

1. **CALL TO ORDER:**

- a. Roll Call/Pledge of Allegiance

2. **CONSENT AGENDA:** All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated December 3, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) # 18-11 proposing to change 3.62 acres from Commercial, Neighborhood (CN) to Commercial, Community (CC), located at 4711 W. Canal Drive, Kennewick, WA 99336. Applicant is Paul Knutzen, Knutzen Engineering, 5453 Ridgeline Dr., Kennewick, WA 99338.

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

7. **REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:**

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
DECEMBER 3, 2018
MEETING MINUTES**

CALL TO ORDER

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

Vice Chairman Morris led the Pledge of Allegiance.

Recorder Terri Wright called the roll and found the following:

Present: Commissioners Rob Rettig, Charles Torelli, Vice Chairman Morris and Chairman Pacheco.

Excused: Commissioners Anthony Moore, Clark Stolle, and Thomas Helgeson.

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Wes Romine, Development Services Manager; Steve Donovan, Planner; Lisa Beaton, City Attorney; Terri Wright, City Clerk/Recorder.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the September 17, 2018 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Morris moved to accept the consent agenda, amending page 2 of the minutes under COZ 18-04 public hearing to "...Vice-Chairman Morris asked for a motion". Commissioner Rettig seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:33 p.m. for Small Cells Facilities. Applicant is Lisa Beaton, City Attorney City of Kennewick, 210 W. 6th Avenue, Kennewick, WA 99336.

Ms. Beaton gave a brief overview of the staff report, referenced the November 19, 2018 Planning Commission workshop session covering the proposed changes, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report Small Cells Facilities, and recommend to City Council approval of the request.

Planning Commission questions included: Questions by Commissioners Torelli, Morris and Rettig; franchises, pole locations, right-of-way, aesthetics, impacts, Benton PUD, pedestrians.

Testimony of Applicant:

City is applicant.

Testimony in favor:

Jason Briscoe, Verizon
1313 N. Atlantic
Spokane, WA

Spoke in favor of the proposal.

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for Small Cells Facilities closed at 7:07 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report ZOA #17-10 Small Cells Facilities and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: Commissioner Rettig questioned whether the letter received from WPG (Wireless Policy Group) be considered as part of Commissioner Torelli's motion.

Ms. Beaton said the motion needs to be amended to reflect the inclusion of the letter in the Planning Commission recommendation to the City Council, if that is the Planning Commission decision.

Ms. Wright said the staff report the Commissioners received didn't include the WPG letter, so the motion should be amended if the Planning Commission wants the WPG letter included in the Council recommendation.

Commissioner Torelli moved to amend the original motion to include the WPG letter, specifically referencing changes to the Chapter 5.20.30 of the application, in the Planning Commission recommendation to the City Council.

Commissioner Rettig seconded the motion.

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:14 p.m. for Change of Zone (COZ) #18-05 proposing to change 23.15 acres from Residential, Medium Density (RM) and Commercial, Community (CC) to Public Facility (PF), for property located at 1000 W. 4th Avenue, Kennewick, WA 99336. Applicant is Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA 99336.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-05 and recommend to City Council approval of the request.

Planning Commission questions included: None

Testimony of Applicant:

Paul Knutzen
5401 Ridgeline Dr Ste. 160
Kennewick 99338

Helping school district with this project; this is follow up to comprehensive plan amendment previously submitted; will clean up the zoning to more appropriate public facility designation in keeping with comprehensive plan.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 18-05 closed at 7:19 p.m.

Chairman Ed Pacheco asked for a motion.

Vice Chairman Morris moved to concur with the findings and conclusions in staff report COZ 18-05 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:20 p.m. for Change of Zone (COZ) 18-06 proposing to change 2 parcels of land 7.42 and 4.14 acres in size from Industrial Light (IL) to Public Facility (PF), and one parcel of land 31.54 acres in size from Open Space

(OS) to Public Facility (PF), located at the railroad right of way at the west and east of N. Edison Street, and at 600 N. Arthur St. Applicant is Kennewick School District, 1000 W. 4th Avenue, Kennewick, WA 99336.

Mr. Romine gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-06 and recommend to City Council approval of the request.

Planning Commission questions included:

How Kamiakin High School has been zoned Open Space for past 45 years.

