



## **KENNEWICK PLANNING COMMISSION**

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### *Notice of Planning Commission Workshop Meeting*

**The Kennewick Planning Commission will meet February 1, 2010 at 6:30 pm before the regular pre-decision meeting in the City Hall Council Chambers for a workshop meeting.**

**(Workshop agenda below)**

The Community Planning Department is pleased to inform you that all Planning Commission agendas, minutes and current meeting packet information are available to you through the City of Kennewick website:

[http://www.ci.kennewick.wa.us/Community\\_Planning/home.asp](http://www.ci.kennewick.wa.us/Community_Planning/home.asp)

If you have comments or questions – please contact:

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### **Workshop Agenda**

- 1. Planning Commission Priorities**

**Planning Commission  
Strategies and Priorities  
2009—2010**

**Planning Commission Priorities**

**1. Bridge to Bridge/River to Rail Sub-area Plan**

The Bridge to Bridge area has already been the subject of a significant amount of visioning through the UDAT study, has a significant economic development partner in the Port of Kennewick and is prime for a master plan that would increase public and private investment in a blighted area. Funds in the range of \$100,000 to \$200,000 should be placed in the general fund to allow for the development of a sub-area plan.

*“The goal of this project is to create an economically viable, aesthetically pleasing, premier destination riverfront area combining unique gathering places for civic and cultural activities, successful businesses offering distinctive shopping venues, welcome living spaces, and enjoyable recreational opportunities for current stakeholders and the entire region.”*

*Bringing Back the Magic of the River  
Urban Design Assistance Team  
December 2003*

**2. Enterprise System for Short Range Planning**

Establish a system whereby those utilizing short range planning services pay for the costs of the services they use. Keep the general taxpayer from having to subsidize the expenses created by the developer. Develop a Deposit System whereby development applicants place money into an escrow type of fund. Staff charges time spent on the development to that fund to recapture direct labor costs.

**3. Undergrounding of Utilities**

Utility undergrounding projects consist of the removal of utility poles and placing of aerial utility lines below ground to improve Kennewick's appearance, enhance pedestrian safety, and improve potential economic development. Funds should be dedicated in the biennial budget to allow for the undergrounding of utility lines in areas where projects are being undertaken. In addition, areas could be prioritized so that available funding could be utilized to underground utilities in identified areas.

**4. Critical Area Ordinance—Hillside Preservation**

Protect the City's natural assets—canyons, ridgelines, hilltops, waterfront and view corridors that give Kennewick its unique identity. As building expands southward, Kennewick is in position to develop on and near hillsides. The Planning Commission recommends that standards be developed and set in place regarding how development in critical areas should take place. If there are no ordinances in place, development in

these critical areas will take place without and standards. Development of a Critical Area Ordinance would allow the City to be in front of the development of these areas, rather than reacting to the development.

**5. Quality of Place—Economic Development**

**a. Bicycle/Pedestrian Friendly Community**

Development of an urban trail system creating linkages to tie the community together and link the community more effectively to Columbia Park. Institution of a planned system of bike paths and pedestrian walkways including the greater use of linear parks. Partnering with necessary agencies to improve bicycle/pedestrian linkages over the bridges.

**b. Public Art**

Public art is beneficial in developing a community's sense of place and providing an appealing aesthetic wholeness to a community. These are characteristics that assist with economic development opportunities. Potential sources of funding include a percentage of public works projects being dedicated to public art.