

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 6, 2015
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #15-03 proposing to change approximately 2.58 acres on 1 parcel of land from Commercial, Neighborhood (CN) to Commercial, Community (CC).

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
JULY 6, 2015
MEETING MINUTES**

CALL TO ORDER

Chairman Ruff called the meeting to order at 7:00 p.m.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Fraser Hawley, Raymond Hui, Victor Morris, Anthony Moore, Vice-Chairman Ed Pacheco, and Chairman Ruff.

Excused: None

Unexcused: Robert Rettig

Vice Chairman Pacheco led the Pledge of Allegiance.

Staff: Wes Romine, Development Services Manager and Melinda Didier, Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated May 18, 2015
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Morris moved to accept the consent agenda. Vice Chairman Pacheco seconded the motion. The motion carried unanimously.

Chairman Ruff recognized that Commissioner Hui arrived at 7:03 pm.

PUBLIC HEARINGS

Chairman Ruff opened the public hearing at 7:04 p.m. for Change of Zone (COZ) #15-02, which proposes to change approximately 2.07 acres on 3 parcels of land from Commercial, Community (CC) to Commercial, General (CG). The proposal location is south of W. Clearwater Avenue and east of N. Union Street at 4211 & 4121 W. Clearwater Avenue.

Mr. Romine gave a brief overview of the staff report and presented a Power Point of the staff report. Mr. Romine stated that staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report Coz 15-02 and recommend to City Council approval of the request.

Questions for staff:

Vice Chair Pacheco asked if the road was the only ingress.

Mr. Romine said ingress is from Clearwater Ave, through a joint-use access that is the only access to this property. Vice Chair Pacheco asked if that is a public or private street. Mr. Romine said private. Vice Chair Pacheco asked if neighbors will be upset with increased activity. Mr. Romine said not that he is aware of, applicant may respond to that during testimony.

Commissioner Morris asked if the electrical company there now has issues with this. Mr. Romine said no, they will continue operating there and don't have any issues. Commissioner Hui asked staff to address criteria for change of zone and how it is being met. Mr. Romine read the four criteria for commercial zoning from the staff report.

Testimony in favor:

Applicant:

Mike Holstein
4211 W Clearwater Ave
Kennewick

Vice Chairman Pacheco asked about ingress/egress, if the private road is good for emergency vehicles.

Mr. Holstein said it was originally built in 1960s was a laydown yard and non-conforming legal use; typical with dump truck and trailer, similar equipment that was in there previously will be there again.

Mr. Holstein said the property adjacent is Cascade Natural Gas, dump truck, trailers, etc. in CC zone laydown yard, legal non-conforming. Changing zone will make it same as surrounding properties

Brad Tapani
Silver Line Electric
4121 W Clearwater Ave

Mr. Tapani said he is the owner of Silver Line Electric, and also Halle, LLC and is the owner of the property; the access is an easement on his property; he is in favor of rezone.

Testimony against: None

Staff final comments: None

Public testimony for COZ 15-02 closed at 7:15 pm.

Chairman Ruff asked for a motion.

Vice Chairman Pacheco moved to approve COZ 15-02 and forward a recommendation of APPROVAL to City Council. Commissioner Moore seconded the motion.

Discussion: None

A roll call vote was taken; the motion passed unanimously.

VISITORS NOT ON AGENDA: None

OLD BUSINESS: None

NEW BUSINESS: None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Morris said he attended the Bridge to Bridge River to Railroad open house, and reported it was well attended.

Chairman Ruff stated he will be out of town in August for military reserve duty.

Commissioner Moore said he will be out of town beginning in August for military reserve duty.

ADJOURNMENT:

The meeting was adjourned at 7:17 p.m.



**ECONOMIC DEVELOPMENT AND
COMMUNITY PLANNING DEPARTMENT**

**STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION**

FILE No: COZ 15-03/PLN-2015-01320

Staff Report Date: July 10, 2015

Public Hearing Meeting Date and Location: July 20, 2015, Kennewick City Hall

Report Prepared By: Wes Romine
Development Services Manager

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick RECOMMENDS that
Change of Zone 15-03 be APPROVED.

Summary of Proposal: A Change of Zone from Commercial Neighborhood (CN) to
Commercial Community (CC) for one parcel of land 2.58 acres in
size.

