
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 July 15, 2019
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #19-03 for .60 acres located at 1369 N. Grant Street from Residential, Medium Density (RM) to Commercial, Community (CC). Applicant is Carlton Cadwell, 1350 N. Grant Street, Kennewick, WA 99336.
- b. Comprehensive Plan Amendment (CPA) #19-01 from High Density Residential (HDR) to Public Facility (PF).
- c. Comprehensive Plan Amendment (CPA) #19-02 from Low Density Residential (LDR) and Open Space (OS) to Public Facility (PF).
- d. Comprehensive Plan Amendment (CPA) #19-03 from Low Density Residential (LDR) to Commercial.
- e. Comprehensive Plan Amendment (CPA) #19-04 from Low Density Residential (LDR) to Medium Density Residential (MDR).
- f. Comprehensive Plan Amendment (CPA) #19-06 from Low Density Residential (LDR) to Medium Density Residential (MDR).

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
JULY 15, 2019
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Hempstead led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, James Hempstead, Clark Stolle, Thomas Helgeson, Anthony Moore, Vice Chairman Vic Morris, and Chairman Ed Pacheco.

Excused: None

Unexcused: None

Staff Present: Wes Romine, Development Services Manager; Steve Donovan, AICP Planner, Melinda Didier, Community Planning Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the June 17, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Moore moved to accept the consent agenda. Commissioner Hempstead seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

3.a. Chairman Pacheco opened the public hearing at 6:32 p.m. for Change of Zone (COZ) No. 19-01 proposing to change the zoning district for .6887 acres located at 4311 W. Hood Street from Residential, Low Density (RL) to Residential, Medium Density (RM). Applicant and owner is Jeff Hoyer, 4311 W. Hood 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 Conditions of Staff Report COZ 19-01, and recommend to City Council APPROVAL of the request.

Planning Commission questions included: Commissioner Morris asked why the mailing list was so small for this COZ, given the large number of apartments in the area; Mr. Donovan said it was small due to the 300' list including only property owners, not residents; Chairman Pacheco where in the code did the 300 foot radius mailing list come from; Mr. Donovan said he would look into the historical information behind the 300' variance mailing list.

Testimony of Applicant/Applicant's Representative:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ 19-01 closed at 6:39 p.m.

Chairman Pacheco asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 19-01 and forward a recommendation to City Council APPROVAL of the request; Commissioner Helgeson seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously on a roll call vote.

3.b. Chairman Pacheco opened the public hearing at 6:41p.m. for Change of Zone (COZ) No. 19-02 proposing to change the zoning district for .797 acres located at 1620 E. 7th Avenue from Industrial, Light (IL) to Industrial, Heavy (IH). Applicant and owner is Port of Kennewick, 350 Clover Island Drive #200, 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 Conditions of Staff Report COZ 19-02, and recommend to City Council APPROVAL of the request.

Planning Commission questions included: None

Testimony of Applicant/Applicant's Representative:

Amber Hanchette,
Port of Kennewick
350 Clover Island Drive
Kennewick, WA 99336

Port owns the property and is in favor of selling to Western Restaurant Supply, which is a good business. With the zone change the zones on both parcels would be the same. The Port of Kennewick supports this zone change.

Wes Meares
Western Restaurant Supply
1620 E. 7th Avenue
Kennewick 99336

Joel Kruse
Western Restaurant Supply
1620 E. 7th Avenue
Kennewick 99336

Biggest thing is making more space for the truck and trailer business; building for people regionally, recently finished building an ice cream truck for Ben and Jerry's in Spokane; means we would be able to speed up production and make improvements on the property; we own the buildings, excited about owning the dirt; will be awesome.

Have several businesses, food truck remodels, have offices, showroom and shops; expanding all services and hired 4 employees, plan on next 3-5 years to build an 18,000 foot building, going from light to heavy will allow us to manufacture trailers, food trucks, etc.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments: Both zone changes will go to the City Council for approval on August 20th.

Public Testimony for COZ 19-02 closed at 6:51 p.m.

Chairman Pacheco asked for a motion.

Commissioner Stolle moved to concur with the findings and conclusions in staff report COZ 19-02 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 on a roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates – None

NEW BUSINESS:

- a. Planning Commission Rules of Procedure – Mr. Romine suggested tabling this item to the next Planning Commission meeting when Mr. McCormick will be present.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

None

ADJOURNMENT:

The meeting was adjourned at 6:53 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ 19-03/PLN-2019-01740

Staff Report Date: August 7, 2019

Hearing Date & Location: August 19, 2019, 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 19-03 be APPROVED.

Summary of Proposal: A Change of Zone from Residential, Medium Density (RM) to Commercial, Community (CC) for .60 acres.

Proposal Location: 1369 N Grant Street

Legal Description: That portion of the NE Quarter of the NW Quarter of Section 33, Township 09 North, Range 29 East, W.M. Records of Benton County, Washington. Described as follows:

Lot 6, Short Plat No. 1560, recorded under Auditor's File No. 86-7602 Records of Benton County, Washington.

Together with and subject to easements, reservations, covenants and restrictions, of record and in view.

Property Owner: Carlton Cadwell
1350 N Grant Street
Kennewick, WA 99336

Applicant: Same as Above

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	June 20, 2019
Determination of Completeness Issued	June 26, 2019
Notice of Application Mailed	June 27, 2019
SEPA Threshold Determination Issued	July 20, 2018 – Existing DNS for CPA 18-06/PLN-2019-0950
Property Posting Sign for SEPA Determination	N/A
SEPA Appeal Period Ended	N/A
Date of Mailed Notice of Public Hearing	July 31, 2019
Property Posting Sign for Public Hearing	July 31, 2019
Date of Published Notice of Public Hearing	August 4, 2019

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS
8. Applicant Supporting Letter

Staff Analysis of Proposal & Discussion:

As part of the 2018 Comprehensive Plan Amendment, Carlton Cadwell requested that the land use designation of a .60 acres be changed from Medium Density Residential to Commercial. On October 16, 2018 the City Council approved Ordinance 5776 and amended the site's land use designation as requested by the applicant.

The proposed Change of Zone (COZ 19-03), is a request to change the zone of .60 acres located at 1369 N. Grant Street, from Residential, Medium Density (RM) to Commercial, Community (CC). Pursuant to Table 1 of the Comprehensive Plan, the CC zoning district is an implementing zoning district of the Commercial land use designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040(10), the purpose of CC zoning district is as follows:

CC - The purpose of 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 site is adjacent to the following zoning districts:

North: Residential, Medium Density (RM)
 East: Residential - County
 South: Public Facility (PF)
 West: Commercial, Office (CO)

Applicable Goals and Policies of the Comprehensive Plan:

- Goal 2: Sustain and enhance viable commercial areas.
 Policy 1: Encourage a mixture of commercial, office, and residential uses within commercial centers to support day and evening activities for all ages.

- Policy 4: Encourage compatible commercial activities to concentrate near each other.
- Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.
- Policy 1: Provide commercial areas sized and scaled appropriately for the neighborhood or community.

Staff Response: The proposed change will allow the site to support the commercial property to the southeast of the site.

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 CC 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: Not applicable to this proposal.

Findings:

1. The applicant and owner is Carlton Cadwell, 1350 N Grant Street, Kennewick, WA 99336.
2. The proposed change of zone is for the parcel, located at 1369 N Grant Street, Parcel No. 1-3399-201-1560-006.
3. The request is to change the zoning from Residential, Medium Density to Commercial, Community.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.

5. The Commercial, Community zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
6. The application was submitted on June 20, 2019 and declared complete for processing on June 26, 2019.
7. The application was routed for review to City Departments and outside agencies for comment on June 26, 2019.
8. Access to the site is currently provided directly from N Grant Street.
9. The site is not designated as a Critical Area.
10. An Environmental Determination of Non-Significance was issued on July 20, 2018 for CPA 18-06/PLN-2018-00950/ED 18-12.
11. The Property Posting sign for the public hearing was posted on site July 31, 2019.
12. Notice of the public hearing for this application was published in the Tri-City Herald on August 4, 2019. Notices were also mailed to property owners within 300 feet of the site on July 31, 2019.
13. The proposed amendment conforms with the comprehensive plan; and
14. The proposed amendment promotes the public necessity, convenience and general welfare; and
15. 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
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and

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 implement Land Use Goals 2 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. 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 19-03 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 19-03 and recommend approval of the request to City Council.

PROJECT #

19.03

PLN- 2019 - 01740

FEE \$ 1063.00

PAID

7 Jun 19 2019

Services, PO Box
a copy of the checklist

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 Zoning change from medium density to commercial

Environmental Determination PLN-ED 18-12-2018 - 00950 Pre Application Meeting PLN-_____ - _____

Applicant: Carlton Cadwell (Tri-City Court Club)

Address: 1350 N. Grant St. Kennewick, WA 99336

Telephone: 509-783-5465 Cell Phone: 509-551-0023 Fax: 509-735-3980 E-mail carlc@cadwell.com

Property Owner (if other than applicant):

Address: 1361 Gave Blvd. Richland, WA 99352

Telephone: 509-551-0023 Cell Phone: same E-mail same

SITE INFORMATION

Parcel No. 13399201156006 1-3399-201-1560-006 Acres 0.6000 Zoning: RM

Address of property: ~~undetermined~~ 1369 N. Grant St.

Number of Existing Parking Spaces none defined Number of Proposed (New) Parking Spaces aprox. 56

Present use of property vacant gravel lot

Size of existing structure: none sq. ft. Size of Proposed addition/New structure: none sq. ft.

Height of building: none Cubic feet of excavation: minimum Cost of new construction: \$20,000

Benton County Assessor Market Improvement Value: \$100,630

Description of Project: Change zoning from medium density residential to commercial community to allow for employee parking for Tri-City Court Club.

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

and correct.

Jamelle L. Khasike

Applicant's Signature

knowledge, the information provided above is true



Signature of owner or owner's authorized representative

Date: 6-18-19

Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:
 This application is a follow up from the comprehensive plan ammendment which was approved in October of 2018. The proposed amendment will indirectly benefit the public because even though we are a "private" business we do serve the public - we offer school groups end of the year parties, we host the State 3A tennis tournament, we serve special needs with a weekly community Zumba class and Tri-Tech utilizes our facility. In order to have a good experience we have to have adequate parking for any patron who comes to the Club. By having a designated employee parking area the public does benefit.
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:
 There is one site that potentially would be availalbe for employee parking, however, it would not be suitable. It is located on Edison with only limited access - only one direction in and out. Additionally, there is the potential for significant demoliton and the site has the potenial for hazardous waste. One mile or even a half a mile would be too far for employees to walk in to work - it would take too much time and during shorter days, with darker mornings and evenings it would not be safe for employees.
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain
Yes the proposed change is consistent with commercial land adjacent to the Lot. There is commercial and / or Public Facilities land on three sides of the Lot.
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
Yes - the Lot being zoned commercial would be the same as the adjacent property to the west - Callaway Gardens Alzheimer's Special Care Center, the property located to the northwest across W. Skagit Ct. cul-de-sac and the property located to the southeast across N. Grant St. which is Tri-City Court Club. The zoning change would be compatible with the adjacent Public Facility-zoned properties to the south consisting of Benton Contry Fire District #1 fire station, Benton County department offices and Benton Franklin Counties Juvenile Justice Center.
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.
No the proposed zoning change would not create an isolated district or introduce a more intense land use to the area because on three sides of the Lot the zoning is similar already. Also see #4 above which explains the adjacent property and the businesses located around the Lot.
6. Does the existing zoning prohibit reasonable use of the property? Please explain.
Yes, from the applicants perspective because the exisitng zoning does not allow for employee parking.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
If the zoning change is granted the applicant plans to use the Lot for Tri-City Court Club employee parking. It would have limited access and limited affect on noise and vehicle and foot traffic. Employees will be accessing and using the Lot only when arriving for work and later when leaving work.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
No
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:
No - the adjacent property is already developed and already zoned commercial or Public Facilities. So it would not set a precedent for similar proposals or uses.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
No because this lot will be used only for employee parking it will not encourage further investment or development. The area is not deteriorated.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
No.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
No - because the surrounding property is either zoned commercial or Public Facilities and does not conflict between potential land uses. Transportation patterns would not be affected. There are no safety concerns.

