8/26/2019 **PLANNING COMMISSION AGENDA** 6:30 p.m.

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 Agenda
    b. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING**:

    a. Comprehensive Plan Amendment (CPA) #19-07 from Low Density Residential LHDR) to Medium Density Residential (MDR).

    b. Comprehensive Plan Amendment (CPA) #19-08 from Low Density Residential (LDR) to High Density Residential (HDR)

    c. Comprehensive Plan Amendment (CPA) #19-09 from Low Density Residential (LDR) to High Density Residential (HDR).

    d. Comprehensive Plan Amendment (CPA) #19-10 from Commercial to Medium Density Residential (MDR).

    e. Comprehensive Plan Amendment (CPA) #19-11 from Commercial to Mixed Use.

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**:

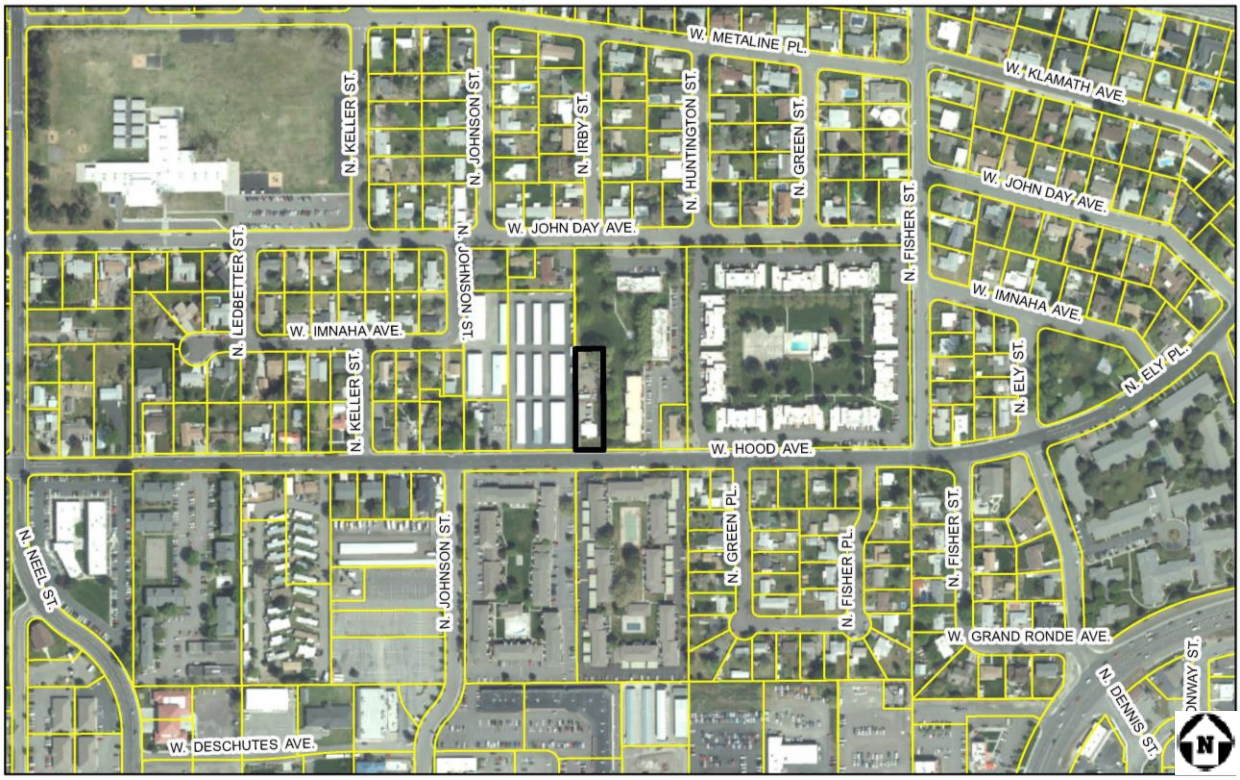
Community Planning Department
210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 19-07

REQUEST: Change 0.55 acres from Low Density Residential to Medium Density Residential

APPLICANT: Cary & Jennifer Cole

OWNER: Cary & Jennifer Cole



Not to scale

SITE INFORMATION

- ***Size:*** 0.55 acres
- ***Location:*** 3126 W. Hood Ave.
- ***Topography:*** flat
- ***Existing Comprehensive Plan Designation:*** Low Density Residential
- ***Existing Zoning:*** Residential, Low (RL)
- ***Existing Land Use:*** Single-family residence

EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination
- **Exhibit A-5**: Kreutz comments

APPLICATION PROCESS

- Application Submitted April 26, 2019
- Application routed for comments June 11, 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 31, 2019.
- Notice of Hearing published August 4, 2019
- Notice of Hearing mailed August 2, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium (RM-6) Existing Land Uses – Multi-family residences
South	Comprehensive Plan – High Density Residential Zoning – Residential, High (RH) Existing Land Uses – Multi-family residences
East	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium (RM-6) Existing Land Uses – Multi-family residences
West	Comprehensive Plan – Low Density Residential Zoning –Residential, Low (RL) Existing Land Uses – Mini-storage

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 0.55 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. There is currently a single-family dwelling and accessory building on site. If approved, it is likely that additional dwelling units could be built on site as additions to the existing structure or as completely new dwellings.