Proposal Location: Southwest corner of W. 4th Avenue and S. Vancouver Street at
2203 W. 4th Avenue.

Legal Description:

THE PORTION OF SECTION 2, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M.
BENTON COUNTY WASHINGTON; DEFINED AS FOLLOWS:

THE NORTH 467.50 FEET OF THE EAST 467.50 FEET OF THE NORTHEAST
QUARTER OF THE SOUTHWEST QUARTER OF SAID SECTION 2;

EXCEPT THE NORTH 155.0 FEET OF THE EAST 155.0 FEET OF THE
NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SAID
SECTION 2;

EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF KENNEWICK,
FOR ROAD PURPOSES BY QUIT CLAIM DEEDS RECORDED UNDER
AUDITOR'S FEE NUMBERS 369975, 87-15280, 87-15281, 87-15282, 87-15283
AND 87-15359, RECORDS OF BENTON COUNTY, WASHINGTON;

SUBJEC TO EASEMENTS AND RESTRICTIONS OF RECORD

Property Owner: Calvary Chapel of Tri-Cities
10611 W. Clearwater Avenue
Kennewick, WA 99336

Applicant: Aaron Potts
404 S. Vancouver Street
Kennewick, WA 99336

Engineer: NA

Approval Criteria:

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	April 30, 2015
Determination of Completeness Issued	April 30, 2015
Notice of Application Mailed	May 12, 2015
SEPA Threshold Determination Issued	June 15, 2015
Date of Mailed Notice of Public Hearing	July 2, 2015
Property Posting Sign	June 15, 2015
Date of Published Notice of Public Hearing	July 5, 2015
SEPA Appeal Period Ends	June 30, 2015
Planning Commission Public Hearing	July 20, 2015
City Council Decision Date	August 18, 2015

Exhibits:

- 1 Staff Report
- 2 Application/Supplemental Information
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Change of Zone Map
- 6 SEPA Determination

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 15-03) is a request to change the zone of one parcel of land from Commercial Neighborhood (CN) to Commercial Community (CC). The subject parcel is located at the southwest corner of W. 4th Avenue and S. Vancouver Street at 2203 W. 4th Avenue. The applicant has requested the change of zone to increase the number of permitted uses allowed on the property to make it easier to lease space in the existing building. Over the past several years the applicant has not been able to lease space in the existing building due to the limited uses allowed in CN zoning, and a number of tenant spaces are currently vacant.

The subject parcel is larger than most CN zoned parcels of land and the existing building is a strip mall building more typically found in CC or CG zoning districts. Also, both W. 4th Avenue and S. Vancouver Street are arterial streets with high traffic not found in a typical residential neighborhood. Some of the uses that are allowed in CC zoning that are not allowed in CN zoning include: Banks, Bars & Taverns, Brewpubs, Clinics, Commercial Amusement/Recreation, Event Centers, Animal Clinics, Fitness Centers, Nurseries, Printing & Publishing, Small Electronic Repair, Offices, and Wineries.

The Comprehensive Plan Land Use Designation for the subject property is Commercial. Both Commercial Neighborhood (CN) and Commercial Community (CC) are zoning designations that can be implemented in the Comprehensive Plan Commercial Land Use designation. A change of zone to CC would be consistent with the City's Comprehensive Plan.

Per KMC 18.03.040 (10 & 12), the purpose of CN and CC zoning districts are as follows:

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

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

By approving this change of zone all the findings can be made that are required to approve a change of zone that are listed in KMC 18.51.070 (2):

- (a) The proposed amendment conforms with the comprehensive plan; and
- (b) Promotes the public necessity, convenience and general welfare; and
- (c) 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
- (d) The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan

Surrounding Zoning:

- North: All property to the north across W. 4th Avenue is zoned Residential Medium (RM-6).
- East: Directly to the east and on the corner is a gas station zoned CN; and to the east across S. Vancouver Street is Residential Medium zoned property (RM-4) occupied by duplex buildings.
- South: Directly to the south is property zoned RM-6 and occupied by single family dwellings.

West: Directly to the west is property zoned RM-6 and occupied by single family dwellings.