Exhibit 3



StreetName



SurveyEasementPoint

Building

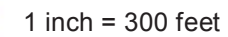
Parcel

SurveyEasement

- **<all other values>**



SurveyAddressPointSupp



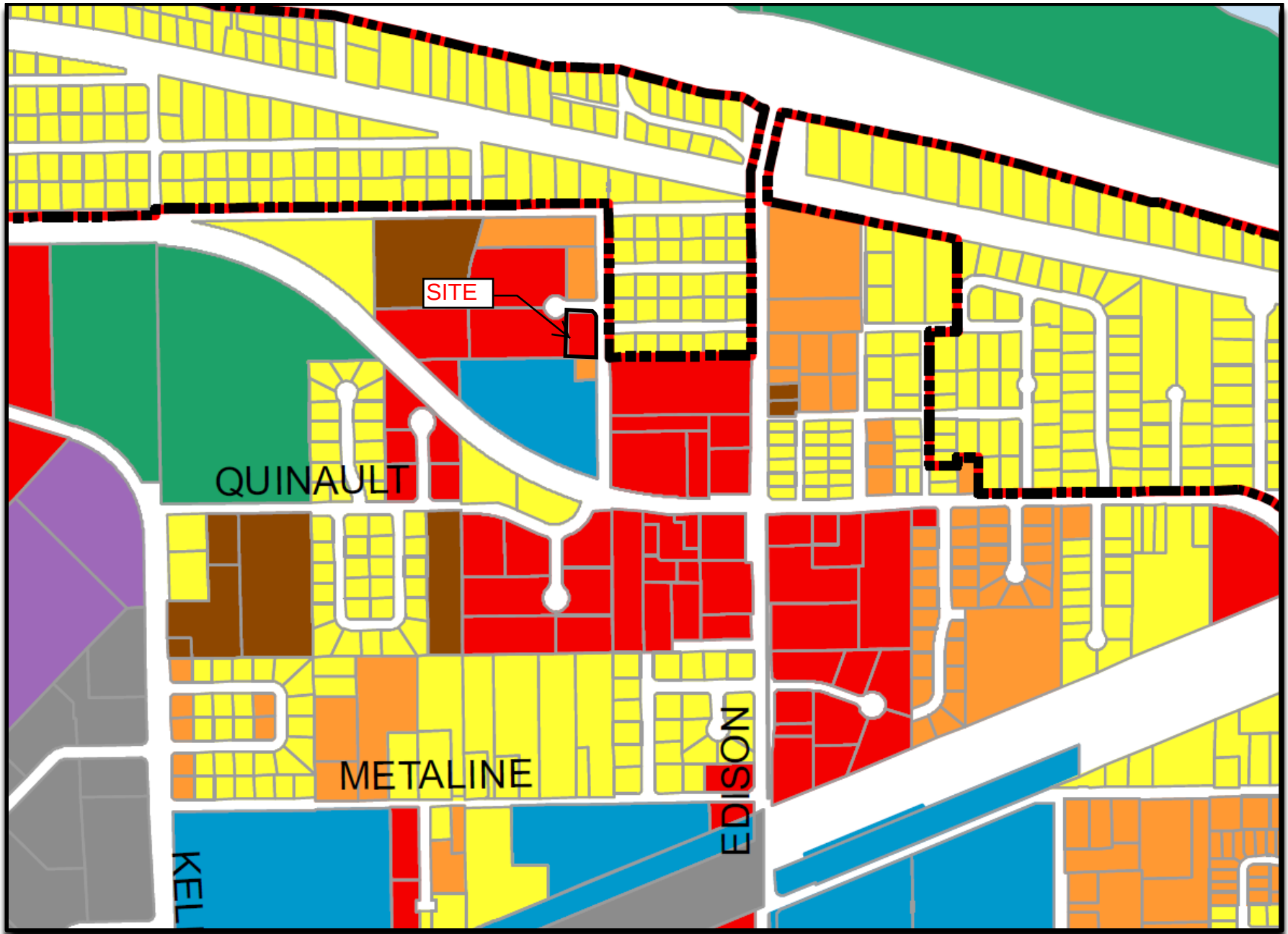
1:3,600



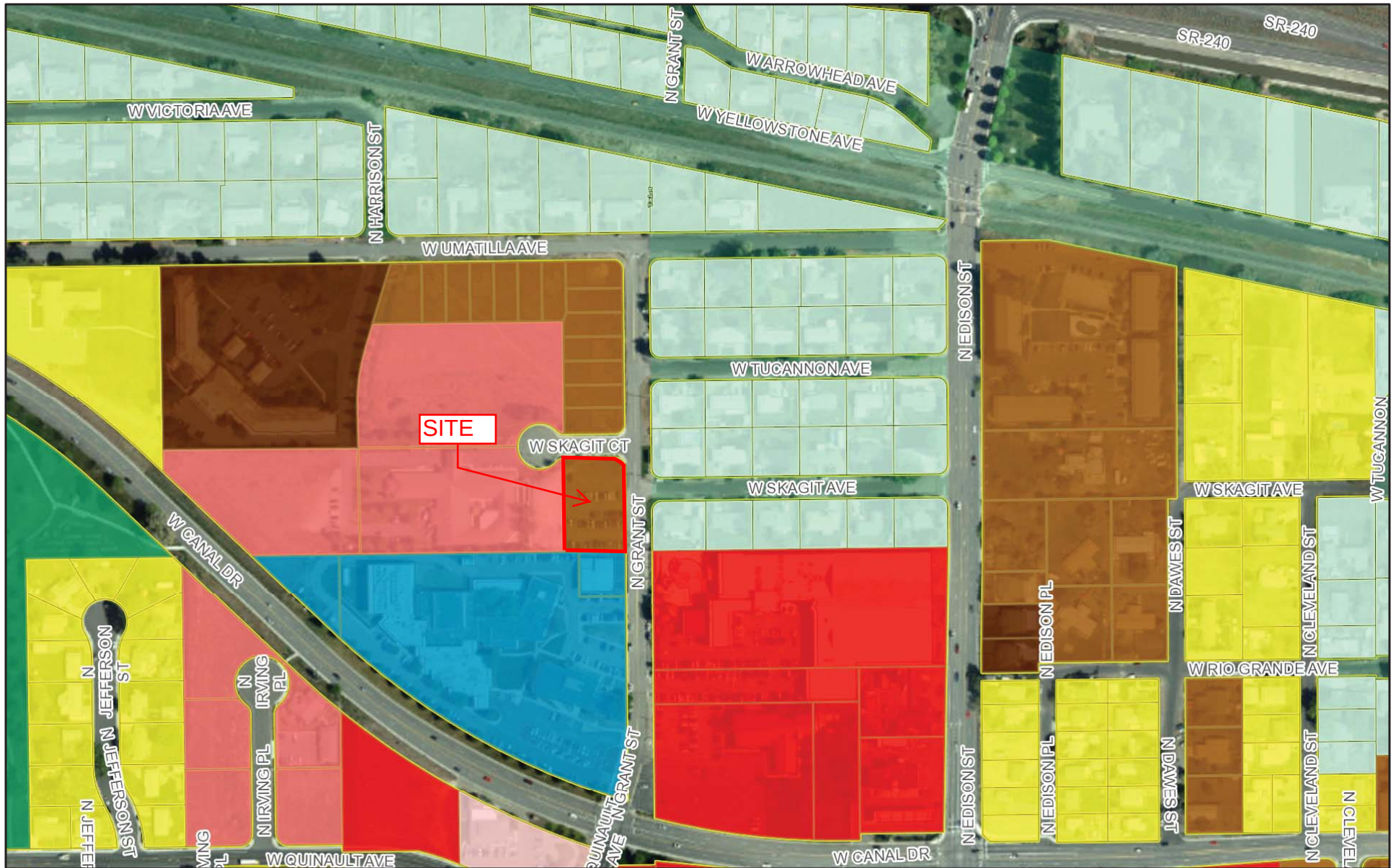
Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

Comprehensive Plan Map

Exhibit 4



Zoning Map



July 26, 2019

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

SV_CI_COUNTY_1



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.,



NOTIFICATION OF MAILING

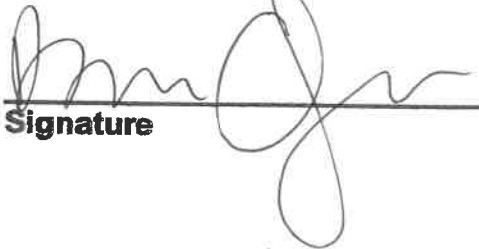
I, Bianca Orozco, on 7/31, 2019

Mailed 24 copies of COZ 19-03 NOPH

for COZ 19-03

to PROP OWN

as shown on the attached list.


Signature

COZ 19-03 / PLN-2019-01740
CPA 18-06 / PLN-2018-00950
1369 N GRANT ST
CARLTON CADWELL TC
COURT CLUB

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

August 19, 2019 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on August 19, 2019, 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 19-03/PLN-2019-01740 – Carlton Cadwell has proposed to change the zoning district for .60 acres located at 1369 N Grant Street from Residential, Medium Density (RM) to Commercial, Community (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., August 16, 2019. 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



July 26, 2019

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

1 inch = 300 feet
1:3,600



StreetName
SurveyAddressPoint
<all other values>

Apartment
Building
Condo
Mobile Home
Parcel
SurveyEasementPoint
SurveyEasement
SurveyAddressPointSupport

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

24

Exhibit 6

37
Callaway Gardens Wa LLC
2100 3rd Ave N Ste 600
Birmingham AL 35203

37
Erwin Gerald L & Katheryn E
PO Box 820528
Vancouver WA 98682

37
Carlton Gadwell
1361 Gage Blvd.
Richland WA 99352

37
Benton County
Kennewick Office Annex
Kennewick WA 99336

37
AAA Renovation & Const. DBA Abience
Holdings
5559 W. Umatilla Ave.
Kennewick WA 99336

37 ~~dup~~
AAA Renovation & Const. DBA Abience
Holdings
5555 W. Umatilla Ave.
Kennewick WA 99336

37
Benton County Fire District #1
8656 W Gage Blvd Ste 302
Kennewick WA 99336

37
Tri City Court Club
C/O Carlton Cadwell
1350 N Grant St
Kennewick WA 99336

37 **DUP**
Tri City Court Club
C/O Carlton Cadwell
1350 N Grant St
Kennewick WA 99336