2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be minimal change, if any, on the effects on natural features that currently exist under the current land use designation since there are none in the area.

3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land to the north, south and east, which are developed with multi-family residences. The land to the west contains a mini-storage development, which is compatible with higher density residential development.

4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
This area has been developed extensively. There are existing roads, utilities, parks and schools serving this site. In addition, there are 2 transit stops within 150 feet of the site.

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 the Southridge area, which is several miles from here. There has been a general demand for Medium Density Residential land, however this site is minimal in size compared to others in the City, but is adjacent to existing Medium Density Residential development.

6. The current and projected project density in the area
The proposed amendment will allow an increase in residential density. The current density permitted on this site is 5 dwelling units per acre. That would allow 3 lots to be created from this parcel. Approval of the proposal will allow up to 13 dwelling units per acre. This would allow 7 dwelling units on this site.

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

The applicant is proposing that the land use be changed to Medium Density Residential, which is consistent with the property to the north and east. The property to the west, while designated Low Density Residential, is fully developed with a mini-storage business. Mini-storage is not an allowed use in the implementing zones of the Low Density Residential land use designation and this particular site is a legal non-conforming (grandfathered) use. The proposed change to Medium Density Residential is compatible with the adjacent uses to the north, east and south, and is generally compatible with the mini-storage development to the west which is a more intense use than single-family residences.

FINDINGS

1. The applicant is Cary & Jennifer Cole (21 Meadow Hills Dr., Richland, WA 99352).

2. The owner is Cary & Jennifer Cole (21 Meadow Hills Dr., Richland, WA 99352).

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 26, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 11, 2018.

5. The site is currently served by City water and sewer in W. Hood Ave.

6. Access to the site is currently provided from W. Hood Ave.

7. The proposed amendment is adjacent to Low Density, Medium Density and High Density Residential designated lands. The adjacent Low Density Residential land to the west is developed with mini-storage and is a legal, non-conforming (grandfathered) use.

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 31, 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 August 2, 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 parcel 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.

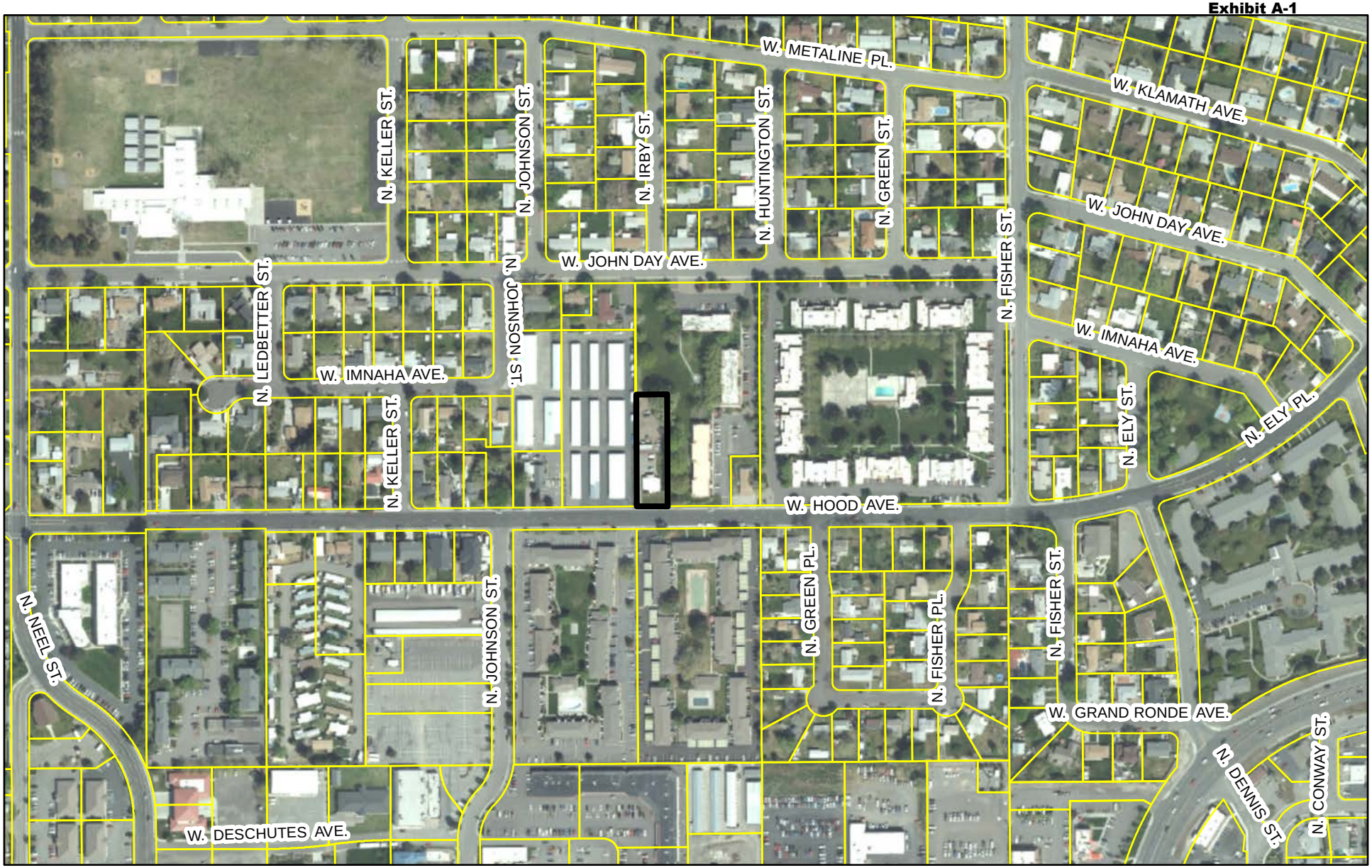
Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 19-07 contained in the staff report and recommend approval to City Council.