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goal 2: *Sustain and enhance viable commercial areas.*

Staff Comment: The existing building has a number of suites that are vacant because of the limited uses allowed in the CN zoning district. The change to CC will make it more likely the building will be close to full occupancy.

Commercial Policy 2: *Provided commercial areas sized and scaled appropriately for the neighborhood or community.*

Staff Comment: There is an existing building on the site with no plans to expand. The existing building is served by two arterial streets with no access through a residential neighborhood. The CC zoning district is a fairly low impact commercial zoning, and the change to CC will allow more uses and a higher possibility that most of the tenant spaces are leased.

Land Use Implementation by Zoning: Per the land use zoning implementation table on page 5 of the City's Comprehensive Plan, both Commercial Neighborhood (CN) and Commercial Community (CC) zoning can be implemented in the Commerical Land Use category.

Findings:

1. The applicant is Aaron Potts (404 S. Vancouver Street, Kennewick, WA 99338).
2. The owner is Calvary Chapel of Tri-Cities (10611 W. Clearwater Avenue, Kennewick, WA 99336).
3. The proposed change of zone is for parcel number 1-0289-300-0002-001 (2203 W. 4th Avenue).
4. The request is to change the zoning from Commercial Neighborhood (CN) to Commercial Community (CC).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
6. The Commerical Community (CC) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
7. The Property Posting sign was posted on site June 15, 2015.
8. The application was submitted and declared complete for processing on April 30, 2015.
9. The application was routed for review to City Departments and outside agencies for comment on May 12, 2015.

10. Access to the site is currently provided from W. 4 Avenue and S. Vancouver Street.
11. An Environmental Determination of Non-Significance (ED 15-14) was issued on June 15, 2015 for this application. The appeal period for the determination ended on June 30, 2015.
12. Notice of the public hearing for this application was published in the Tri-City Herald on July 5, 2015. Notices were also mailed to property owners within 300 feet of the site on July 2, 2015.
13. No comments were received from adjacent property owners regarding the requested Change of Zone.
14. No comments were received from City Departments or Outside Agencies.
15. The proposed amendment conforms with the comprehensive plan; and
16. Promotes the public necessity, convenience and general welfare; and
17. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
18. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan

Conclusions:

1. Approval will change the zoning for the subject parcel from Commercial Neighborhood (CN) to Commercial Community (CC).
2. Approval will implement Commercial Goal 2, and Commercial Policy 2 of the City of Kennewick Comprehensive Plan.
3. Approval will result in the public necessity, convenience or general welfare.
4. Approval will not result in any adverse environmental impacts.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 15-03 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 15-03 and recommend to City Council approval of the request.

Report Prepared By and Contact Person:
Wes Romine
Development Services Manager
wes.romine@ci.kennewick.wa.us
509-585-4558

EXHIBIT 2
CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
APPLICATION (general form)

PAID

APR 29 2015

PROJECT # 0215 - 03 PLN- 2015 - 01320 FEE \$ 1250.00 CITY OF KENNEWICK

Please complete and return 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 I ☐ Tier II ☐ Tier III ☐ Binding Site Plan ☐ Short Plat ☐ Conditional Use ☐ Add Animals ☐

Other Rezone from CN to CC

Name: Aaron Potts

Address: 404 S Vancouver St Kennewick Wa 99336

Telephone: 253-670-0137 Cell Phone: 253-670 Fax: _____ E-mail: ambienceanew@gmail.com

Property Owner (if other than applicant): Calvary Chapel

Address: 10611 W. Clearwater Ave

Telephone: 509-736-2086 Cell Phone: _____ Fax: _____ E-mail: _____

SITE INFORMATION

Parent Parcel No. 1-0289-300-0002-001 Zoning: CN

Area of Parcel 178678.9 Acres 2.58 Parcel No. (if assigned) _____

Address of property: 2203 W. 4th ave

Legal description of property: See Attached

No. of Parking Spaces 260 Present use of property: strip mall

Does the proposal meet the conditions of the present zoning? ☐ yes ☒ no N/A

Size of existing structure: 47,084 sq. ft. Size of proposed addition: 0 sq. ft.