37
Valle Francisco G & Ericka M
PO Box 4501
Pasco WA 99302

37
Denise Trustees Clark Edward & Mary
5411 W Skagit Ave
Kennewick WA 99336

37
Tiede Marina M
5419 W Skagit Ave
Kennewick WA 99336

37
Ramsey Robert Ray & Nicol M
5404 W Skagit Ave
Kennewick WA 99336

37
Anderson Carol Ann
5412 W Skagit Ave
Kennewick WA 99336

37
Brodaczynski Gregory G
5420 W Skagit Ave
Kennewick WA 99336

37
Smith Perry D & Kathleen
3849 S Lincoln St
Kennewick WA 99338

37
TA Jerry
5411 W Tucannon Ave
Kennewick WA 99336

37
Muongmany Pond & Symone
5403 W Tucannon Ave
Kennewick WA 99336

37
Sleater Gerald D & Deloris
104105 E Badger Rd
Kennewick WA 99337

37
Durham Douglas J & Shawna D
1504 N Grant St
Kennewick WA 99336

37 ~~dup~~
AAA Renovation & Const. DBA Abience
Holdings
5559 W. Umatilla Ave.
Kennewick WA 99336

37
Nathan E. Caldwell
5551 W. Umatilla Ave.
Kennewick WA 99336

37
Joshua K. Spencer
5543 W. Umatilla Ave.
Kennewick WA 99336

37 **DUP**
AAA Renovation & Const. DBA Abience
Holdings
5535 W. Umatilla Ave.
Kennewick WA 99336

37 **DUP**
AAA Renovation & Const. DBA Abience
Holdings
5527 W. Umatilla Ave.
Kennewick WA 99336

37 **DUP**
AAA Renovation & Const. DBA Abience
Holdings
5519 W. Umatilla Ave.
Kennewick WA 99336

37
Jeffrey r & Jaklin Taylor
5511 W. Umatilla Ave.
Kennewick WA 99336

37
Jorge Aguyao Mendoza & Elisa Y
Cervantes
1553 N. Grant St.
Kennewick WA 99336

37 **DUP**
AAA Renovation & Const. DBA Abience
Holdings
1507 N. Grant. St.
Kennewick WA 99336

37 **DUP**
AAA Renovation & Const. DBA Abience
Holdings
1537 N. Grant. St.
Kennewick WA 99336

37
Katherine L. Wells
1529 N. Grant. St.
Kennewick WA 99336

37
Joshua Patnaude
1505 N. Grant. St.
Kennewick WA 99336

37
Micah W. Dunn
1521 N. Grant. St.
Kennewick WA 99336

37 DUP
AAA Renovation & Const. DBA Abience
Holdings
1513 N. Grant. St.
Kennewick WA 99336

Exhibit 6

COZ 19-03 / PLN-2019-01740
CPA 18-06 / PLN-2018-00950
1369 N GRANT ST
CARLTON CADWELL TC
COURT CLUB



**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: CPA 18-06/PLN-2018-00950/ED 18-12

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designation for one parcel from Medium Density Residential to Commercial.

PROPONENT: Tri-City Court Club, c/o Carlton Cadwell, 1350 N. Grant Street, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1369 N Grant Street

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: July 20, 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
CPA 18-06 File

RE: Kennewick Planning Commission File / Project No. COZ 19-03 / PLN-2019-01740

Dear Mr. Steve Donovan:

This letter is in response to the notice of the Kennewick Planning Commission public hearing scheduled for August 19, 2019 in regards to the proposal to change the zoning district for .60 acres located at 1369 N. Grant Street from Residential, Medium Density (RM) to Commercial, Community (CC). The property has a comprehensive plan land use designation of Commercial.

I am Janelle Klashke, General Manager for Tri-City Court Club. I am handling the land zone change process on behalf of the owner, Dr. Carlton Cadwell. Dr. Cadwell also owns the Tri-City Court Club with his wife, Lynda Cadwell. If the zoning change is approved our goal is to use the land for employee parking for the Tri-City Court Club.

The following represents our view to encourage the approval and adoption of the requested zone change:

1. As shown in the map, the Zoning Change would be compatible and consistent with zoned property adjacent to 1369 N. Grant St. property:
 - Callaway Gardens Alzheimer's Special Care Center which is located to the west.
 - The property across the street which is Tri-City Court Club and SplashDown Cove Water Park – which is located to the east.
2. The Zoning Change would also be compatible and consistent with the Public Facility-zoned properties nearby:
 - Benton County Fire District #1 fire station – located to the south.
 - Benton County department offices – located to the south west.
 - Benton-Franklin Counties Juvenile Justice Center – located to the south west.
3. When the property underwent the comprehensive plan amendment process there were no objections to the Zoning Change submitted from surrounding property owners except for one objection who mentioned only vague and general concerns relating to increased vehicle and foot traffic and noise.
4. Noise and vehicle traffic and foot traffic **will be minimal** because the Lot will be used for needed Tri-City Court Club employee parking.
 - Employees will be accessing and using the Lot only when arriving for work and later when leaving work – keeping vehicle traffic to a minimum.
5. I talked with Lonnie Click, Chief of Benton County Fire District #1, who is responsible for the fire station next to the lot and he had no objections to the Zoning Change and no concerns that would negatively impact the fire station's operations. We have also

offered to let the volunteer fire fighters park on the vacant property at 1369 N. Grant St. because they do not have their own parking area.

6. The Tri-City Court Club has an agreement with Quinault Baptist Church to utilize their parking lot when they are not using it for their services and programs. We currently use it for member parking and employee parking. The Tri-City Court Club and Quinault Baptist Church have recently undergone growth which requires additional parking. The Church is leasing their property for a Christian school during the week. This affects the amount of “shared” parking available that we can utilize during our busy morning hours. Additionally, our employee base has grown to over 240 employees. As our member base grows and our employee base grows – there is a great need for additional employee parking.
7. We support the city and serve the Citizens of Kennewick in many ways – such as holding P.E. classes for Kennewick School District; Tri-Tech fire and police program which brings over 100 students to the Club (and additional cars to our lot), we also play host to a variety of tennis tournaments such as the state high school 3A tennis tournaments. When these special events occur our need for additional parking is even greater.
8. We are also a good neighbor to the businesses and offices nearby – in the fall of 2018 Benton County needed to do major work on their parking lot (estimated to take one month – but actually took two months) we offered the County offices to utilize and park in the Tri-City Court Club parking lot and on the vacant gravel lot during construction. The church also allowed the office to utilize their parking areas.

Based on the above points, the Tri-City Court Club respectfully requests that the Kennewick City Planning Commission vote to approve the zoning change from Medium Density Residential to Commercial. Thank you.

With warm regards,

Janelle

Janelle Lujan Klashke
General Manager,
Tri-City Court Club



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 19-01

REQUEST: Change 0.27 acres from Low Density Residential to Public Facility

APPLICANT: Kennewick School District

OWNER: Kennewick School District



Not to scale

SITE INFORMATION

- **Size:** 0.27 acres
- **Location:** 5801 W. Hildebrand Ave.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** High Density Residential
- **Existing Zoning:** Residential, High (RH)
- **Existing Land Use:** Vacant land

EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination

APPLICATION PROCESS

- Application Submitted March 1, 2019
- Application routed for comments June 10, 2019
- Determination of Non-Significance was issued on July 11, 2019
- Appeal Period for the DNS ended July 25, 2019
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 30, 2019.
- Notice of Hearing published August 4, 2019
- Notice of Hearing mailed July 31, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – vacant land
South	Comprehensive Plan – Public Facility Zoning – Public Facility (PF) Existing Land Uses – Southridge High School
East	Comprehensive Plan – High Density Residential Zoning – Residential, High (RH) Existing Land Uses – Multi-family residences
West	Comprehensive Plan – Public Facility, Low Density Residential Zoning – Public Facility (PF); Residential, Low (RL) Existing Land Uses – Southridge High School, single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 0.27 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it will allow Kennewick School District to combine this parcel with the adjacent Southridge High School parcel.
2. 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;
This 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.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

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

1. The effect upon the physical environment;
The proposal will allow the parcel to be combined with the parcel to the south, providing access from Hildebrand Blvd to Southridge High School recreation fields.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment; however there are no sensitive natural features on site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the south which is already designated Public Facility and is currently occupied by Southridge High School. The parcel is small enough that the impact to the adjacent parcel to the east, which is designated High Density Residential will be minimal.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The proposal will eventually provide access from Hildebrand Blvd. to Southridge High School. Existing infrastructure is more than adequate for the proposal which is not likely to impact existing facilities, with the exception of Southridge High School. The proposal has the potential to create better access and circulation for the campus.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There is no vacant Public Facility land adjacent to this site. In general there is not much vacant Public Facility designated land in the City due to the nature of public facilities. These lands are typically designated just before or just after the site is developed. Because the types of facilities that are located on Public Facility designated lands are for the benefit of the public and are constructed with public funds, they are typically planned well in advance and demand is based on the population growth of the City as well as the adequacy of existing facilities, and is generally low.
6. The current and projected project density in the area
The proposed designation does not allow residential development and therefore will not affect current or proposed densities.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District and Kennewick Irrigation District indicated that they had no comments.

ANALYSIS OF REQUEST

This request will allow the Kennewick School District to combine this parcel with the Southridge High School parcel to the south. It will also provide access to the high school from Hildebrand Blvd. and improve access and circulation at the school.

FINDINGS

1. The applicant is Kennewick School District (5501 W. Metaline Ave., Kennewick, WA 99336).
2. The owners are Kennewick School District (5501 W. Metaline Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcel from High Density Residential to Public Facility.
4. The application was received on March 1, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 10, 2018.
5. The site is currently served by City water and sewer in Southridge Blvd. and W. 36th Ave.
6. Access to the site is currently provided from Southridge Blvd. and W. 36th Ave.
7. The proposed amendment is adjacent to Public Facility, High Density Residential and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 11, 2019 for this application. The appeal period for the determination ended on July 25, 2019.
9. A public hearing notification sign was posted on site July 30, 2019.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 4, 2019. Notices were also mailed to property owners within 300 feet of the site on July 31, 2019.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it will allow Kennewick School District to combine this parcel with the adjacent Southridge High School parcel.
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from High Density Residential to Public Facility.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not affect population densities in the area.
5. Future development of the site will not impact the traffic and park system.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 19-01 contained in the staff report and recommend approval to City Council.