Motion

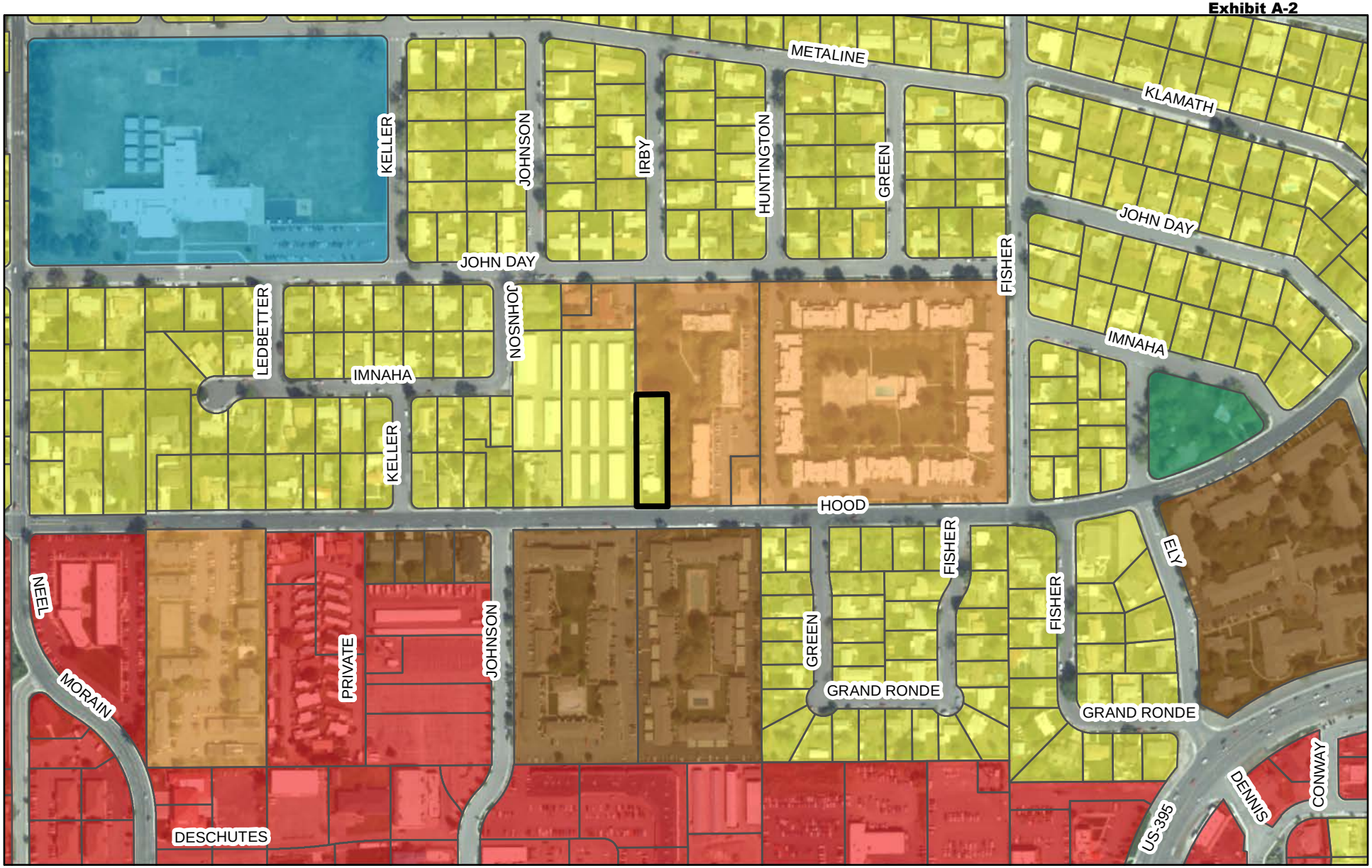
I move that the Planning Commission concur with the findings and conclusions of CPA 19-07 contained in the staff report and recommend to City Council approval of the request.

Exhibit A-1



CPA 19-07/PLN-2019-01070
Low Density Residential to Medium Density Residential
3126 W, Hood Ave.

Exhibit A-2



CPA 19-07/PLN-2019-01070 Cary & Jennifer Cole

- Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facility

KENNEWICK WASHINGTON

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

Exhibit A-3

PROJECT # CPA 19-04 **PLN-** 2019 - 01070 **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- 2018 - 01831

Applicant: Cary & Jennifer Cole

Address: 21 Meadow Hills Drive, Richland, WA 99352

Telephone: 509-378-9641 Cell Phone: same Fax: none E-mail carydcole@gmail.com

Property Owner (if other than applicant): Rock Island Capital, LLC

Address: 21 Meadow Hills Drive, Richland, WA 99352

Telephone: 509-378-9641 Cell Phone: same E-mail carydcole@gmail.com

SITE INFORMATION

Parcel No. 134994000001000 Acres .55 Zoning: RL

Address of property: 3126 W Hood Ave, Kennewick, WA 99336

Number of Existing Parking Spaces 4 Number of Proposed (New) Parking Spaces N/A

Present use of property Single family residence with detached garage.