Testimony of Applicant:

Paul Knutzen
5401 Ridgeline Dr Ste. 160
Kennewick 99338

Another Comprehensive Plan clean-up; have been looking at all school facilities for house-keeping zoning.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 18-06 closed at 7:26 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report COZ 18-06 and forward a recommendation to City Council APPROVAL of the request.

Vice Chairman Morris seconded the motion.

Planning Commission discussion included:

None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 7:27 p.m. for Change of Zone (COZ) 18-09 proposing to change 2 acres of land located at 1863, 1903, and 1917 W. 19th Avenue

from Residential, Suburban (RS) and Residential, Low (RL) to Residential, Medium (RM). Applicant is Brad Beauchamp, 4001 S. Vancouver St., Kennewick, WA 99337.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-09 and recommend to City Council approval of the request.

Planning Commission questions included: Any comments from surrounding property owners.

Testimony of Applicant:

Brad Beauchamp
4001 S. Vancouver St.
Kennewick 99337

Acquired property, talked to staff last year will move forward with medium density, duplexes.

Testimony in favor:

None

Testimony neutral or against:

Jeff Robbins
290 Moore Rd
Pasco, WA 99301

Own property at 1831 W. 19th Ave; questioning medium density zoning, thought it was going to be single family.

Staff final comments:

None

Public Testimony for COZ 18-09 closed at 7:35 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-09 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Torelli seconded the motion.

Planning Commission discussion included:

None

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – Area wide re-zone for agricultural was approved by City Council; there was a time-gap, it took a considerable amount of time refining the legal descriptions.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Torelli wanted on the record, discussed at last workshop; containing Urban Mixed Use, it requires a master plan for more than 20 acres prior to zoning mixed use; need to be able to restrict that somewhat until Vista Field and Bridge to Bridge is further along.

Commissioner Rettig to clarify small cells amended motion, would that be considered staff report as submitted at the hearing.

ADJOURNMENT:

The meeting was adjourned at 7:42 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ 18-11/PLN-2018-03461

Staff Report Date: December 11, 2018

Hearing Date & Location: December 17, 2018, Kennewick City Hall

Report Prepared By: Steve Donovan
Planner

Report Reviewed By: Wes Romine, AIA
Development Services Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 18-11 be APPROVED.

Summary of Proposal: A Change of Zone from Commercial, Neighborhood (CN) to Commercial, Community (CC) for one parcel of land 3.62 acres in size.

Proposal Location: 4711 W Canal Drive

Legal Description: Tract 17, the Highlands Plat A, according to the plat therefore recorded in Volume 2 of Plats, Page 2, Records of Benton County, Washington.
Except the east 251.17 feet thereof.
And Except that portion conveyed to Benton County for Road purposes by deed recorded April 19, 1971 under Auditor's File No. 620648.

Property Owner: Gary Chervenell
P.O. Box 6935
Kennewick, WA 99336

Applicant: Knutzen Engineering
c/o Paul Knutzen
5453 Ridgeline Drive, Ste. 120
Kennewick, WA 99338

Regulatory Controls:

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures

3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	October 29, 2018
Determination of Completeness Issued	November 7, 2018
Notice of Application Mailed	November 12, 2018
SEPA Threshold Determination Issued	November 29, 2018
Property Posting Sign for SEPA Determination	November 29, 2018
SEPA Appeal Period Ended	December 12, 2018
Date of Mailed Notice of Public Hearing	November 28, 2018
Property Posting Sign for Public Hearing	November 29, 2018
Date of Published Notice of Public Hearing	December 2, 2018

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA Determination
8. Benton County Planning Department Comments
9. WSDOT Comments

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 18-11), is a request to change the zone of one 3.62 acre lot located at 4711 W Canal Drive, from Commercial, Neighborhood (NC) to Commercial, Community (CC). The CC zoning district is an implementing zoning district of the Commercial land use designation.

Per KMC 18.03.040(7) & (10), the purpose of CN and CC zoning districts are as follows:

CN - The purpose of the CN district is to establish areas for day-to-day convenience shopping and services. Such facilities must harmonize with the surrounding residential area and provide only those services, which are intended for it. Generally, one of each use is adequate to serve a given neighborhood.

CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

The CN zone has 39 permitted uses and the CC zone has 86 permitted uses. At this time there are no uses that are permitted in the CN zone that are not permitted in the CC zone. An Academy, Bank, Bar/Tavern and Mini-storage are examples of permitted uses in the CC zone that are not permitted in the CN.

The Site Development Standards for the CC and CN zoning districts differ for yards and outdoor storage in addition to the following requirements:

- Maximum District Size: CC: None; CN: 5 acres

- Maximum Building Height: CC: None; NC: 45 feet

The site is adjacent to the following zoning districts:

North: County

East: CN and the County

South: RL and CN. The adjacent Railroad R-O-W is not zoned.

West: RL

Kennewick Municipal Code Findings:

The following findings are required to be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*
Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the Commercial, Community zoning district is an implementing zoning district of the Commercial land use designation.
2. *Promotes the public necessity, convenience and general welfare; and*
Staff Response: The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with surrounding properties.
3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*
Staff Response: Staff is unaware of possible burdens on public facilities. The site has access to water lines, sewer lines and public rights-of-way.
4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*
Staff Response: The proposed amendment will establish a zoning district that is in compliance with Comprehensive Plan because the CC zone is an implementing zone of the Commercial land use designation.
5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*
Staff Response: Proposal is not subject to the finding.

Findings:

1. The applicant is Knutzen Engineering, c/o Paul Knutzen, 5453 Ridgeline Drive, Ste. 120, Kennewick, WA 99338.
2. The property owner is Gary Chervenell, P.O. Box 6935, Kennewick, WA 99336.
3. The proposed change of zone is for parcel number 1-3399-102-0017-008, located at 4711 W Canal Drive.
4. The request is to change the zoning from Commercial, Neighborhood to Commercial, Community.
5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.

6. The Commercial, Community zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
7. The application was submitted on October 29, 2018 and declared complete for processing on November 7, 2018.
8. The application was routed for review to City Departments and outside agencies for comment on November 12, 2018.
9. Access to the site is currently provided from W Canal Drive.
10. The City of Kennewick Critical Area maps do not show any critical areas to be on the subject site.
11. An Environmental Determination of Non-Significance (ED 18-38) was issued on November 29, 2018 for this application. The appeal period for the determination ended on December 12, 2018.
12. The Property Posting sign for the SEPA Determination was posted on November 29, 2018.
13. The Property Posting sign for the public hearing was posted on site November 29, 2018.
14. Notice of the public hearing for this application was published in the Tri-City Herald on April 22, 2018. Notices were also mailed to property owners within 300 feet of the site on April 18, 2018.
15. The proposed amendment conforms with the comprehensive plan; and
16. The proposed amendment promotes the public necessity, convenience and general welfare; and
17. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
18. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Commercial.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will result in the promotion of public necessity, convenience and/or general welfare.
4. The proposed Change of Zone is in compliance with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-11 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 18-11 and recommend approval of the request to City Council.

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

PROJECT # COZ 18- 11 **PLN-** 2018 **-** 03461 **FEE \$** 1,294.00

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
 Short Plat ☐ Conditional Use ☐ Other Zone Change

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- _____ - _____

Applicant: Paul Knutzen - Knutzen Engineering

Address: 5453 Ridgeline Drive, Ste 120, Kennewick WA 99338

Telephone: 509-222-0959 Cell Phone: 509-440-1817 Fax: _____ E-mail: paul@knutzenengineering.com

Property Owner (if other than applicant): Gary Chervenell

Address: PO Box 6935, Kennewick WA 99336

Telephone: _____ Cell Phone: 509-727-0389 E-mail: gchervy@charter.net

SITE INFORMATION

Parcel No. 133991020017008 Acres 3.62 Zoning: CN

Address of property: 4711 W CANAL DR KENNEWICK, WA 99336-1504

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 0

Present use of property Mostly vacant with 2 existing storage buildings

Size of existing structure: 4,317 sq. ft. Size of Proposed addition/New structure: _____ sq. ft.