Height of building: 23' Cubic feet of excavation: 0

Current assessed value: _____ Cost of new construction: N/A

Proposal requested: Rezone from CN to CC

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

Applicant's Signature

Date: 4-29-15

Signature of owner or owner's authorized representative

Page 1 of 3

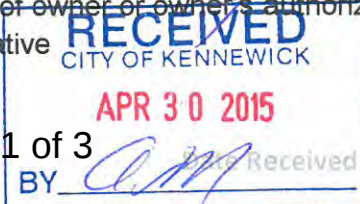


EXHIBIT 2

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: The immediately surrounding area does not provide enough income for new businesses to survive.
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: N/A
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain. yes site is developed for commercial Rezone will allow additional uses
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences: yes
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain. NO
6. Does the existing zoning prohibit reasonable use of the property? Please explain. yes C.N. is very restrictive changing to C.C. would open up more options for businesses who would want to service this area.
7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain: NO
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain: NO

EXHIBIT 2

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
-
-
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain: Yes, more established businesses will be more attracted to CC zoning which would allow them to be more diverse with the services they provide to the community
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain: This is an older area of town that would benefit from strong businesses having a foothold in the area
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain: no
-
-

Summary of City forms required:

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



NOTIFICATION OF MAILING

I, Melinda Dickie, on 7-2-, 2015

Mailed 87 copies of NOTH

for COZ 15-03

to Applicant + property owners w/in 300'

as shown on the attached list.

COZ15-03
PLN-2015-01320
2203 W 4TH AVE
FROM CN TO CC
AARON POTTS

Melinda Dickie
Signature

CITY OF KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

July 20, 2015, 7:00 p.m.

The City of Kennewick Planning Commission will hold a Public Hearing on Monday, July 20, 2015, at City Hall Council Chambers, 210 West 6th Avenue, at 7:00 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 15-03 – Proposes to change approximately 2.58 acres on 1 parcel of land from Commercial, Neighborhood (CN) to Commercial, Community (CC) located at 2203 W. 4th Avenue.

Written comments may be addressed to Wes Romine and submitted to wes.romine@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., July 15, 2015. Comments after July 15, 2015 can be submitted at the Public Hearing on July 20, 2015. For questions, please call Wes Romine at (509) 585-4558.

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 Wes Romine at (509) 585-4558 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.