Size of existing structure: 1246 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

Height of building: 14' Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: $145,000

Description of Project: I am requesting a land use designation change from low density residential to medium density residential. Specifically, I am requesting the zoning be changed from RL to RM.

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

Applicant's Signature

PAID
APR 26 2019
CITY OF KENNEWICK

Signature of owner or owner's authorized representative

Date: 4-25-19

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:

   I am requesting a comprehensive plan amendment land use designation change from low density residential to medium density residential. RL to RM.

2. What are the reasons for the requested amendment:

   The lot is large and is surrounded by storage units, condos, and appartments. There is currently a single famiy house on the front of the parcel. If the zoning change is allowed, I would like to build one or two duplexes on the rear of the parcel in the future.

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:

   I have met with the city staff during a pre-application meeting. The effect on utilities will be minimal, as water and sewer are in the street. Power will be provided by Benton PUD and is already on the parcel. The proposed change will have a minimal impact on city services such as fire, police, parks, and schools.

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:

   Buy allowing the zoning change and allowing me to possibly build small multifamily units on the property in the future I will be providing affordable rental housing to the citizens of Kennewick and increasing the cities tax base.

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

   One of the major reasons I believe the zoning change should be allowed is due to the fact that the parcels surrounding are already a higher than single family zoning. There are storage units to the west, condos to the east, and appartments and condos to the south.

Exhibit A-4

CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-01070, CPA 19-07

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

PROPONENT: Cary & Jennifer Cole

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3126 W. Hood 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.

__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. McCormick

****

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

Anthony Muai

From: Tod <todkreutz@msn.com>
Sent: Friday, August 9, 2019 10:06 PM
To: Anthony Muai
Subject: CPA 19-07/PLN-2019-01070

Anthony,
I own the properties at 3209, 3211 and 3213 W. John Day Ave in Kennewick which is adjacent to 3126 W. Hood Ave. I fully support the proposes to change the land use designation of this property from Low Density Residential to Medium Density Residential.

I am unable to attend the August 26th Planning Commission meeting but would like my comments read and noted in the Public Hearing minutes.

Best Regards,

Michael Tod Kreutz

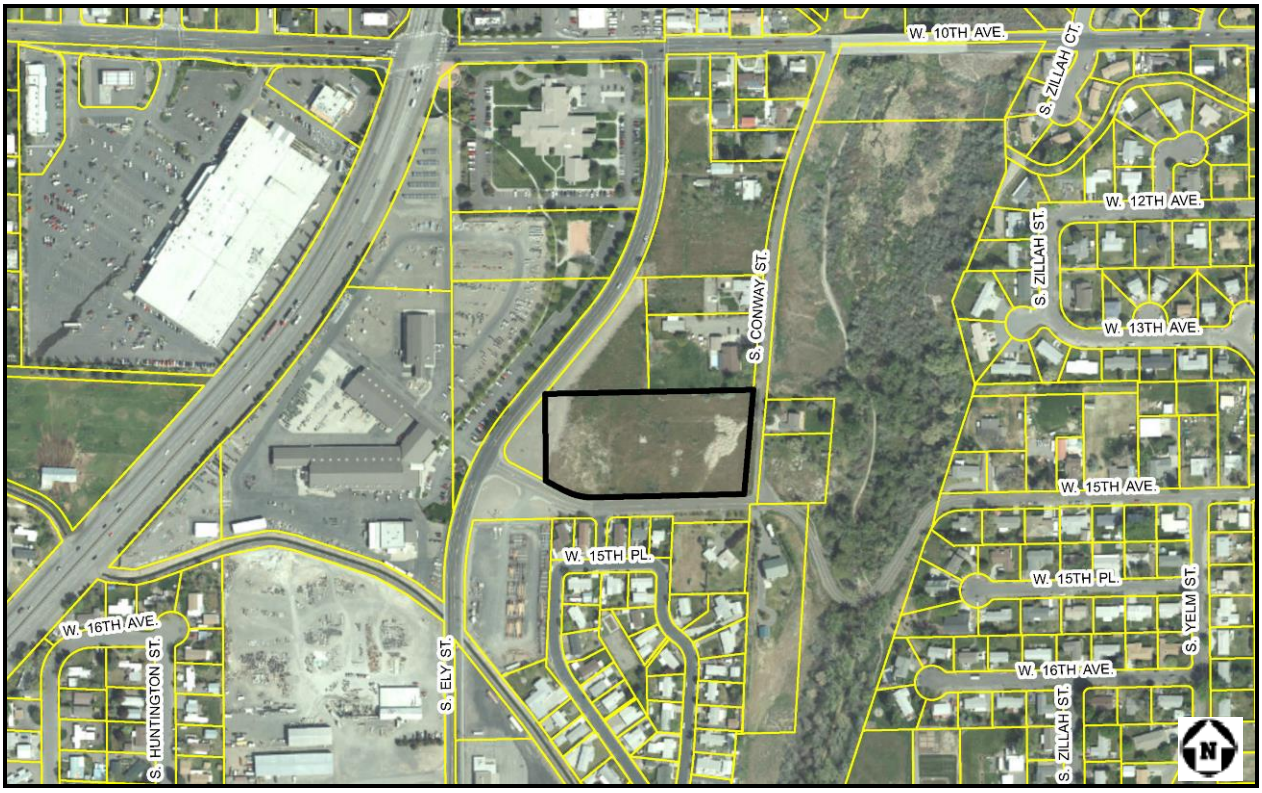
Community Planning Department
210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 19-08