Height of building: 12 Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: \$252,350.00

Description of Project: Change of zone from CN to CC

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 10-29-18

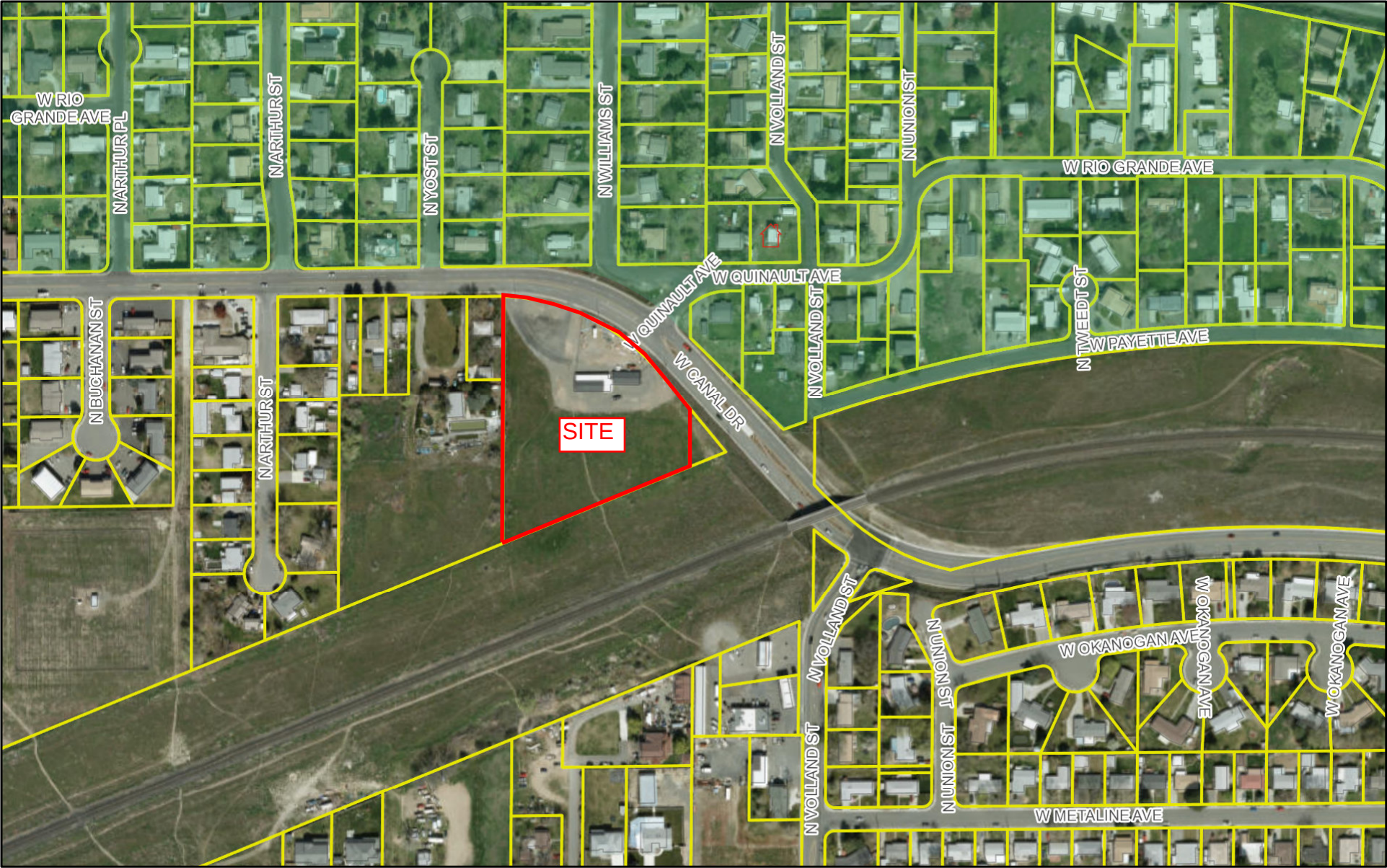
1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:
2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.
6. Does the existing zoning prohibit reasonable use of the property? Please explain.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

Summary of City forms required:

Application – General Form
Change of Zone Supplemental Information
Environmental and Salmonids Checklist (SEPA)