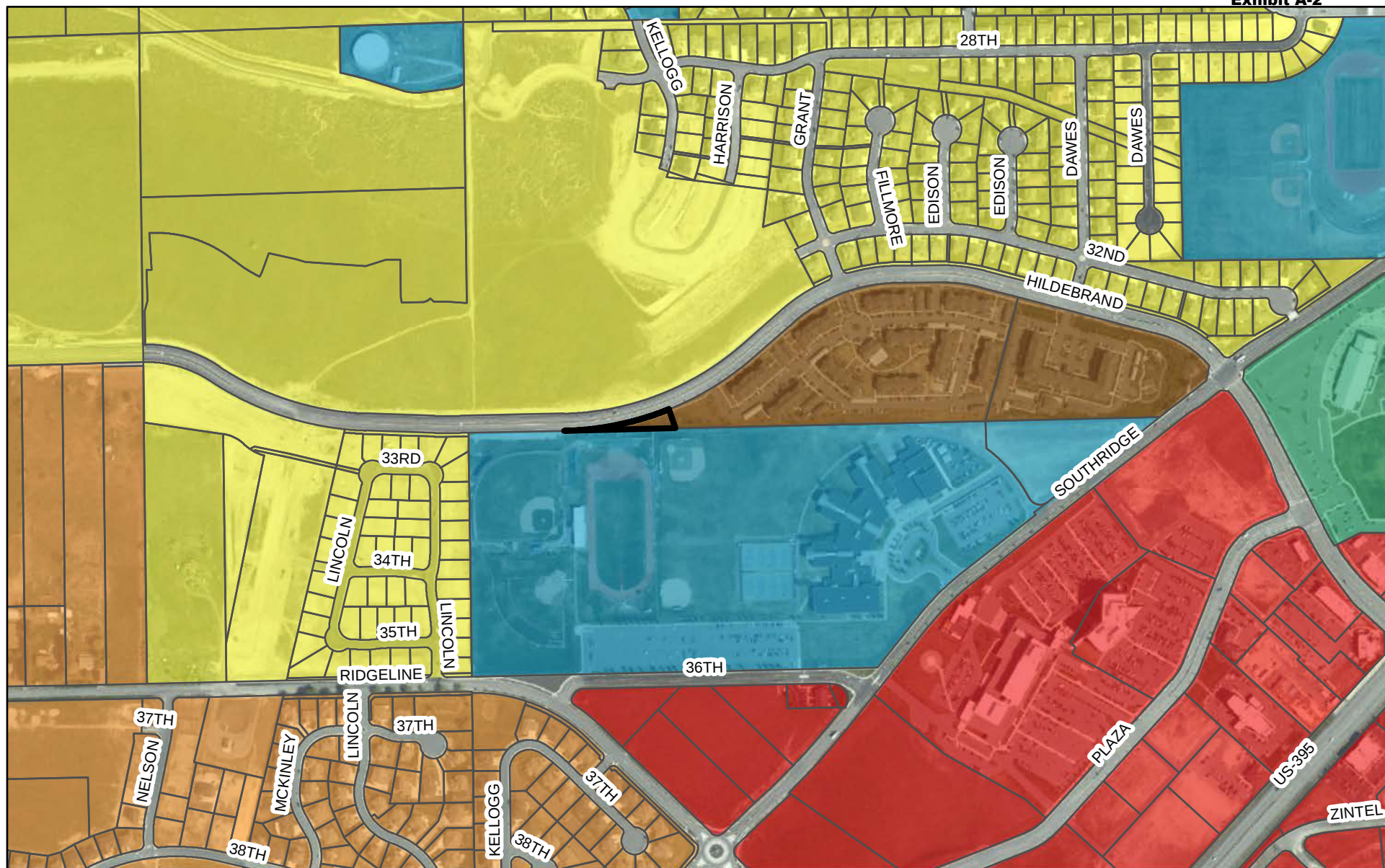
Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 19-01 contained in the staff report and recommend to City Council approval of the request.



CPA 19-01/PLN-2019-00449
High Density Residential to Public Facility
5801 W. Hildebrand Blvd.





CPA 19-01/PLN-2019-00449 Kennewick School District



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

Exhibit A-3

PROJECT # CPA 19-01 PLN- 2019 - 00449 FEE \$ 1063.00

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 _____

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

Applicant: _____

Address: _____

Telephone: _____ Cell Phone: _____ Fax: _____ E-mail _____

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. _____ Acres _____ Zoning: _____

Address of property: _____

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

Present use of property _____

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

Height of building: _____ Cubic feet of excavation: _____ Cost of new construction _____

Benton County Assessor Market Improvement Value: _____

Description of Project: _____

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: _____

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

2. What are the reasons for the requested amendment:

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

5. Include any other substantiated information in support of the requested amendment:



CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-00449, CPA 19-01

DESCRIPTION OF PROPOSAL: A comprehensive plan amendment for 1 parcel to public facilities. After the comprehensive plan is changed, a rezone from the current zoning to public facilities will be submitted; the last step will be to consolidate the parcel with an adjacent parcel through a lot consolidation process.

PROPONENT: Kennewick School District

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5801 W. Hildebrand Blvd. located at Southridge High School.

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.

 X 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:

 X No conditions.
 See attached condition(s).

Date: July 11, 2019

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
- Project File

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination

APPLICATION PROCESS

- Application Submitted March 1, 2019
- Application routed for comments June 10, 2019
- Determination of Non-Significance was issued on July 11, 2019
- Appeal Period for the DNS ended July 25, 2019
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 30, 2019.
- Notice of Hearing published August 4, 2019
- Notice of Hearing mailed July 30, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential, Open Space Zoning – Residential, Low (RL); Open Space (OS) Existing Land Uses – Park, single-family residences
South	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL); Residential, Suburban (RS) Existing Land Uses – Single-family residences
West	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL); Residential, Suburban (RS) Existing Land Uses – Single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 30.08 acres from Low Density Residential and Open Space to Public Facility.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it will allow Kennewick School District to combine these four parcels that house Horse Heaven Hills Middle School allowing for more efficient use of the land in the future for expansion or redevelopment.
2. 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;

This 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.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

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

1. The effect upon the physical environment;
The proposal will allow the four parcels to be combined, however this will not affect the physical environment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment; however there are no sensitive natural features on site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal will not change the existing land use of the site, therefore there will be no impact to the surrounding neighborhood or adjacent land uses.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The proposal will have no impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There is no vacant Public Facility land adjacent to this site. In general there is not much vacant Public Facility designated land in the City due to the nature of public facilities. These lands are typically designated just before or just after the site is developed. Because the types of facilities that are located on Public Facility designated lands are for the benefit of the public and are constructed with public funds, they are typically planned well in advance and demand is based on the population growth of the City as well as the adequacy of existing facilities, and is generally low.
6. The current and projected project density in the area
The proposed designation does not allow residential development and therefore will not affect current or proposed densities.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District and Kennewick Irrigation District indicated that they had no comments.

ANALYSIS OF REQUEST

This request will allow the Kennewick School District to combine these four parcels thus providing more flexibility and efficiency when expanding, remodeling or rebuilding the existing school.

FINDINGS

1. The applicant is Kennewick School District (5501 W. Metaline Ave., Kennewick, WA 99336).
2. The owners are Kennewick School District (5501 W. Metaline Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Open Space and Low Density Residential to Public Facility.
4. The application was received on March 1, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 10, 2018.
5. The site is currently served by City water and sewer in S. Vancouver St. and W. 36th Ave.
6. Access to the site is currently provided from S. Vancouver St. and W. 36th Ave.
7. The proposed amendment is adjacent to Public Facility and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 11, 2019 for this application. The appeal period for the determination ended on July 25, 2019.
9. A public hearing notification sign was posted on site July 30, 2019.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 4, 2019. Notices were also mailed to property owners within 300 feet of the site on July 30, 2019.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it will allow Kennewick School District to combine these four parcels that house Horse Heaven Hills Middle School allowing for more efficient use of the land in the future for expansion or redevelopment.
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

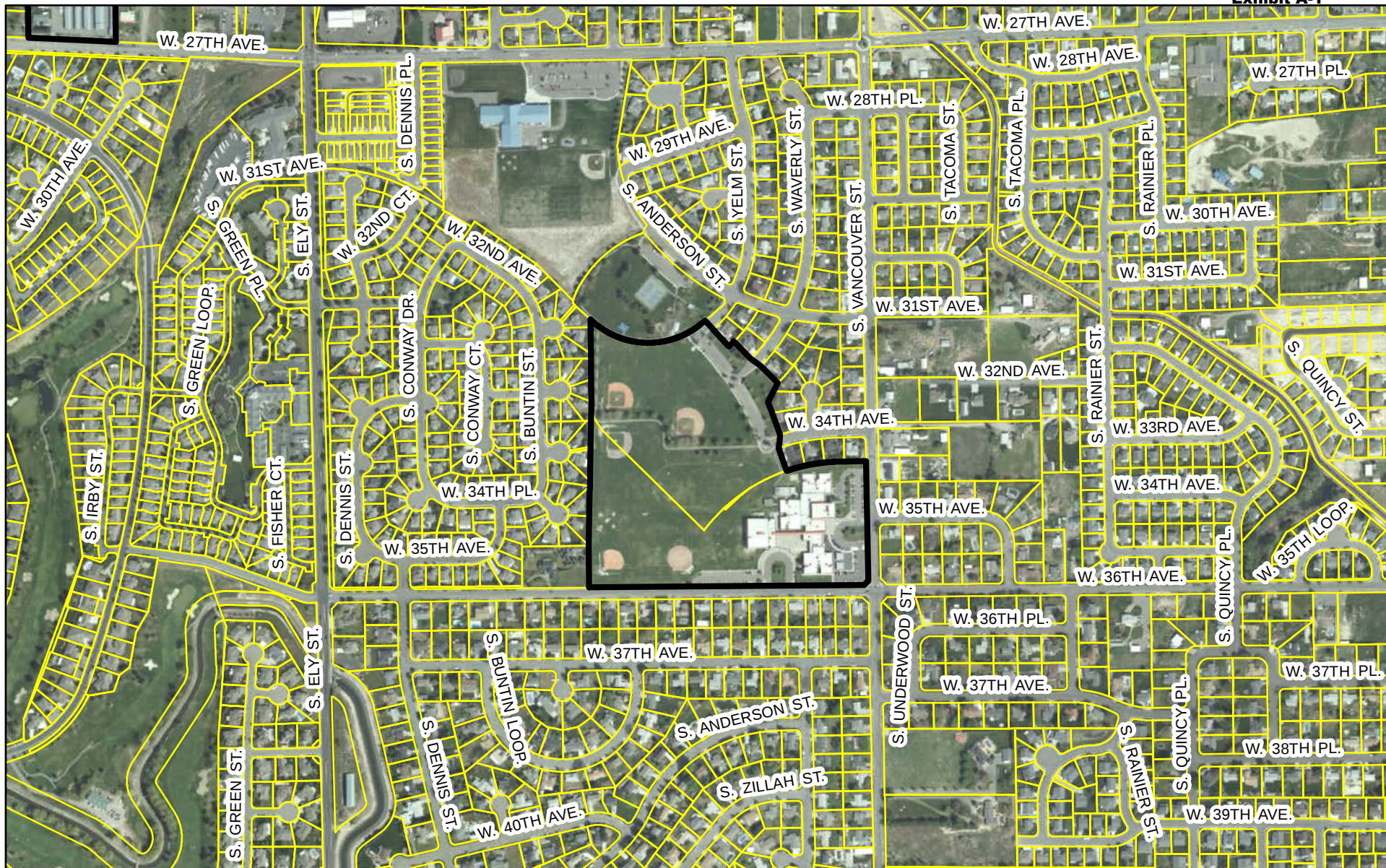
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential and Open Space to Public Facility.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not affect population densities in the area.
5. Future development of the site will not impact the traffic and park system.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 19-02 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 19-02 contained in the staff report and recommend to City Council approval of the request.