REQUEST: Change 4.19 acres from Low Density Residential to High Density Residential

APPLICANT: William McKay

OWNER: William McKay



Not to scale

SITE INFORMATION

- ***Size:*** 4.19 acres
- ***Location:*** 2652 W. 15th Ave.
- ***Topography:*** flat
- ***Existing Comprehensive Plan Designation:*** Low Density Residential
- ***Existing Zoning:*** Residential, Manufactured Home (RMH)
- ***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
- **Exhibit A-5:** Morley Comments

APPLICATION PROCESS

- Application Submitted April 29, 2019
- Application routed for comments June 11, 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 August 2, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences, vacant land
South	Comprehensive Plan – Low Density Residential, Public Facility Zoning – Residential, Manufactured Home (RMH-1-L); Residential, Low (RL); Public Facility (PF) Existing Land Uses – Single-family residences
East	Comprehensive Plan – Low Density Residential, Open Space Zoning – Residential, Suburban (RS); Open Space (OS) Existing Land Uses – Single-family residences, Zintel Canyon
West	Comprehensive Plan – Low Density Residential, Public Facility Zoning –Residential, Low (RL); Public Facility (PF) Existing Land Uses – Benton PUD, 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 4.19 acres from Low Density Residential to High 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),* however it also introduces higher intensity residential uses that are not currently found in the area that, from a residential standpoint, is predominantly low density.

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 addresses an identified deficiency in the Comprehensive Plan, specifically it addresses a lack of High Density Residential land to meet Kennewick's 20-year population projections.

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;
This site is vacant and the proposal will allow for higher residential density. It also allows mini-storage, RV storage, lodging accommodations, daycare centers and other similar uses. Since the site is currently vacant, the physical environment will be affected once development occurs regardless of the land use designation. Under the High Density Residential designation, height limits would be increased from 30 feet to 45 feet. The amount of impervious surface could also increase depending on the type of development that occurs.

2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be minimal change, if any, on the effects on natural features that currently exist under the current land use designation since there are none in the area.

3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The site is located in an area that has a variety of different land use designations. Within roughly 500 feet of the site there are lands designated Low Density Residential, Medium Density Residential, Public Facility, Industrial and Open Space. From a residential standpoint, the proposal could introduce higher intensity residential uses into an area that is predominantly low intensity, however the area also includes several other higher intensity non-residential uses including the Benton PUD offices, shops and laydown yards and a manufacturing business specializing in large concrete products (Reese Concrete Products Manufacturing). With that said, the Low and Medium Density Residential lands are located on the east side of S. Ely St. while the Industrial and Public Facility lands are located primarily on the west side of S. Ely St.

4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
This area has been developed extensively on the non-residential designated lands. There are existing roads, utilities and schools serving this site. There are parks within close proximity to the site, access to Zintel Canyon trail is roughly 500 feet away which leads to two public parks near W. 7th Ave. and S. Vancover St. In addition, there are 2 transit stops within 1,400 feet of the site.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There is limited available High Density Residential land available in the City. What remains of vacant High Density land is located primarily in the Southridge area, however there are not currently roads

or utilities serving those sites. Demand for High Density land has been increasing for several years as the City's inventory is lacking and the anticipated need to accommodate the next 20 years of population growth is more than what currently exists in Kennewick.

6. The current and projected project density in the area
   The current density in the area is relatively low, due to this and adjoining residential parcels being undeveloped. The proposed amendment will allow an increase in residential density of allow up to 27 dwelling units per acre. This would allow 113 dwelling units on this site if developed with apartments or condominiums, approximately 90 dwelling units if developed with townhomes or approximately 36 units if developed with single-family housing. The site can also accommodate ministorage development which would allow one dwelling for a caretaker.

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 public comment concerning the proposal from Timara and Chris Morley. Their concerns were centered around the possibility of multi-family development occurring that would take away from the "neighborhood feel" in the area, the inadequacy of W. 15th Ave. and S. Conway St. to accommodate the traffic and the perception that property values would be lowered and privacy would be reduced in the area.

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

The proposed amendment will aid in alleviating the deficit of High Density Residential land, identified in the Comprehensive Plan, needed to meet Kennewick's 20-year population projection. The site is abutted by primarily Low Density Residential land. With that said, the general area is a hodgepodge of land use designations and uses. Land use designations within 500 feet of the site include: Open Space; Low Density Residential, Medium Denstiy Residential, Public Facility and Industrial. Land uses in this same area include Zintel Canyon trail; single-family residences; Benton PUD office, shops and laydown yards; and a manufacturer of concrete products including septic tanks, storm manhole systems and catch basins. As far as intensity of uses, those allowed in High Density Residential lie in the middle between Benton PUD uses and the manufactured home subdivision to the south of the subject property.