Vicinity Map



November 28, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName

SurveyAddressPoint

<all other values>

Apartment

Building

Condo

Mobile Home

Parcel

SurveyCityLimits

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10



1 inch = 300 feet

1:3,600

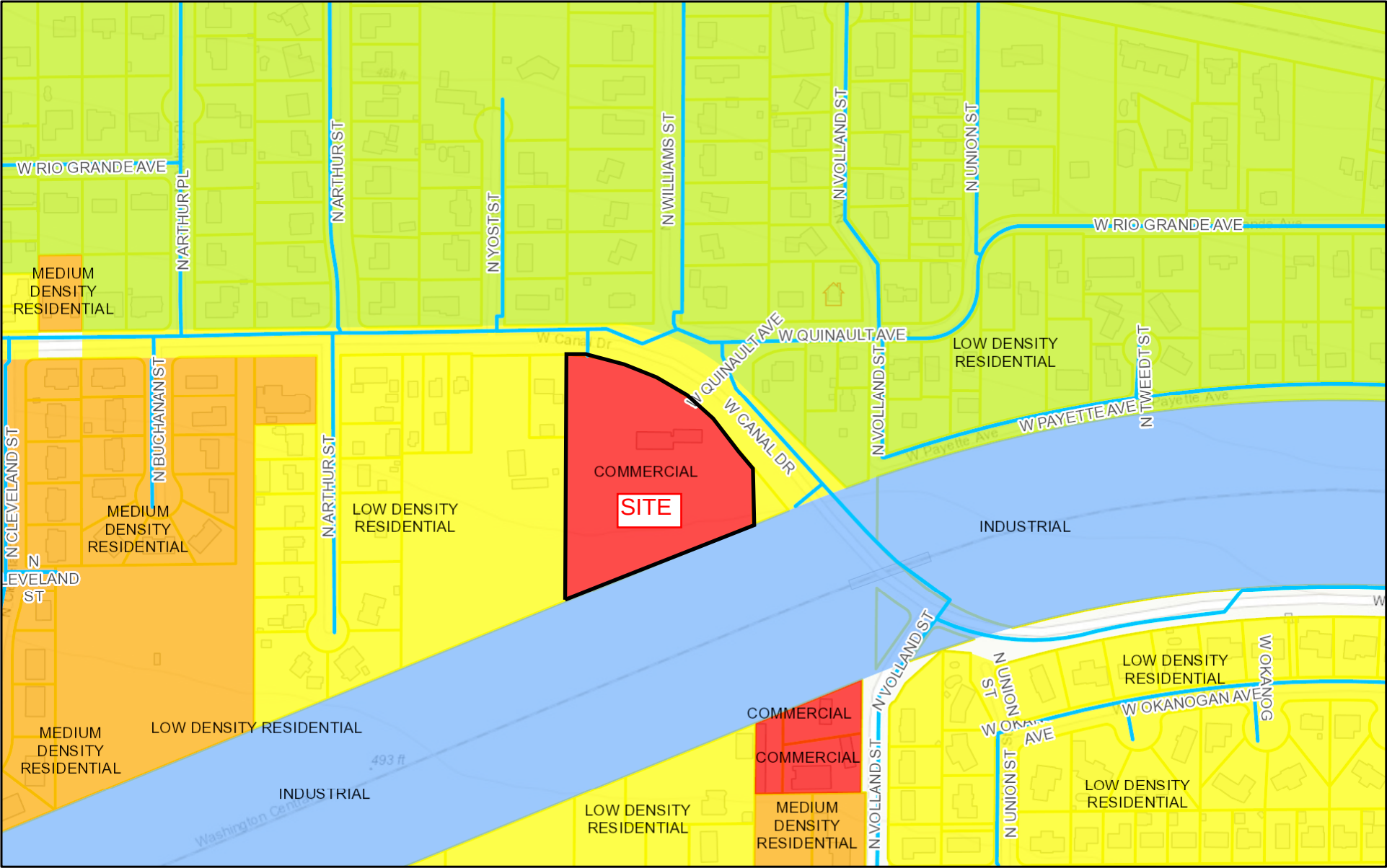
0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

Comprehensive Plan Map

Exhibit 4



November 29, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName	SurveyAddressPoint	Building	Parcel
WaterMainline	<all other values>	Condo	
	Apartment	Mobile Home	