EXHIBIT 3



300 ft 1 : 3609 lin : 300.75ft

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

Project Area
COZ 15-03/PLN-2015-01320

EXHIBIT 3

37
Dorothy Adcock
2917 W 19th Ave Trlr 22
Kennewick, WA 99337

37
Theresa Benward
1732 N 22nd Ave
Pasco, WA 99301

37
Terry Lee & Leeanne Parrish
7535 W Kennewick Ave Ste A
Kennewick, WA 99336

37
Krystle Galstad
2030 W 4th Ave
Kennewick, WA 99336

37
Ryan Trukositz
2026 W 4th Ave
Kennewick, WA 99336

37
Lisa Richwine
2022 W 4th Ave
Kennewick, WA 99336

37
Stan Graham
220 S Waverly St
Kennewick, WA 99336

37
Angel & Josefa Ursua
205 S Waverly St
Kennewick, WA 99336

37
Jay Webber
209 S Waverly St
Kennewick, WA 99336

37
Timothy Wayne & Hanna Fuhrman
213 S Waverly St
Kennewick, WA 99336

37
Erick Escobar
221 S Waverly St
Kennewick, WA 99336

37
Erick Escobar
221 S Waverly St
Kennewick, WA 99336

37
Britt Alexandra Fernandez
225 S Waverly St
Kennewick, WA 99336

37
Wesley & Elizabeth Door
2214 W 4th Ave
Kennewick, WA 99336

37
Emma Rodriguez
2210 W 4th Ave
Kennewick, WA 99336

37
Jose Cortez
2206 W 4th Ave
Kennewick, WA 99336

37
Maria Guizar
2202 W 4th Ave
Kennewick, WA 99336

37
Brenda Bull
2114 W 4th Ave
Kennewick, WA 99336

37
Yrineo Patino
2110 W 4th Ave
Kennewick, WA 99336

37
Arlene Rogers
2413 W 3rd Pl
Kennewick, WA 99336

37
Karin Hammerberg
214 S Vancouver St
Kennewick, WA 99336

37
George & Sandra Records
210 S Vancouver St
Kennewick, WA 99336

37
Valente Romero
3904 Janet Rd
Pasco, WA 99301

37
Elaine & Fredrick Plastino
202 S Vancouver St
Kennewick, WA 99336

37
Northwest Baptist Foundation Ttee
3200 NE 109th Ave
Vancouver, WA 98682

37
Shauna Joseph
214 S Yelm St
Kennewick, WA 99336

37
Iii James & Laura Briggs
2310 W 4th Ave
Kennewick, WA 99336

37
William & Lettie Bell
2306 W 4th Ave
Kennewick, WA 99336

37
Michael Johnson
1903 W 39th Ave
Kennewick, WA 99337

37
Circle K Stores Inc
255 E Rincon St Ste S-100
Corona, CA 92879

37 Kevin Murray 3804 W 6th Ave #b Kennewick, WA 99336	37 Sterling Martindale 405 S Yelm St Kennewick, WA 99336	37 Larry Allaway 409 S Yelm St Kennewick, WA 99336
37 Patrick Fox 413 S Yelm Kennewick, WA 99336	37 Juan Carlos Garcia 417 S Yelm St Kennewick, WA 99336	37 Celestino & Eva Mendoza 421 S Yelm St Kennewick, WA 99336
37 Jose & Celina Barrera 425 S Yelm St Kennewick, WA 99336	37 Carver Rentals LLC PO Box 104 Richland, WA 99352	37 Pedro & Maria Morfin 433 S Yelm St Kennewick, WA 99336
37 Ruth Riegle 2220 W 5th Ave Kennewick, WA 99336	37 Vincent & Amy Alvarado 2216 W 5th Ave Kennewick, WA 99336	37 Devin Griffin 208 Abert Ave Richland, WA 99352
37 Dale & Debra Lee Kendall PO Box 6205 Kennewick, WA 99336	37 Dean Hicks 2202 W 5th Ave Kennewick, WA 99336	37 Jovel Mora 2114 W 5th Ave Kennewick, WA 99336
37 Brian Taylor Address 1 <i>2110 W. 5th Ave Kennewick WA 99336</i>	37 Gerald Skotland 2106 W 5th Ave Kennewick, WA 99336	37 Rosalio Barbosa 1803 S Huntington Pl Kennewick, WA 99337
37 Rodrigo Manuel Negrete 2305 W 4th Pl Kennewick, WA 99336	37 Jesse & Rochelle Taylor 402 S Yelm St Kennewick, WA 99336	37 Ernest & Jaguetta Pierce 406 S Yelm St Kennewick, WA 99336
37 Steven Michael Robbins 410 S Yelm St Kennewick, WA 99336	37 Sondra Garretson 10020 W Maple Dr Pasco, WA 99301	37 Cameron Fordmeir 2301 W 4th Pl Kennewick, WA 99336
37 Wayne Perry 2305 W 4th Pl Kennewick, WA 99336	37 Mureal Miller 423 S Zillah St Kennewick, WA 99336	37 Michael Heinze 427 S Zillah St Kennewick, WA 99336
37 Ii Francisco Alvarado 431 S Zillah St Kennewick, WA 99336	37 Ronald & Paula Turnbow 435 S Zillah St Kennewick, WA 99336	37 Magallon Fidel Castillo 501 S Zillah St Kennewick, WA 99336