FINDINGS

1. The applicant is William McKay (3516 W. 46th Ave., Kennewick, WA 99337).

2. The owner is William McKay (3516 W. 46th Ave., Kennewick, WA 99337).

3. The request is to change the land use designation for the subject parcels from Low Density Residential to High Density Residential.

4. The application was received on April 29, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 11, 2018.

5. The site is currently served by City water and sewer in W. 15th Ave. and S. Conway Pl.

6. Access to the site is currently provided from W. 15th Ave. and S. Conway Pl.

7. The proposed amendment is adjacent to Low Density Residential, Open Space and Public Facility 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 August 2, 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),* however it also introduces higher intensity residential uses that are not currently found in the area that, from a residential standpoint, is predominantly low density.

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 parcel from Low Density Residential to High 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.

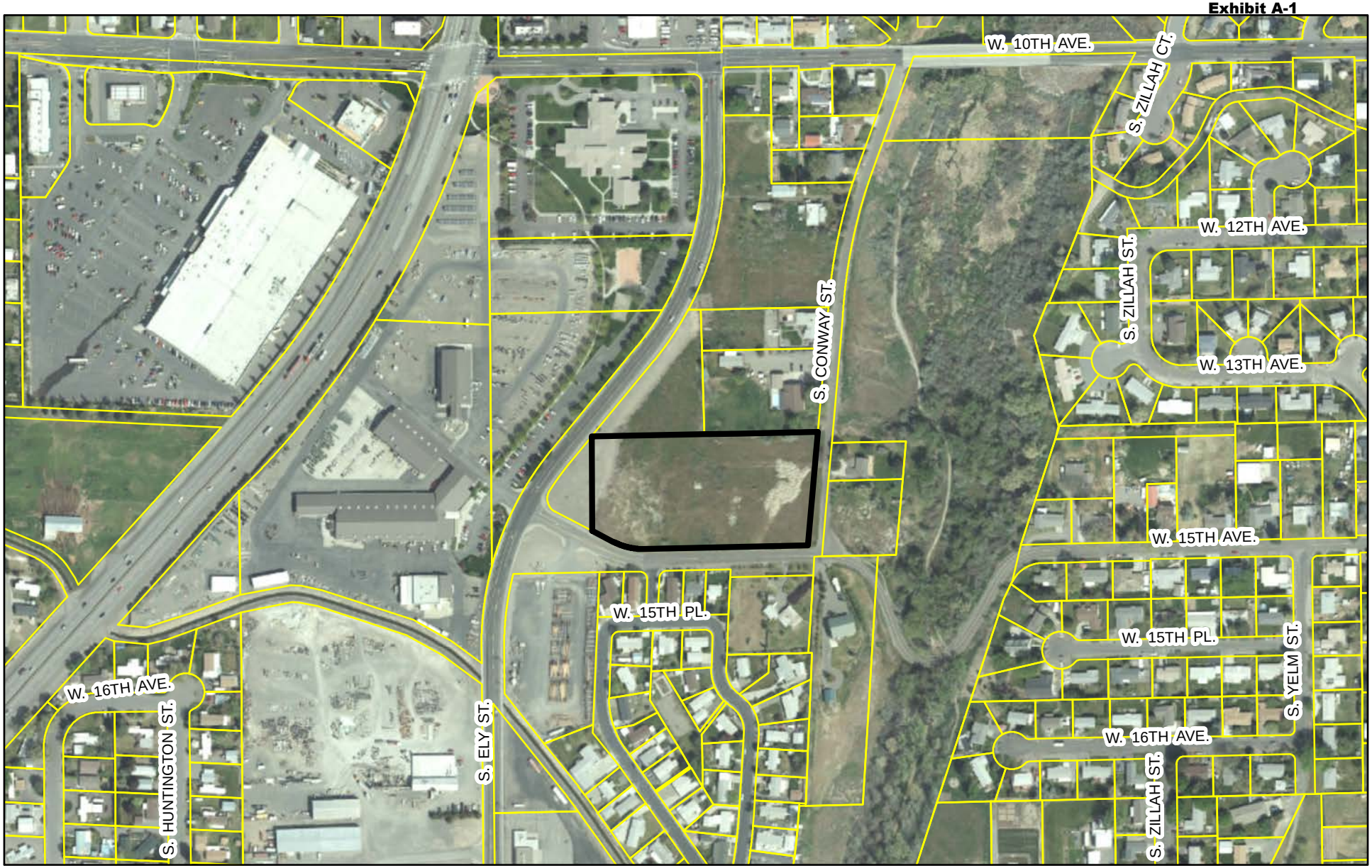
Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 19-08 contained in the staff report and recommend approval to City Council.