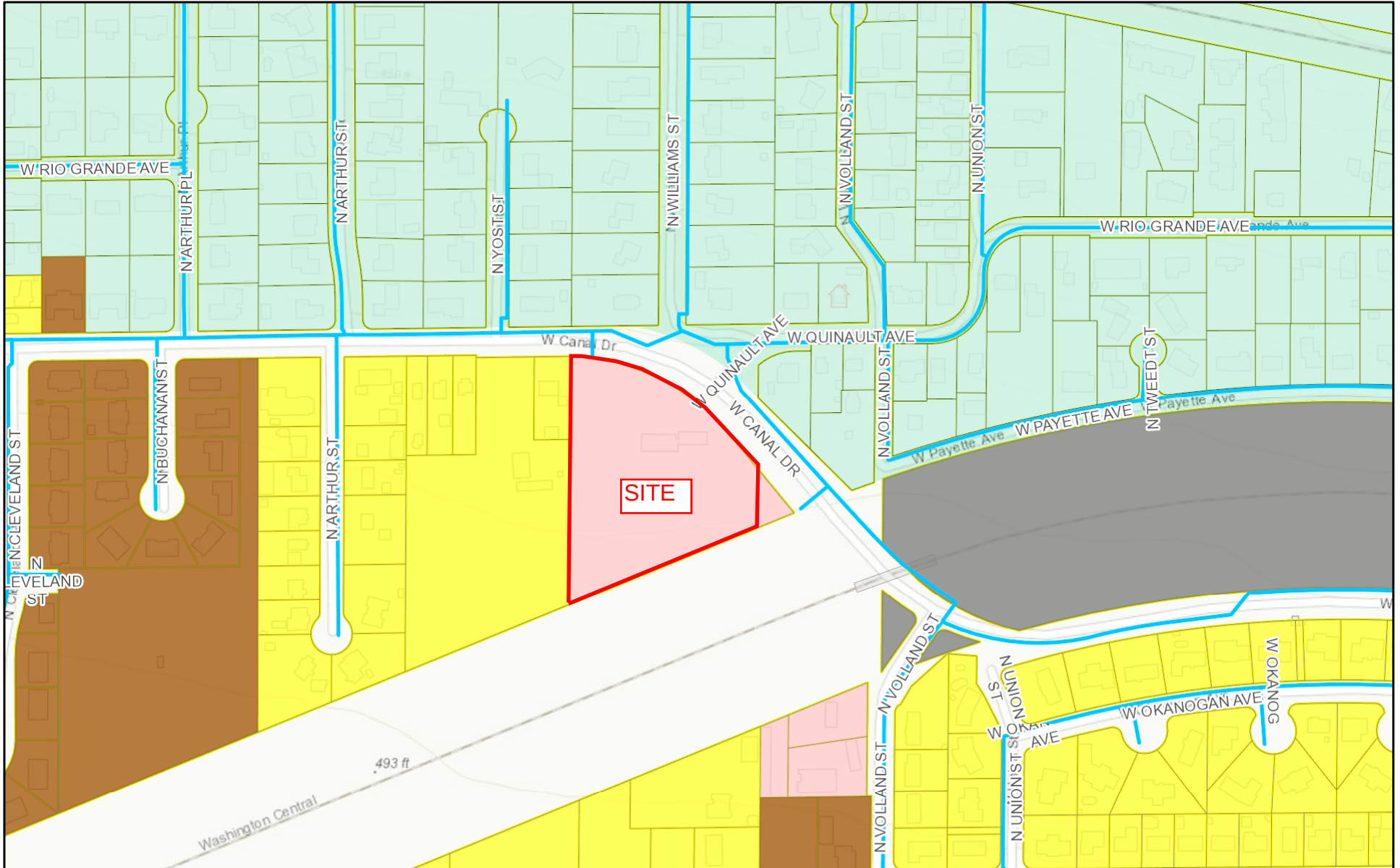


1 inch = 300 feet 1:3,600
0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

ArcGIS WebApp Builder
City of Kennewick

Zoning Map



November 29, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName	SurveyAddressPoint	Building	Parcel
WaterMainline	<all other values>	Building	
	Apartment	Condo	
		Mobile Home	



1 inch = 300 feet
 0 0.0275 0.055 0.11 mi
 0 0.0425 0.085 0.17 km

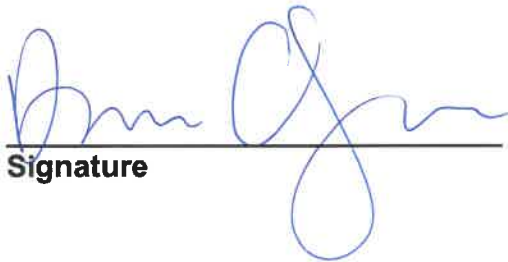
Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,



NOTICE OF MAILING

I, Bianca Orozco, on November, 28, 2018
mailed 35 copies of Public Hearing Notice
for COZ 18-11/PLN-2018-03461
to property owners within 300 feet of site.

as shown on the attached list.