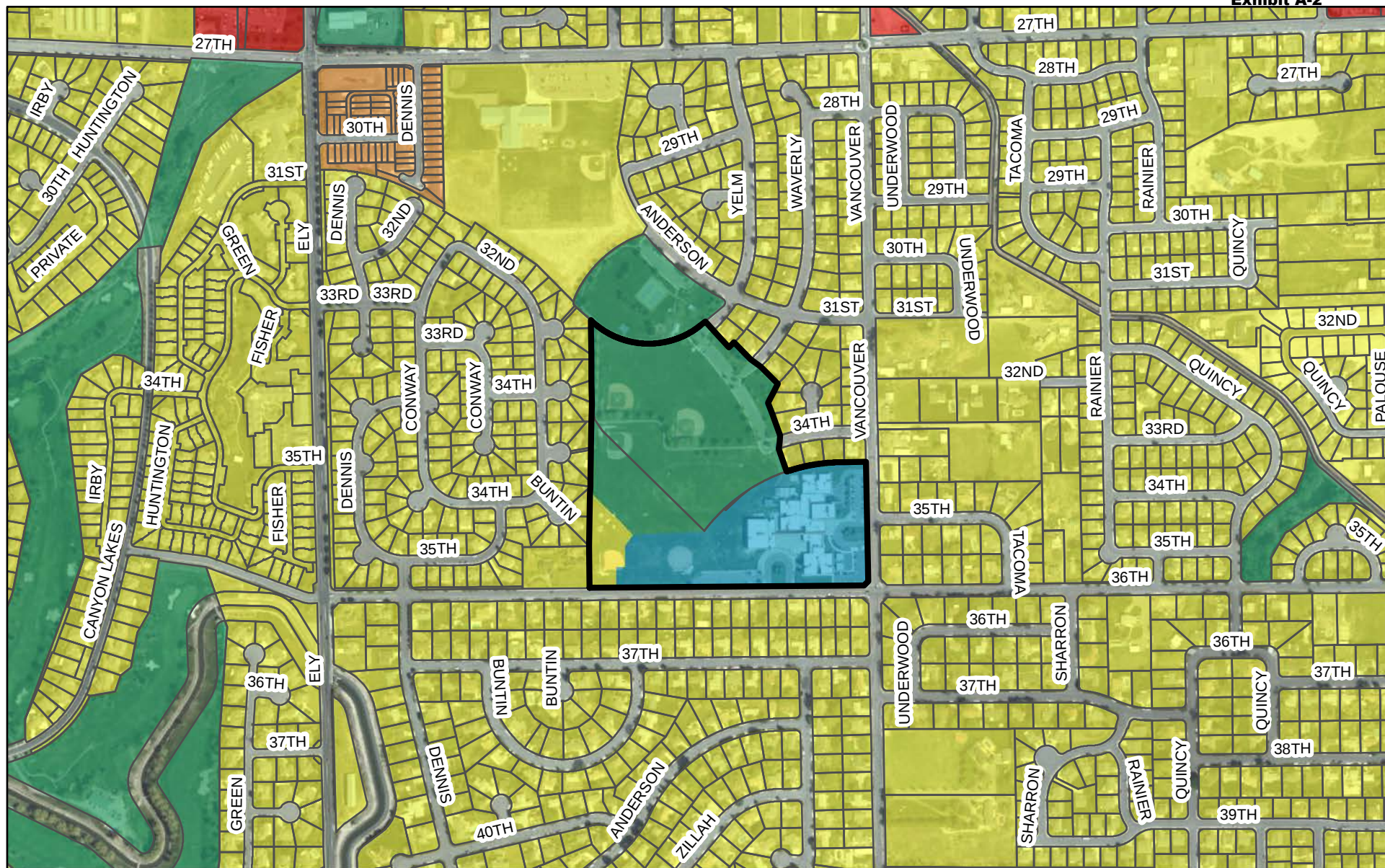


CPA 19-02/PLN-2019-00450

Low Density Residential and Open Space to Public Facility

3500 S. Vancouver St.





CPA 19-02/PLN-2019-00450 Kennewick School District



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

Exhibit A-3

PROJECT # CPA 19-02 PLN- 2019 - 00450 FEE \$ 1063.00

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 Comprehensive Plan Amendment

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

Applicant: Kennewick School District, Eric Bruce **KNUTZEN ENGINEERING/PAUL KNUTZEN**

Address: 5501 W Metaline Ave, Kennewick Wa 99336 **PAUL@KNUTZENENGINEERING.COM**

Telephone: 509-222-7027 Cell Phone: _____ Fax: _____ E-mail eric.bruce@ksd.org

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 1-1489-203-0001-001, 1-1489-200-0003-003, 13.98, 0.02,
1-1489-201-1974-006, 1-1489-200-0003-006 Acres 1.42, 14.66 Zoning: RS

Address of property: 3500 S. Vancouver St, Kennewick WA 99337

Number of Existing Parking Spaces 272 Number of Proposed (New) Parking Spaces 0

Present use of property Horse Heaven Hills Middle School

Size of existing structure: 36,570 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 25' Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: 2,802,400

Description of Project: A comprehensive plan amendment from mixed designations to Public Facility

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: 03/01/2019

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

2. What are the reasons for the requested amendment:

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

5. Include any other substantiated information in support of the requested amendment:

**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: PLN-2019-00450, CPA 19-02

DESCRIPTION OF PROPOSAL: A comprehensive plan amendment for 4 parcels to public facilities. After the comprehensive plan is changed, we will request a rezone from the current zoning to public facilities. The last step will be to consolidate the parcels into one parcel through a lot consolidation process..

PROPONENT: Kennewick School District

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3500 S. Vancouver Street. located at Horse Heaven Middle School.

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.

 X 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:

X No conditions.

See attached condition(s).

Date: July 11, 2019

Signature:

Gregory J. McBurnick

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
- Project File



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 19-03

REQUEST: Change 2.86 acres from Low Density Residential to Commercial

APPLICANT: Bauder Young Properties, LLC

OWNER: Bauder Young Properties, LLC



Not to scale

SITE INFORMATION

- **Size:** 2.86 acres
- **Location:** 7640 W. Hildebrand Blvd.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Vacant land

EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination

APPLICATION PROCESS

- Application Submitted March 21, 2019
- Application routed for comments June 10, 2019
- Determination of Non-Significance was issued on July 11, 2019
- Appeal Period for the DNS ended July 25, 2019
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 30, 2019.
- Notice of Hearing published August 4, 2019
- Notice of Hearing mailed July 31, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land
South	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Vacant land
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land
West	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 2.86 acres from Low Density Residential to Commercial.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment in that it will allow an existing operations and maintenance road to be combined with the abutting Commercial designated property to the south and remove the burden it could cause from being located in several back yards of future residential development. This provides better access for the City and less intrusion into the residential neighborhood during maintenance activities.

2. 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;
This 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.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

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

1. The effect upon the physical environment;
The proposal will have no effect on the physical environment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be no effect on open space and natural features since the utilities and road are existing.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal will not change the existing land use of the site, therefore there will be no impact to the surrounding neighborhood or adjacent land uses.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The proposal will have no impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
While the City has an adequate amount of Commercial land to meet its needs however, this amendment does not substantially add to the aggregate total and is unsuitable for commercial development due to its dimensions and it being an easement.
6. The current and projected project density in the area
The proposed amendment will not affect current or proposed densities.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed amendment will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District and Kennewick Irrigation District indicated that they had no comments.

ANALYSIS OF REQUEST

This request will allow an existing maintenance and operations road for a sewer line to become part of the commercial parcel to the south, removing the burden of the easement and maintenance road from future residential development and the subsequent home owners.

FINDINGS

1. The applicant is Bauder Young Properties, LLC (1955 Jadwin Ave., Richland, WA 99354).
2. The owner is Bauder Young Properties, LLC (1955 Jadwin Ave., Richland, WA 99354).
3. The request is to change the land use designation for the subject parcels from Low Density Residential to Commercial.
4. The application was received on March 21, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 10, 2018.
5. The site is currently served by City water and sewer in Bob Olson Parkway.
6. Access to the site is currently provided from Bob Olson Parkway.
7. The proposed amendment is adjacent to Commercial and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 11, 2019 for this application. The appeal period for the determination ended on July 25, 2019.
9. A public hearing notification sign was posted on site July 30, 2019.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 4, 2019. Notices were also mailed to property owners within 300 feet of the site on July 31, 2019.
11. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment in that it will allow an existing operations and maintenance road to be combined with the abutting Commercial designated property to the south and remove the burden it could cause from being located in several back yards of future residential development. This provides better access for the City and less intrusion into the residential neighborhood during maintenance activities.
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.

2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Commercial.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will not affect population densities in the area.
5. Future development of the site will not impact the traffic and park system.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 19-03 contained in the staff report and recommend approval to City Council.

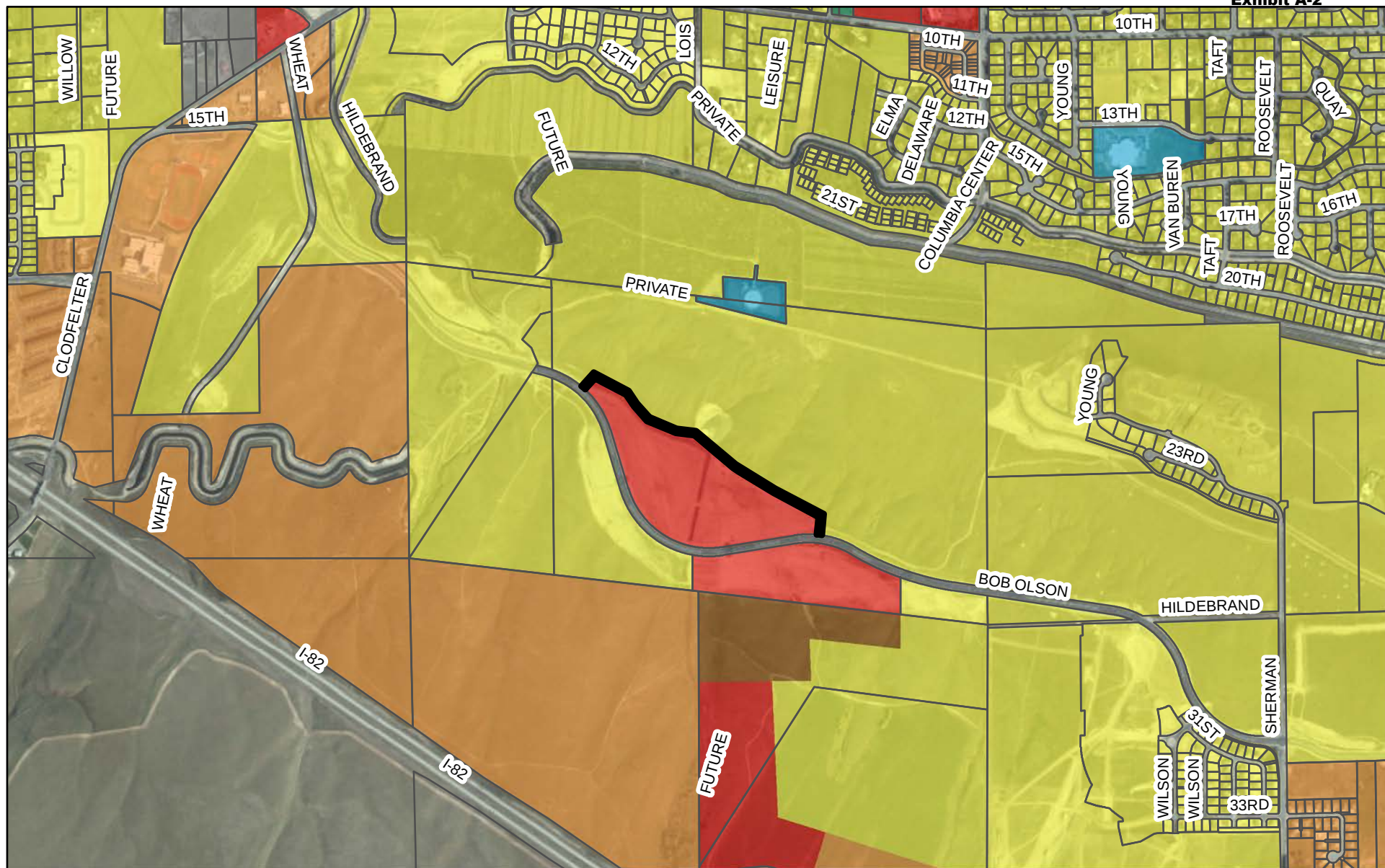
Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 19-03 contained in the staff report and recommend to City Council approval of the request.