Motion

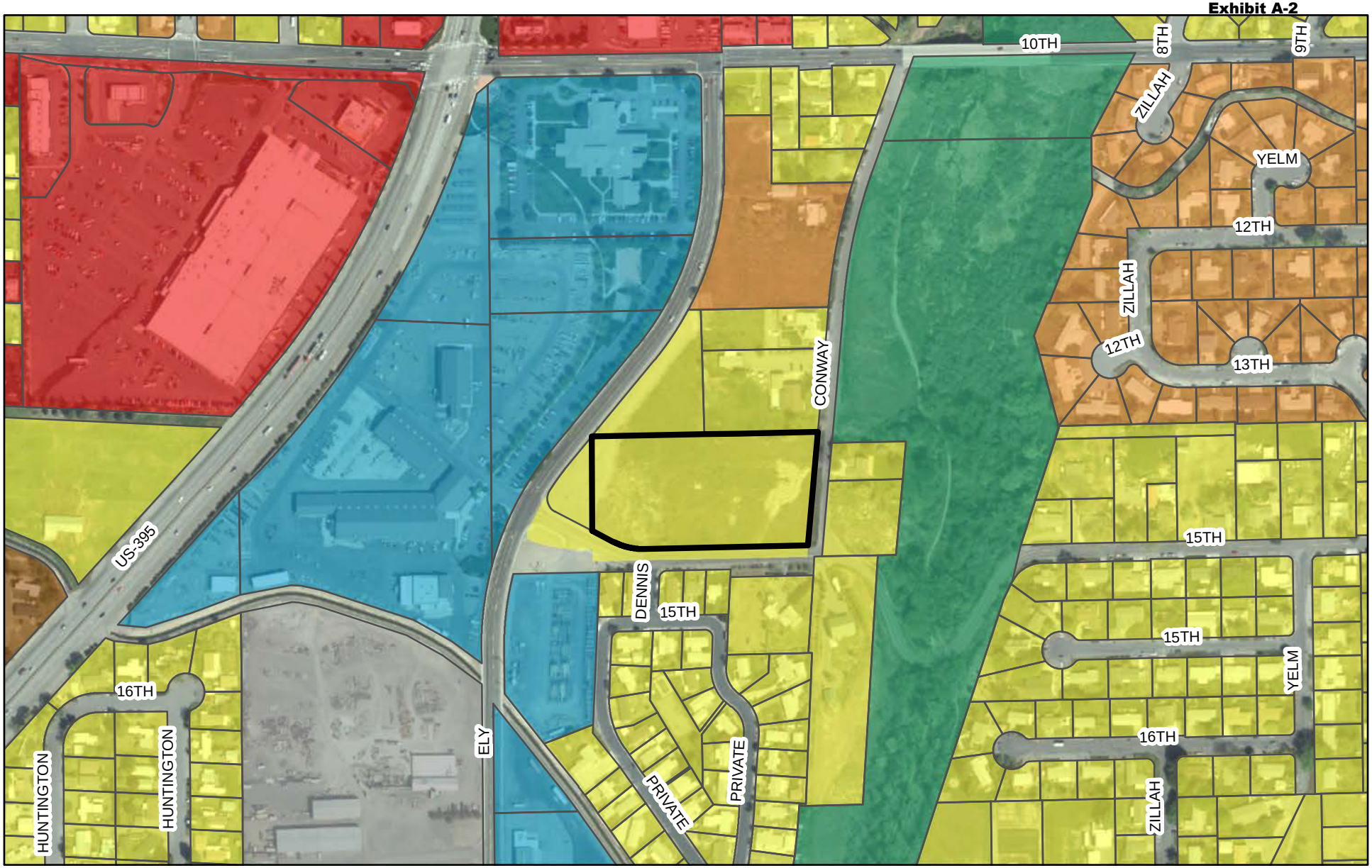
I move that the Planning Commission concur with the findings and conclusions of CPA 19-08 contained in the staff report and recommend to City Council approval of the request.

Exhibit A-1



CPA 19-08/PLN-2019-01109
Low Density Residential to High Density Residential
2652 W. 15th Ave.

Exhibit A-2



CPA 19-08/PLN-2019-01109 William McKay

- Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facility

Exhibit A-3

PAID
APR 29 2019
CITY OF KENNEWICK
BY

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

CPA
PROJECT # 19-08 PLN-2019-01109 FEE $ 1063

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 & Zoning change from RMH to RH

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

Applicant: William D. McKay

Address: 3516 W. 46th Ave., Kennewick, WA 99337

Telephone: 509-586-8303 Cell Phone: 509-460-9278 Fax:_____ E-mail bc6mckay@gmail.com

Property Owner (if other than applicant):_____

Address:_____

Telephone:_____ Cell Phone: _____ E-mail_____

SITE INFORMATION

Parcel No. 111892020027001 Acres 4.19 Zoning: RMH ✓

Address of property: 2652 W. 15th Ave., Kennewick, WA

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

Present use of property Undeveloped Land

Size of existing structure: 0 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: $ 130,450.00

Description of Project: Unknown at this time but hopefully Self-Storage facility.

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

W D McKay
Applicant's Signature

W D McKay
Signature of owner or owner's authorized representative

Date: 4-29-19

counter
RECEIVED
APR 29 2019 MJ/SP
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:

To change the Comprehensive Plan and the zoning on the parcel located at 2652 W 15th Ave., Kennewick, WA from Residential, Manufactured Home (RMH) to Residential, High Density (RH).