EXHIBIT 3

37
Leslie Letnes
505 S Zillah St
Kennewick, WA 99336

37
Guillermo Mayorga
509 S Zillah St
Kennewick, WA 99336

37
Gelida Robbert
513 S Zillah St
Kennewick, WA 99336

37
Joshua Roy
2210 W 6th Ave
Kennewick, WA 99336

37
Taylor Bateman
2206 W 6th Ave
Kennewick, WA 99336-4705

37
Doris Brickman
707 Avenue D Apt B28
Snohomish, WA 98290

37
George & Esther Walker
2211 W 5th Ave
Kennewick, WA 99336

37
Kira Bliss
2215 W 5th Ave
Kennewick, WA 99336

37
Robert & Tammy Lalonde
2219 W 5th Ave
Kennewick, WA 99336

37
Mario Garcia
2223 W 5th Ave
Kennewick, WA 99336

37
Esmeralda Vasquez
440 S Yelm St
Kennewick, WA 99336

37
James Douglas Epperly
436 S Yelm St
Kennewick, WA 99336

37
Eliazar & Audelia Garcia
432 S Yelm St
Kennewick, WA 99336

37
Harry H Moore Realty Inc
4110 Hilltop Dr
Pasco, WA 99301

37
Erin McElaney
2205 W 6th Ave
Kennewick, WA 99336

37
Rosa Flores
2203 W 6th Ave
Kennewick, WA 99336

37
Darick Snodgrass
2201 W 6th Ave
Kennewick, WA 99336

37
Reina Cedillo
2101 W 5th Ave
Kennewick, WA 99336

37
Jose & Theresa Munoz
506 S Vancouver
Kennewick, WA 99336

37
Roger & Rosa Lee Perkins
403 S Vancouver St
Kennewick, WA 99336

37
Maria Gonzalez
9340 La Vine St Apt A
Rancho Cucamonga, CA 91701

37
Guadalupe Cortez
2021 W 4th Ave
Kennewick, WA 99336

37
Donald Marchbanks
PO Box 2233
Tri-Cities, WA 99302

37
Ralph & Stella Perkins
2023 W 4th Avenue
Kennewick, WA 99336

37
City Of Kennewick
PO Box 6108
Kennewick, WA 99336

37
Arthur & Lamia Moore
1709 W 39th Ave
Kennewick, WA 99337

37
Lindsey Halverson
2019 W 5th Ave
Kennewick, WA 99336

02 15-03
PLN-2015-01320
2203 W 4TH AVE
FROM CN TO CC
AARON POTTS

EXHIBIT 4



300 ft
1 : 3609
1in : 300.75ft
This plan is suitable for informational use only.
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Project Area
COZ 15-03/PLN-2015-01320





ED #15-18

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



FILE/PROJECT NUMBER: ED 15-18 for COZ 15-03

DESCRIPTION OF PROPOSAL: CHANGE OF ZONE FROM COMMERCIAL NEIGHBORHOOD (CN) TO COMMERCIAL COMMUNITY (CC).

PROPONENT: AARON POTTS

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: SOUTHWEST CORNER OF W. 4TH AVENUE AND S. VANCOUVER STREET, 2203 W. 4TH AVENUE.

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: June 15, 2015

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, Yakima Nation, CTUIR, & COZ 15-03 File

A. BACKGROUND [\[help\]](#)1. Name of proposed project, if applicable: [\[help\]](#)

Rezone of Midtown Plaza from CN to CC

2. Name of applicant: [\[help\]](#)

Aaron Potts

3. Address and phone number of applicant and contact person:
[\[help\]](#)404 S Vancouver St Kennewick
WA 99336

Aaron Potts 253-670-0137

4. Date checklist prepared: [\[help\]](#)

4-29-15

5. Agency requesting checklist: [\[help\]](#)

Zoning Commission

6. Proposed timing or schedule (including phasing, if applicable):
[\[help\]](#)

N/A

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
[\[help\]](#)

no

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
[\[help\]](#)

N/A

Evaluation for Agency Use Only

City of Kennewick

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

N/A

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

N/A

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Rezone from CN to CC

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

[\[help\]](#)

2203 W. 4th ave

The portion of section 2, Township 8
Range 29 defined as follows: The
North 467.50 feet of the East 467.50
feet of the northeast quarter of the
Quarter less Roads and less the
North 155.00 feet

Evaluation for Agency Use Only

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**Evaluation for Agency Use Only****1. Earth**

- a. General description of the site [\[help\]](#)
 (check one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes,
 mountainous, ☐ other _____

- b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

N/A

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

N/A

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

no

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

N/A

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

N/A

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

N/A

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

N/A

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

N/A

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

N/A

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

no

Evaluation for Agency Use Only

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

N/A

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

N/A

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

N/A

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

N/A

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

N/A

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number

N/A

of animals or humans the system(s) are expected to serve.

[\[help\]](#)

N/A

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

N/A

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

N/A

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

N/A

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree:	alder	maple	aspen	other
evergreen tree:	fir	cedar	pine	other

shrubs

grass

pasture

crop or grain

Orchards, vineyards or other permanent crops.

wet soil plants: cattail buttercup

skunk cabbage

bullrush

other water plants: water lily

eelgrass

milfoil

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

[\[help\]](#)

N/A

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

N/A

- e. List all noxious weeds and invasive species known to be on or near the site.