CPA 19-03/PLN-2019-00616
Low Density Residential to Commercial
7640 W. Hildebrand Blvd.





CPA 19-03/PLN-2019-00616 Bauder Young Properties, LLC



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

PROJECT # CPA19 - 03 PLN- 2019 - 00616 FEE \$ 1063.00

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 Comp Plan Amendment

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

Applicant: Bauder Young Properties LLC (Nick Wright)

Address: 1955 Jadwin Ave. Richland, WA ~~9954~~ 99354

Telephone: 509-845-9411 Cell Phone: _____ Fax: _____ E-mail: _____

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. 107894000001006 Acres 103.28 Zoning: RL

Address of property: 7640 W. Hildebrand

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property Vacant Land

Size of existing structure: N/A sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: \$249,740.00

Description of Project: We are separating an O&M Road that the City will use for maintenance from our residential parcel.

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

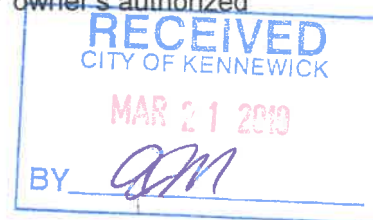
Applicant's Signature [Signature]

Date: 3/20/2019

PAID

Signature of owner or owner's authorized representative [Signature]

CITY OF KENNEWICK



Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

We would like to ultimately re-zone the O&M road area to CC and after the rezone will apply for a BLA to combine the O&M road with the adjacent commercial zoned parcel (Parcel ID# 107894000001003)

2. What are the reasons for the requested amendment:

There is better access to the O&M road from the commercial ground, and so we would like to rezone the O&M road to a commercial zoning, and then combine the O&M road with the adjacent commercial land that we own.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

No development plans are currently in place for this parcel. We are solely looking to rezone the property.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

Rezoning the O&M Road to a commercial zoning, and ultimately combining it with our adjacent land makes the most sense, as the O&M Road is at the same elevation as our commercial land (Parcel ID# 107894000001003).

5. Include any other substantiated information in support of the requested amendment:



CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-00616, CPA 19-03

DESCRIPTION OF PROPOSAL: A comprehensive plan amendment for a 2.86 acre parcel to Commercial.

PROPOSER: Bauder/Young Properties

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Bob Olson Parkway Parcel #107894000001006.

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.

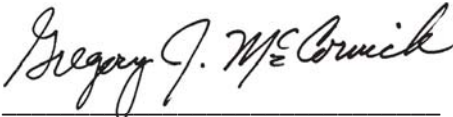
☒ There is no comment period for this DNS.
☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be 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: July 11, 2019

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
- Project File



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 19-04

REQUEST: Change 5.526 acres from Low Density Residential to Medium Density Residential

APPLICANT: KDS Development Inc.

OWNER: KDS Development Inc.



Not to scale

SITE INFORMATION

- **Size:** 5.526 acres
- **Location:** 6230 Ridgeline Dr.
- **Topography:** sloping at 2-5%
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Vacant land

EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination

APPLICATION PROCESS

- Application Submitted April 19, 2019
- Application routed for comments June 10, 2019
- Determination of Non-Significance was issued on July 11, 2019
- Appeal Period for the DNS ended July 25, 2019
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 30, 2019.
- Notice of Hearing published August 4, 2019
- Notice of Hearing mailed July 30, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land
South	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium (RM) Existing Land Uses – Vacant land, single-family residences, ASR well
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land, single-family residences
West	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium (RM) Existing Land Uses – Vacant land, single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 5.526 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment in that it will provide the opportunity for a variety of housing types and densities to be developed to meet the diverse needs of Kennewick's population. (*Housing Goal 1*)
2. 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;

This 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.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

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

1. The effect upon the physical environment;
The proposal will allow for a higher residential density. Whether changed or not, it is likely that a road would be built to accommodate residential development. The real effect that differs from what could be developed currently is the number of dwellings.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
Existing topography will be altered during development whether this amendment is approved or not. The site is currently eligible for residential development and will be as well if the amendment is approved. There will be minimal change, if any, on the effects on natural features that currently exist under the current land use designation.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land to the south and west that is also designated Medium Density Residential. In addition, the property owner to the north and east has applied to change the existing Low Density Residential land to Medium Density Residential as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are existing parks, schools and recreation opportunities in the area. Water and sewer is available to the site from Ridgeline Dr. and there is adequate capacity to serve additional development. Ridgeline Dr. is still constructed as a rural road. Improvements have been made along a good portion of the road from the east towards the site. At the time of development, improvements to Ridgeline Dr. will be required adjacent to the subject property and traffic impact fees will be required for improvements to local roads and intersections. There is a bus stop located approximately ½ mile to the east on Southridge Blvd.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
The majority of vacant or available Medium Density Residential land is located in this general vicinity, however, much of it is currently under development. The land directly to the south is the site of an age-restricted development that includes, single and multi-family residences, a future rehabilitation center and a future assisted living building. To the west are several small or narrow Medium Density Residential parcels. One has been developed recently into a single-family subdivision and a church is currently being constructed on the parcel to the north of that subdivision. Demand for Medium and High Density Residential has been relatively higher than the demand for Low Density Residential land.

6. The current and projected project density in the area
Under current conditions, that subject parcel could potentially accommodate 20-25 dwelling units. Under the proposed amendment, the subject parcel could potentially be developed with 72 dwelling units.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed amendment will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District and Kennewick Irrigation District indicated that they had no comments.

One comment of concern was provided by the Washington State Department of Ecology regarding water rights, but was later changed once it was realized that the parcel in question was located in the city limits.

ANALYSIS OF REQUEST

This request is similar to another request being made this year. The change to Medium Density Residential provides an opportunity to increase the diversity of housing types in the Southridge area and is consistent with adjacent land use designations to the west and south, as well as the proposed change to Medium Density Residential of the land to the east and north. The site is relatively narrow, but not as narrow as several of the parcels to the west. This change could provide opportunity for more cohesive and efficient development of those narrow, vacant parcels.

FINDINGS

1. The applicant is KDS Development Inc. (32814 SE 110th St., Issaquah, WA 98027).
2. The owner is KDS Development Inc. (32814 SE 110th St., Issaquah, WA 98027).
3. The request is to change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
4. The application was received on April 19, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 10, 2018.
5. The site is currently served by City water and sewer in Ridgeline Dr.
6. Access to the site is currently provided from Ridgeline Dr.
7. The proposed amendment is adjacent to Low Density and Medium Density Residential designated lands. The adjacent Low Density Residential land is proposed to be changed to Medium Density Residential during this amendment cycle.
8. A Determination of Non-Significance was issued on July 11, 2019 for this application. The appeal period for the determination ended on July 25, 2019.

9. A public hearing notification sign was posted on site July 30, 2019.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 4, 2019. Notices were also mailed to property owners within 300 feet of the site on July 30, 2019.
11. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment in that it will provide the opportunity for a variety of housing types and densities to be developed to meet the diverse needs of Kennewick's population. (*Housing Goal 1*)
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will permit the increase in residential densities in the area.
5. Future development of the site will impact the traffic and park system. Park and Traffic Impact Fees will be assessed at the time of development.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 19-04 contained in the staff report and recommend approval to City Council.

Motion

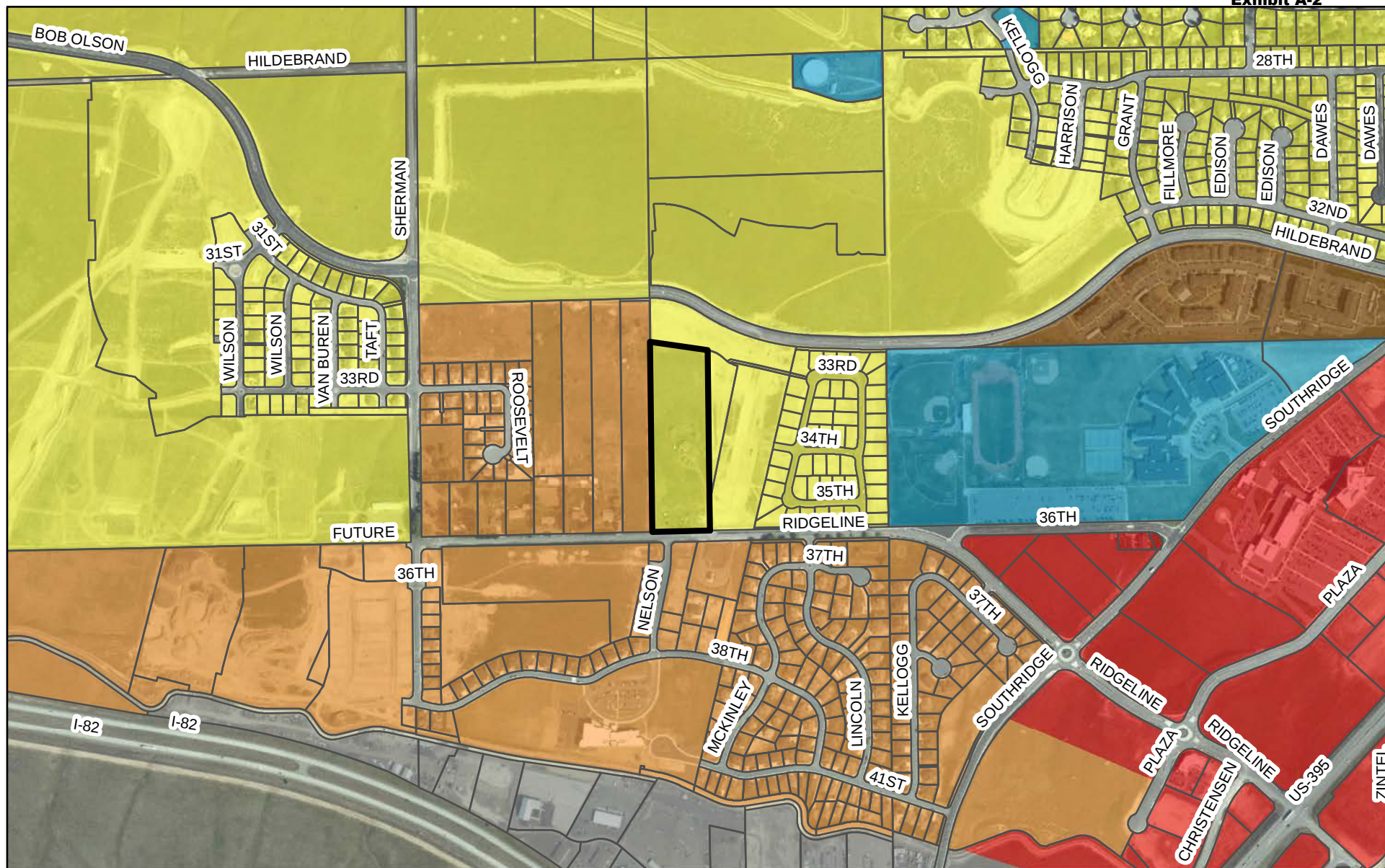
I move that the Planning Commission concur with the findings and conclusions of CPA 19-04 contained in the staff report and recommend to City Council approval of the request.



