * Loophole closed by Legislature
 - * Extension of utilities in 2024
 - * Some current interest in 10-20 acres

Requested Expansion Areas



Obstacles

- * 3 of 4 areas of interest contain residential land
 - * 2018 – 2,600+ acres needed with 4,000+ acres available
 - * New legislation increases density potential which lowers the amount of residential land needed and increases the surplus
- * Industrial expansion further south requires investment in Zone 6 reservoir and additional feeds of water and sewer under I-82.

Recommendation

- * Revisit in 5 years to determine if enough development has occurred to warrant expansion

Questions?

Council Agenda Coversheet 	Agenda Item Number: 5. Agenda Item Type: Presentation Subject: ADU Updates Department: Community Planning	Council Date: 9/26/2023	Category: Policy Review
	<p>Summary</p> <p>Accessory dwelling units are independent dwelling units located within or adjacent to an existing single-family home on the same parcel. They are often used to provide independent living space for family members such as aging parents or adult children. They also can provide a revenue stream for property owners when rented out to unrelated individuals and families.</p> <p>Staff recently reviewed the current regulations governing accessory dwelling units and began researching potential changes that help to make building accessory dwelling units more accessible to property owners and to respond to suggestions and criticisms we often hear from customers. In addition, the state legislature recently passed House Bill 1337 which mandates how local jurisdictions regulate accessory dwelling units. The proposed changes are in line with the requirements of HB 1337.</p> <p>The proposed amendments cover minimum lot size, number of accessory dwelling units allowed, height, size, owner occupancy requirements, design guidelines and other criteria. This presentation will explain the proposed changes as compared to what is currently in the Kennewick Municipal Code.</p>		
Attachments: 1. Presentation			

Accessory Dwelling Unit (ADU) Updates

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Summary of Proposal

- * Amend ADU requirements for ease of use and to comply with HB 1337
 - * Minimum lot size
 - * Number of ADUs
 - * Height
 - * Square footage
 - * Condo conversion
 - * Owner occupancy
 - * Impact Fees
 - * Design requirements

Proposed Amendments

- * Allow ADUs on all lots that meet minimum lot size for the zone
 - * Current: min lot size of 10,000 sf regardless of zone for detached; no min for attached
- * Allow 2 ADUs per lot (2 attached; 1 attached, 1 detached; 2 attached, but detached from primary structure)
 - * Current: 1 ADU per qualifying lot

Proposed Amendments

- * Max height of 24 feet for detached ADU
 - * Current: 20 ft for detached, zone max for attached
- * Max size of detached ADU 1,100 sf
 - * Current: 800 sf or 40% of primary structure, whichever is less
- * No restriction on number of bedrooms
 - * Current: Only 1 bedroom permitted
- * ADUs may be converted into condominiums and sold

Proposed Amendments

- * Property owner not required to live onsite
 - * Current: Property owner must live on site
- * Traffic impact fees assessed at 50% of single-family
 - * Current: Assessed at single-family rate
- * Design requirements consistent with single family requirements – matching existing is not required
 - * Current: ADU must be architecturally compatible with primary unit (windows, siding, style, etc.)

Requirements not changing

- * Setbacks
 - * Same as residential accessory structures
 - * 5 ft side, 5 ft rear, 15 ft front, 0 ft at alleys and certain ROW
- * Parking
 - * 1 per ADU in addition to required parking for primary dwelling unit

Comprehensive Plan Goals & Policies

- * **Housing Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.**
 - * Housing Goal 1, Policy 3: Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.
- * **Housing Goal 3: Promote affordable housing for all economic segments of the community.**
 - * Housing Goal 3, Policy 1: Promote affordable infill residential construction through flexibility in development techniques.

Questions?