Signature

COZ 18-11 / PLN-2018-03461
4711 W CANAL DR
4615 W QUINAUT AVE
CN TO CC
KNUTZEN ENGINEERING



CITY OF KENNEWICK DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: COZ 18-11/PLN-2018-03461/ ED 18-38

DESCRIPTION OF PROPOSAL: The request is to change the zoning designation of a 3.62 acre lot from Commercial, Neighborhood (CN) to Commercial, Community (CC). The property has a comprehensive plan land use designation of Commercial.

PROPOSER: Knutzen Engineering, C/O Paul Knutzen, 5453 Ridgeline Drive, Ste. 120, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 4711 W Canal Drive

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

☐ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: November 29, 2018

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

- Dept. of Ecology
- WA Dept of Fish & Wildlife
- WSDOT
- Yakama Nation
- CTUIR
- COZ 18-11 File

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

December 17, 2018 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, December 17, 2018, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed change of zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ 18-11 – Knutzen Engineering has proposed to change the zoning district for 3.622 acres located at 4711 W Canal Drive from Commercial, Neighborhood (NC) to Community, Commercial (CC). The property has a comprehensive plan land use designation of Commercial. Review the vicinity map on back of this notice. For questions about this project, please call Steve Donovan (509) 585-4361.

Written comments may be addressed to Steve Donovan and submitted to steve.donovan@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., December 14, 2018. All other comments should be submitted at the meeting.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Steve Donovan at (509) 585-4361 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