CPA 19-04/PLN-2019-00980

Low Density Residential to Medium Density Residential
6230 Ridgeline Dr.





CPA 19-04/PLN-2019-00980 KDS Development, LLC



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

Exhibit A-3

PROJECT # CPA 19 - 04 PLN- 2019 - 00980 FEE \$ 1,063.00

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 Comp plan Amendment

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

Applicant: KDS Development Inc

Address: 32814 SE 110th St. Issaquah WA 98027

Telephone: 206-948-4455 Cell Phone: _____ Fax: _____ E-mail _____

Property Owner (if other than applicant): KDS Development Inc.

Address: Same

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 117891012221001 Acres 5.526 Zoning: RL

Address of property: Lot 9 of Short Plat (Ridgeline Estates) 6230 Ridgeline Rd.

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

Present use of property 1 manufacture home

Size of existing structure: 1600 sq. ft. Size of Proposed addition/New structure: 75 lots sq. ft.

Height of building: _____ Cubic feet of excavation: _____ Cost of new construction _____

Benton County Assessor Market Improvement Value: \$266,540

Description of Project: Comprehensive Plan Amendment request to change parcel zoning RL to RM to allow for townhome dwellings.

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

[Signature]
Applicant's Signature

[Signature]
Signature of owner or owner's authorized representative

Date: 4-19-19

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Change of zone from RL to RM for a 7.5 acres parcel in the Southridge area.

2. What are the reasons for the requested amendment:

Conform with other current zoning parcels to the west and proposed zoning changes on parcels to the north and east.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

This area of Kennewick is being promoted by the city for mass development. Infrastructure to adequately meet the has been installed in the recent extension of Bob Olsen Parkway, and a water line in Ridgeline Drive is slated for construction this spring.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

The porposed higher density will allow options for different types of housing and diverse community. The properties to the west are currently zoned RM (appropriate for townhomes), the requested zoning. Higher density means increased tax revenue for the city and matches adjoining parcels.

5. Include any other substantiated information in support of the requested amendment:

The area surrounding the parcel is curently being developed at an aggressive pace. This parcel is on the boundary between low and medium density zoning. The request fits the zoning intension of the area.

It has not been confirmed at the time this application was submitted but is believed that the parcels to the east and across Bob Olsen Parkway to the north are also being requested for a simular zone change comp plan amendment.



CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-00980, CPA 19-04

DESCRIPTION OF PROPOSAL: A comprehensive plan amendment from Residential, Low to Residential, Medium.

PROPOSER: KDS Development (Dan Swanson)

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 6230 Ridgeline 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.

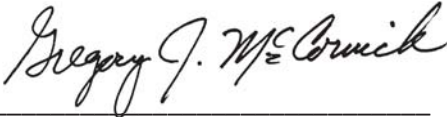
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☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will 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: July 11, 2019

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
- Project File



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

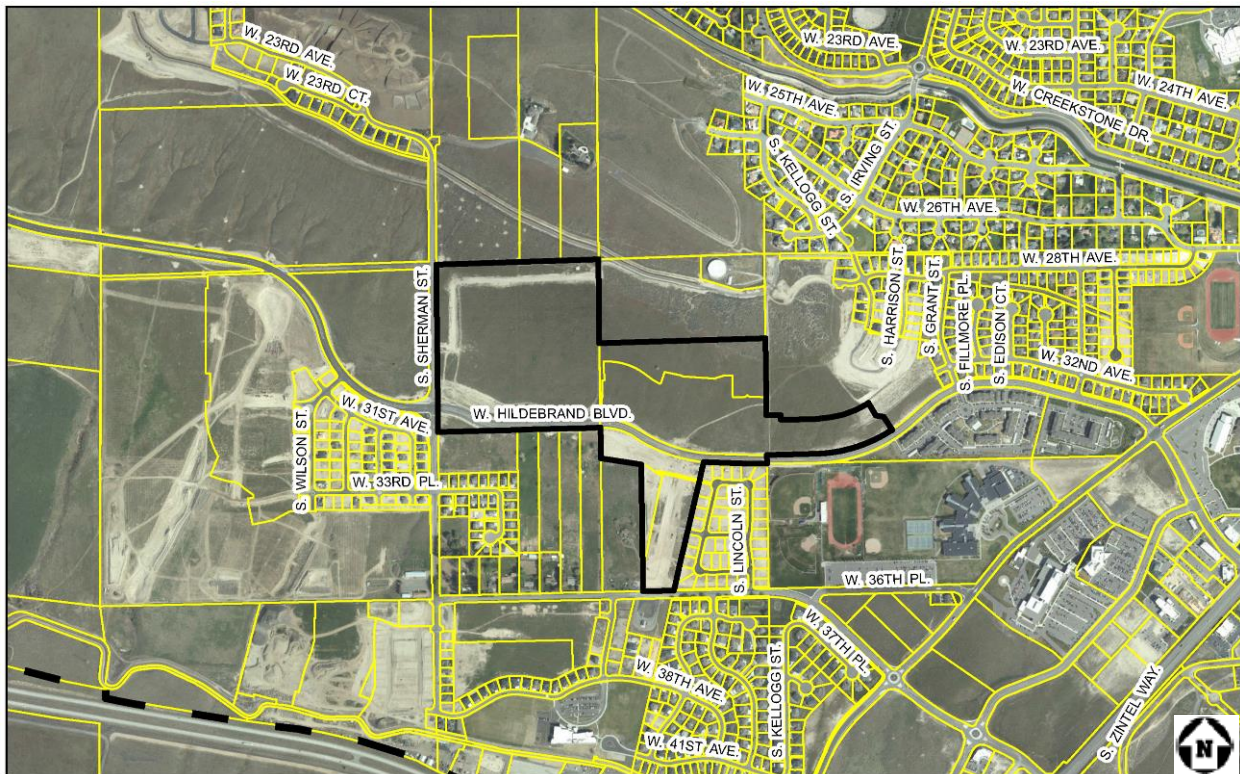
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 19-06

REQUEST: Change 82.64 acres from Low Density Residential to Medium Density Residential

APPLICANT: Southridge Tri-Cities Development LLC

OWNER: Southridge Tri-Cities Development LLC



Not to scale

SITE INFORMATION

- **Size:** 82.64 acres
- **Location:** 5800 W. 28th Ave. and 2175 S. Sherman St.
- **Topography:** rolling; sloping from south to north then climbing to north
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Vacant land

EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination

APPLICATION PROCESS

- Application Submitted April 25, 2019
- Application routed for comments June 10, 2019
- Determination of Non-Significance was issued on July 11, 2019
- Appeal Period for the DNS ended July 25, 2019
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 30, 2019.
- Notice of Hearing published August 4, 2019
- Notice of Hearing mailed July 30, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land, Single-family residences
South	Comprehensive Plan – Low Density Residential, Medium Density Residential, Public Facility Zoning – Residential, Low (RL); Residential, Medium (RM); Public Facility (PF) Existing Land Uses – Vacant land, single-family residences, ASR well, Southridge High School
East	Comprehensive Plan – Low Density Residential, Public Facility Zoning – Residential, Low (RL); Public Facility (PF) Existing Land Uses – Vacant land, single-family residences, Southridge High School
West	Comprehensive Plan – Low Density Residential, Medium Density Residential Zoning – Residential, Low (RL) Residential, Medium (RM) Existing Land Uses – Vacant land, single-family residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

DESCRIPTION OF REQUEST

The applicant has requested to change 82.64 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment in that it will provide the opportunity for a variety of housing types and densities to be developed to meet the diverse needs of Kennewick's population. (*Housing Goal 1*)
2. 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;

This 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.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

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

1. The effect upon the physical environment;
The proposal will allow for a higher residential density. Whether changed or not, it is likely that a road would be built to accommodate residential development. The real effect that differs from what could be developed currently is the number of dwellings.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
Existing topography will be altered during development whether this amendment is approved or not. The site is currently eligible for residential development and will be as well if the amendment is approved. There will be minimal change, if any, on the effects on natural features that currently exist under the current land use designation.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land to the south and west that is also designated Medium Density Residential. In addition, the property owner to the southwest has applied to change the existing Low Density Residential land to Medium Density Residential as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are existing parks, schools and recreation opportunities in the area. Water and sewer is available to the site from Ridgeline Dr., W. Hildebrand Blvd. and S. Sherman St. There is adequate capacity to serve additional development. Ridgeline Dr. is still constructed as a rural road. Improvements have been made along a good portion of the road from the east towards the site. At the time of development, improvements to Ridgeline Dr. will be required adjacent to the subject property and traffic impact fees will be required for improvements to local roads and intersections. Additional roads will be built with the subdivision. There is a bus stop located approximately ½ mile to the east on Southridge Blvd.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
The majority of vacant or available Medium Density Residential land is located in this general vicinity, however, much of it is currently under development. The land directly to the south is the site of an age-restricted development that includes, single and multi-family residences, a future rehabilitation center and a future assisted living building. To the west are several small or narrow Medium Density Residential parcels. One has been developed recently into a single-family subdivision and a church is currently being constructed on the parcel to the north of that

subdivision. Demand for Medium and High Density Residential has been relatively higher than the demand for Low Density Residential land.

6. The current and projected project density in the area

The proposed amendment will allow an increase in residential density. The current density permitted in the area is roughly 5 units per acre. Approval of the proposal will allow up to 13 units per acre. It is likely that the proposal area will be developed with a mix of housing types which would result in a density of less than 13 units per acre.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed amendment will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received no public comment concerning the proposal to date.

AGENCY COMMENTS

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District and Kennewick Irrigation District indicated that they had no comments.

ANALYSIS OF REQUEST

This request is similar to another request being made this year. The change to Medium Density Residential provides an opportunity to increase the diversity of housing types in the Southridge area and is consistent with adjacent land use designations to the west and south, as well as the proposed change to Medium Density Residential of the land to the southwest. This change could provide opportunity for more cohesive and efficient development of those narrow, vacant parcels.

FINDINGS

1. The applicant is Southridge Tri-Cities Development LLC (8205 N. Division St., Spokane, WA 99208).
2. The owner is Southridge Tri-Cities Development LLC (8205 N. Division St., Spokane, WA 99208).
3. The request is to change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
4. The application was received on April 25, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 10, 2018.
5. The site is currently served by City water and sewer in Ridgeline Dr., Hildebrand Blvd. and Sherman St.
6. Access to the site is currently provided from Ridgeline Dr., Hildebrand Blvd. and Sherman St.
7. The proposed amendment is adjacent to Low Density and Medium Density Residential designated lands. The Low Density Residential land adjacent to the southwest is proposed to be changed to Medium Density Residential during this amendment cycle.
8. A Determination of Non-Significance was issued on July 11, 2019 for this application. The appeal period for the determination ended on July 25, 2019.