N/A

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

<u>birds:</u>	hawk	heron	eagle	songbirds
✓ <u>other:</u>	Pigeons			
<u>mammals:</u>	deer	bear	elk	beaver
<u>other:</u>				
<u>fish:</u>	bass	salmon	trout	herring
<u>other:</u>	shellfish			

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

N/A

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

N/A

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

N/A

- e. List any invasive animal species known to be on or near the site.

N/A

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

Electric + natural Gas
for heating + other energy consumption

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

N/A

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

N/A

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [\[help\]](#)

N/A

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

N/A

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

N/A

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

N/A

- 4) Describe special emergency services that might be required.

N/A

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

N/A

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

N/A

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

N/A

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

N/A

Comply with City of
Kennewick noise
ordinance KMC 9.52

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

N/A

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? [\[help\]](#)

N/A

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

N/A

- c. Describe any structures on the site. [\[help\]](#)

47,084 sqft strip mall

- d. Will any structures be demolished? If so, what? [\[help\]](#)

no

- e. What is the current zoning classification of the site? [\[help\]](#)

CN

- f. What is the current comprehensive plan designation of the site?

[\[help\]](#)

N/A

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

no

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

40

- j. Approximately how many people would the completed project displace? [\[help\]](#)

none

- k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

N/A

- l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

N/A

- m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

N/A

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control housing impacts, if any:
[\[help\]](#)

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

N/A

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Ø

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

Ø

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

N/A

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

N/A

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

N/A

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

N/A

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

N/A

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

N/A

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

N/A

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

N/A

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

map attached

W. 4th Avenue and
S. Vancouver Street

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

yes bus stop on side walk

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

N/A

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

N/A

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

no

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

N/A

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

N/A

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

no

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

N/A

16. Utilities

- a. Check utilities currently available at the site: [\[help\]](#)

✓ electricity, ✓ natural gas, ✓ water, ✓ refuse service,
 ✓ telephone, sanitary sewer, septic system,
 other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

N/A

C. SIGNATURE [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee _____

Position and Agency/Organization member of Ambience Investments LLC

Date Submitted: _____

4-30-15

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A

Proposed measures to avoid or reduce such increases are:

N/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

N/A

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

N/A

3. How would the proposal be likely to deplete energy or natural resources?

N/A

Proposed measures to protect or conserve energy and natural resources are:

N/A

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

N/A

Proposed measures to protect such resources or to avoid or reduce impacts are:

N/A

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

N/A

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the City can identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide additional information. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?

Yes X No

Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

Yes X No

Please Describe.

NOTE: Kennewick is located in the upper Mid-Columbia watershed. Salmonids are present in the watershed - questions no. 1 and no. 2 already answered "yes". Questions A-1 and A-2 are also answered.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

A3. What is the distance from this project to the nearest body of water?

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

Parking lot

A5. What percentage of the project will be impervious surface (including pavement & roof area)?

N/A

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No ☒ Amount _____
Name of surface water body _____

b. Ground water? Yes _____ No ☒ Amount _____
From Where _____
Depth of well _____

B2. Will any water be rerouted? Yes _____ No ☒
If yes, will this require a channel change? _____

B3. Will there be retention ponds? Yes _____ No ☒
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body? _____

If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

No

B5. Are culverts proposed as part of this project? Yes _____ No ☒

B6. Are stormwater drywells proposed as part of this project? Yes _____ No ☒

B7. Will topography changes affect the duration/direction of runoff flows? Yes _____ No ✓

If yes describe the changes.

B8. Will the project involve any reduction of a floodway or floodplain by filling or other partial blockage of flows? Yes _____ No ✓

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Degraded water quality can affect listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Will your project either reduce or increase shade along or over a waterbody?
Yes _____ No ✓ (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
Yes _____ No ✓

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)
Yes _____ No ✓

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
Yes _____ No ✓

Please Describe.

EXHIBIT 6

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, which can impact listed species.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES _____ NO ✓

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES _____ NO ✓

If yes, what types of plants will you use?

E. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the City is relying on them to make its decision.

Signature 

Date 4-29-15