Vicinity Map



November 28, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName

Apartment

Mobile Home

SurveyCityLimits

SV_CI_COUNTY_1

SurveyAddressPoint

Building

Parcel

SV_CI_KENNEWICK_10

SV_CI_COUNTY_1

<all other values>

Condo

Parcel

SV_CI_KENNEWICK_10

SV_CI_COUNTY_1

1 inch = 300 feet

1:3,600



Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

37
KONKO DANYLO & VALENTINA
1711 N 19TH ST
PASCO WA 99301

37 **DUP**
KONKO DANYLO & VALENTINA
1711 N 19TH ST
PASCO WA 99301

37
KELLEY JAMES E
4606 W QUINAULT
KENNEWICK WA 99336

37
CHURMAN STEVEN L
1123 N VOLLAND ST
KENNEWICK WA 99336-1569

37
REED KEITH LYNN
569 PARADISE DR
BURBANK WA 99323

37
HERRERA-AYALA NORA P
4615 W QUINAULT AVE
KENNEWICK WA 99336-1532

37
HERRERA-AYALA NORA P
4615 W QUINAULT AVE
KENNEWICK WA 99336-1532

37
CHERVENELL CONSTRUCTION,
(CANAL DRIVE STG) P O BOX 6935
KENNEWICK WA 99336-6935

37
MUELLER PATRICIA
4717 W CANAL DR
KENNEWICK WA 99336-1504

37
MUELLER TRUSTEE GARY F
1920 W 51ST AVE
KENNEWICK WA 99337

37
SHERMAN PAUL
4803 W CANAL DR
KENNEWICK WA 99336

37
GOMEZ GRISELDA
1035 W 15TH PL
KENNEWICK WA 99337-4145

37
ROLEDER VLADIMIR V & GALINA A
4802 W METALINE AVE
KENNEWICK WA 99336

37 **DUP**
KELLEY JAMES E
4606 W QUINAULT
KENNEWICK WA 99336

37 **DUP**
KELLEY JAMES E
4606 W QUINAULT
KENNEWICK WA 99336

37
PARKER ALLEN W & CAROL A
1211 N VOLLAND ST
KENNEWICK WA 99336-1570

37
RAINEY THOMAS E & JUDITH B
1221 N VOLLAND ST
KENNEWICK WA 99336-1570

37
GREGER WILLIAM G & MARTHA J
1214 N VOLLAND ST
KENNEWICK WA 99336-1508

37
WATKINS KYLE R & ASHLEE V
144 SHERMAN ST
RICHLAND WA 99354

37
KENNEWICK RENTALS LLC
5724 W 14TH AVE
KENNEWICK WA 99338

37
JCL PROPERTIES LLC
1604 S EDISON ST
KENNEWICK WA 99338-5003

37 **DUP**
KELLEY JAMES E
4606 W QUINAULT AVE
KENNEWICK WA 99336

37
REIBOLDT BRETT D & SALEM S
8019 W GRAND RONDE AVE
KENNEWICK WA 99336-1673

37
DAWSON JOHN JEFFERY
1216 N WILLIAMS ST
KENNEWICK WA 99336

37
VERGARA ELEUTERIA C
1215 N YOST ST
KENNEWICK WA 99336-1512

37
AYALA PEDRO
4802 W CANAL DR
KENNEWICK WA 99336-1501

37
PURDY STEPHEN R
4718 W CANAL DR
KENNEWICK WA 99336-1503

37
NELSON DEREK EUGENE
1212 N YOST ST
KENNEWICK WA 99336-1512

37
ALLEY HELEN C
1216 N YOST ST
KENNEWICK WA 99336-1512

37
STORY FAMILY TWO LLC
PO BOX 2289
RICHLAND WA 99352

37
COFFIN DUANE K & DAWN L
3505 S LEDBETTER ST
KENNEWICK WA 99337

37
SCOTT DALE G
4526 W QUINAULT AVE
KENNEWICK WA 99336-1533

37
NORRIS JEREMY C & AMANDA R
4510 W PAYETTE AVE
KENNEWICK WA 99336

37
WASHINGTON CENTRAL
C/O WCRR PROPERTY TAX
DEPARTMENT PO BOX 961089
FORT WORTH TX 76161

37
ARMY CORP OF ENGINEERS
WALLA WALLA DISTRICT
201 N 3RD AVE
WALLA WALLA WA 99362

37
SENIOR RAYMOND T
2404 SWIFT BLVD
RICHLAND WA 99352-3661

37
FOSTER SHIRLEY A
4513 W QUINAULT AVE
KENNEWICK WA 99336-1534

37
KNUTZEN ENGINEERING
PAUL KNUTZEN
5453 RIDGELINE DR #120
KENNEWICK WA 99338

37
GILLIGAN RODNEY S & CHRISTINA M
5603 ALOHA DR
West Richland WA 99353

37
PIERSON SUSAN M
4511 W QUINAULT AVE
KENNEWICK WA 99336

37
CHERVENELL CONSTRUCTION CO,
P O BOX 6935
KENNEWICK WA 99336-0000

COZ 18-11 / PLN-2018-03461
4711 W CANAL DR
4615 W QUINAUT AVE
CN TO CC
KNUTZEN ENGINEERING

From: [Clark Posey](#)
To: [Steve Donovan](#)
Subject: Change of Zone, COZ 18-11
Date: Tuesday, November 13, 2018 9:00:23 AM
Attachments: [image003.jpg](#)

Mr. Donovan,

Benton County Planning Department supports this Change of Zone, from Commercial, Neighborhood (NC) to Commercial, Community (CC).

for Parcel # 1-3399-102-0017-008. 4711 W. Canal Drive.

Thank you,

Clark

Clark Sig



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**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

November 21, 2018

City of Kennewick
Community Planning Department
210 W 6th Avenue
Kennewick, WA 99336

Attention: Steve Donavan, Planner

Subject: COZ 18-11/PLN-2018-003461/Knutzen Engineering
SR 240, 4711 W. Canal Drive

We have reviewed the proposed rezone and have the following comments.

We have no objection to the rezone. The subject property is located near State Route 240 and the Edison Street interchange. This interchange currently functions within acceptable safety and operational standards. It is to the benefit of the City, the State, and developers to preserve this interchange efficiency.

As developments are proposed, they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

Thank you for the opportunity to review and comment on the proposed rezone. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,

A handwritten signature in black ink, appearing to read 'Paul Gonseth', written over a horizontal line.

Paul Gonseth, P.E.
Planning Engineer

PG:jg/df

cc: 2018-2 SR 240, Benton Co./Kennewick
Kara Shute, Area 3 Maintenance Superintendent

P:\459005\DEVREV\SR240\KennewickCPA18-11