9. A public hearing notification sign was posted on site July 30, 2019.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 4, 2019. Notices were also mailed to property owners within 300 feet of the site on July 30, 2019.
11. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment in that it will provide the opportunity for a variety of housing types and densities to be developed to meet the diverse needs of Kennewick's population. (*Housing Goal 1*)
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

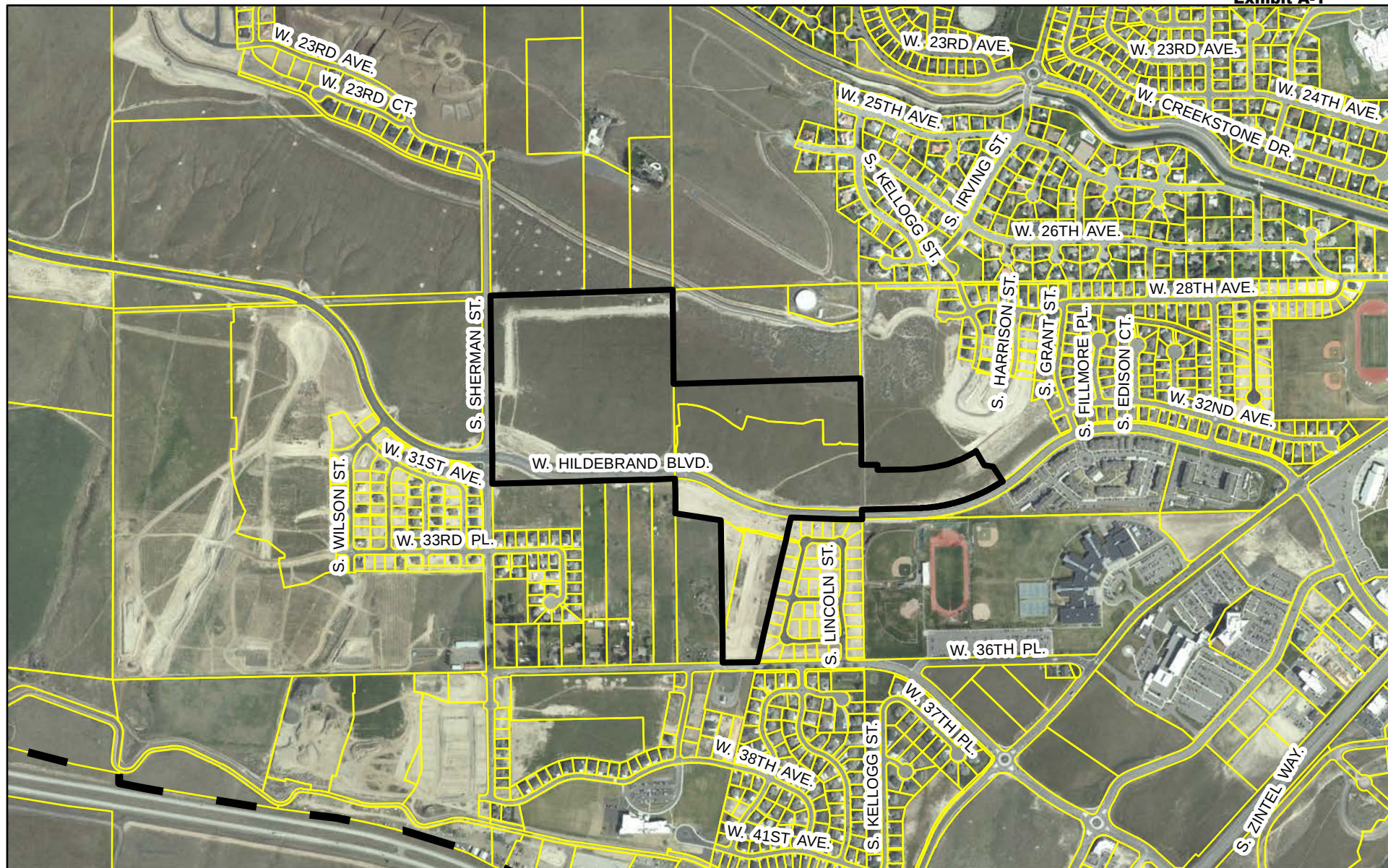
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will permit an increase in residential densities in the area.
5. Future development of the site will impact the traffic and park system. Park and Traffic Impact Fees will be assessed at the time of development.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 19-06 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 19-06 contained in the staff report and recommend to City Council approval of the request.

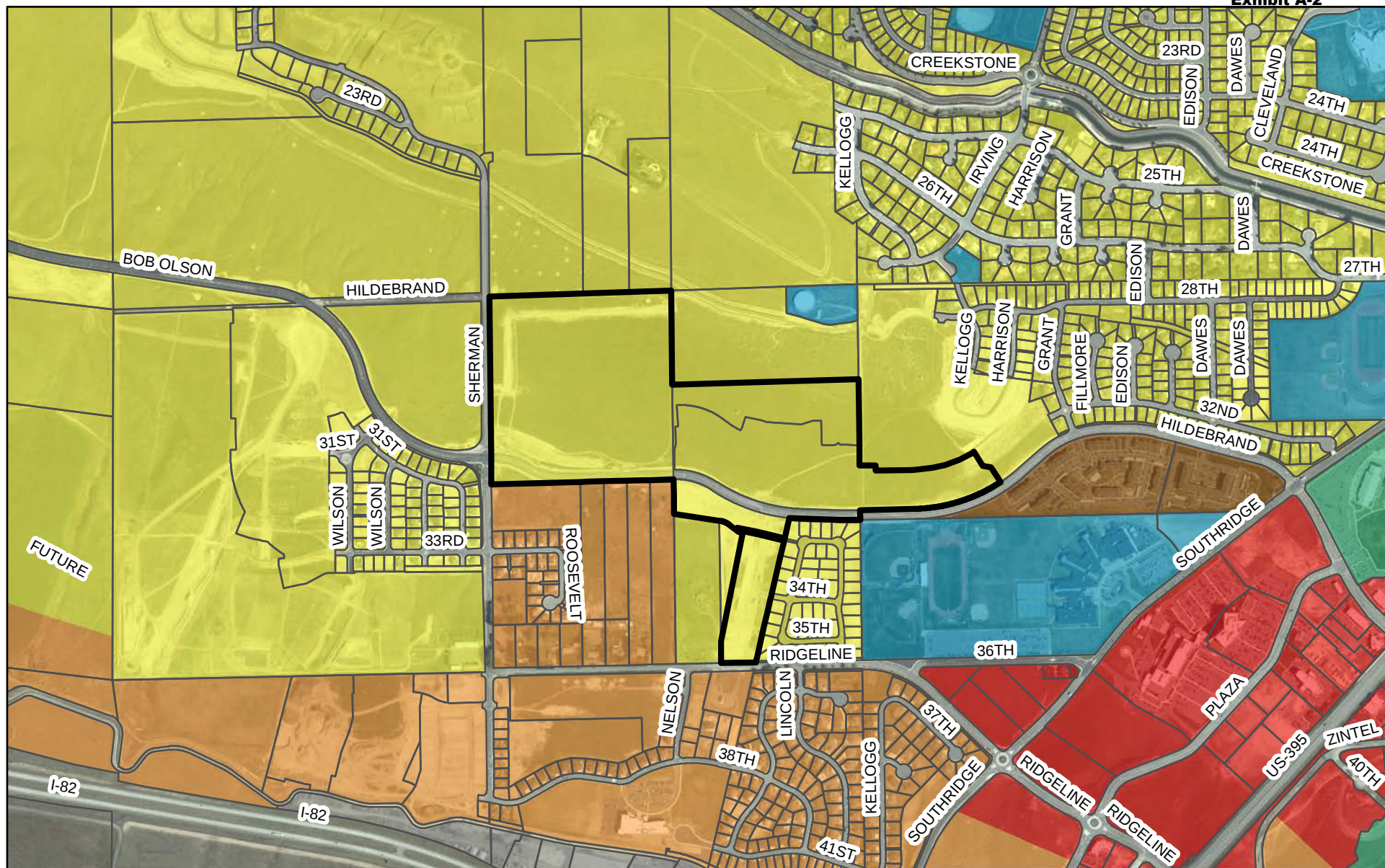


CPA 19-06/PLN-2019-01059

Low Density Residential to Medium Density Residential

5800 W. 28th Ave. & 2175 S. Sherman St.





CPA 19-06/PLN-2019-01059 Ben Kruse



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

CPA PROJECT # 19-06 PLN- 2019-01059 FEE \$ 1,063

PAID
APR 25 2019
CITY OF KENNEWICK

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 Comprehensive Plan Amendment

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

Applicant: Southridge Tri-Cities Development LLC; Attn: Ben Kruse (owner of Parcel Nos. 117891000001005; 117891000002000; 117891012221006; 117891040004000)

Address: 8205 North Division, Spokane, WA 99208

Telephone: (509) 467-7400 Cell Phone: (509) 999-9870 Fax: _____ E-mail: kruseny2@gmail.com

Property Owner (if other than applicant): Kirk D. and Madonna L. Mader (owner of Parcel No. 116892000002011)

Address: 77226 Mader-Rust Land, Echo, OR 97826

Telephone: _____ Cell Phone: _____ E-mail: kdmader@wmca.net

SITE INFORMATION 116892000002011

Parcel No. 117891000001005; 117891000002000; 117891012221006 Acres 82.64 Zoning: RL

Address of property: 5800 W. 28th Avenue and 2175 S. Sherman Street

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property Vacant, with preliminary plat approval of Southridge and Southridge Estates.

Size of existing structure: N/A sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: \$772,21; \$248,360; \$664,660; \$249,490; \$1,000

Description of Project: The request is an amendment of the Comprehensive Plan from Low Density Residential to Medium Density Residential for a phase of the Southridge development and for all of Southridge Estates development.

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

Applicant's Signature Ben

Date: April 12, 2019

Kirk D. Mader
 Signature of owner or owner's authorized representative

2nd Owner Ben

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

The request is to amend the Comprehensive Plan designation from Low Density Residential to Medium Density Residential on portions of the Southridge development and on the whole of the Southridge Estates development.

2. What are the reasons for the requested amendment:

The developer would like the flexibility and opportunity to realize construction of multi-family residential dwellings, which would likely be in the form of duplexes or perhaps zero-lot line rowhouses. The specific lots or phases have yet to be determined, however, the candidate lots or phases will be away from the existing single family residential uses in the built-out developments.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

With much of the infrastructure in place or planned to be constructed along with the development phases, there is little or no effect on the city's utilities. In terms of other impacts, the possibility of doubling the unit count on some of the lots will impact police, parks and schools. With the market demand being predominately single family residential, the impacts will likely be minimal. Payment of mitigation or impact fees would be appropriate in this case.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

Approving the request is consistent with the city's Land Use Residential Goals and Policies of the Comp Plan, specifically goal 1, policies 1 through 4; goal 3, policies 1 and 3; and goal 4. In terms of consistency with the Housing Element provisions, approving the request addresses adding the potential of more 2-unit housing types, which at 3.5%, is the lowest percent of housing type, in the city. It also adds acreage to the projected housing needs in the Medium Density Residential category.

5. Include any other substantiated information in support of the requested amendment:

The purpose of the request is not necessarily to build multi-family units only within the one phase of Southridge and the whole of Southridge Estates. Rather the purpose is to provide the flexibility and opportunity for some of the lots to be built with duplexes and possibly zero-lot line rowhouses. For any of the finished lots to contain duplexes, they will be situated and configured to accommodate the units while keeping as much of a single family appearance as practical. Lots that are flat, larger and located nearest to collectors and arterial roads are candidate lots for multi-family construction.



CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-01059, CPA 19-06

DESCRIPTION OF PROPOSAL: Request to change Comp Plan designation from Residential, Low to Residential, Medium.

PROPOSER: Ben Kruse

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Generally north of W. Hildebrand and east of Sherman Street.

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.

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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: July 11, 2019

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.

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