2. What are the reasons for the requested amendment:

The market for self-storage is getting saturated with the development of other new facilities in Kennewick. The non-conforming designation of RMH currently on the subject property requires that a new phase be built approximately every 1 1/2 years or lose the ability to continue building the facility without changing the zoning. With the market saturated and new facilities coming on line it is questionable if new phases would be warranted or economically prudent to be built every 1 1/2 years. So, with the existing zoning designation it would not be prudent to begin construction on the facility which is why the request to change the Comprehensive Plan and zoning designation to a conforming designation for Self-Storage prior to construction to Residential High Density (RH). The (RH) zoning allows for a wider variety of possible uses for the land as well as self-storage should it not be feasible at that time.

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.:

Most utilities are at the site and capable of supporting a higher use with the exception of gas, which can be brought to the property according to Cascade Natural Gas. The impact to services is not expected to be significant with the exception of schools and maybe some to police if the property is developed with the higher residential population options of (RH).

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:

According to City Staff the City has a need for more (RH) zoning which allows for higher density population. This change would help meet that need. It also would help with the need for more lower income housing in Kennewick if Self-Storage is deemed not viable.

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

The location is well suited for higher density population, due to its proximity to existing shopping, schools, parks, entertainment and public tranportation.

Exhibit A-4

CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-01109, CPA 19-08

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

PROPONENT: William McKay

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 2652 W. 15th 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.

__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. McCormick

****

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

From: Timara Morley
To: Anthony Muai
Subject: Comment on proposed zoning change
Date: Friday, June 28, 2019 12:39:53 PM

I am writing to protest the proposed zoning change for permit #PLN-2019-01109/CPA19-08, submitted by William McKay. My husband and I own the neighboring property at 1308 S. Conway St.

We protest this zoning change for the following reasons:

1. Having a high density apartment building will detract from the the neighborhood feel in the area.
2. The roads of South Conway and 15th Avenue are not large enough to accommodate the increased traffic flow that an apartment building would bring.
3. Having an apartment building next to us would lower our property value (which we just purchased our home a year and a half ago) and significantly reduce our privacy.

For these reasons we request that the proposed zoning change not be granted.

Respectfully,

Timara and Chris Morley

Community Planning Department
210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 19-09

REQUEST: Change 6.04 acres from Low Density Residential to High Density Residential

APPLICANT: William McKay

OWNER: William McKay

Not to scale

Site Information

- ***Size:*** 6.04 acres
- ***Location:*** 3112 W. 27th Ave.
- ***Topography:*** flat
- ***Existing Comprehensive Plan Designation:*** Low Density Residential
- ***Existing Zoning:*** Residential, Manufactured Home (RMH-10)
- ***Existing Land Use:*** Mini-storage

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 29, 2019
- Application routed for comments June 11, 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 August 2, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Suburban (RS) Existing Land Uses – 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); Commercial, General (CG) Existing Land Uses – Buddhist temple, nursery and landscaping company
West	Comprehensive Plan – Low Density Residential Zoning –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 6.04 acres from Low Density Residential to High 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 does not bear a substantial relationship to the public health, safety, welfare or protection of the environment. In essence this proposal could be considered a cleanup amendment that would allow an existing business to operate as a conforming use.

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.
While the Comprehensive Plan identifies a need for High Density Residential land to meet Kennewick's 20-year population projections, this site is a fully developed mini-storage complex and will not likely be able to accommodate residential development without significant removal of existing structures.

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;
There will be no effect on the physical environment since the site is completely developed.

2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be minimal change, if any, on the effects on natural features that currently exist under the current land use designation since there are none in the area.

3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
Because the site is already completely developed, the change in land use designation will only facilitate the site being a conforming use rather than a legal, non-conforming use. In 2018, the zoning code was changed to prohibit mini-storage developments in the RMH zone. The development is now considered legal, non-conforming (or grandfathered) which can, in some cases, limit expansion, repair or make selling or refinancing more difficult.

4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
Because the site is already developed, there will be no impact to community facilities.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There is a demand for vacant High Density Residential land and there are very few parcels of this type of land in Kennewick, however, changing this site to High Density Residential will do little to solve that problem since it is already fully developed.

6. The current and projected project density in the area
While the High Density Residential land use designation allows a higher density than the existing Low Density Residential designation, this request will not likely affect densities in the area at all since the site is currently fully developed with a mini-storage business.

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

No public comments have been received to date on this proposal.

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

The applicant is proposing that the land use be changed to High Density Residential. The site is currently fully developed with a mini-storage business. This type of business was once allowed in the RMH zone, however, in 2018 the zoning code was changed to prohibit mini-storage developments in the RMH zone. The development is now considered legal, non-conforming (or grandfathered) which can, in some cases, limit expansion, repair or make selling or refinancing more difficult. The applicant wishes to change the land use designation to High Density Residential so that it can be rezoned to Residential, High (RH) which allows mini-storage, thus making the existing business a conforming use.

FINDINGS

1. The applicant is William McKay (3516 W. 46th Ave., Kennewick, WA 99337).

2. The owner is William McKay (3516 W. 46th Ave., Kennewick, WA 99337).

3. The request is to change the land use designation for the subject parcels from Low Density Residential to High Density Residential.

4. The application was received on April 29, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 11, 2018.

5. The site is currently served by City water and sewer in W. 27th Ave.

6. Access to the site is currently provided from W. 27th Ave.

7. The proposed amendment is adjacent to 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 31, 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 August 2, 2019.

11. The proposed amendment does not bear a substantial relationship to the public health, safety, welfare or protection of the environment. In essence this proposal could be considered a cleanup amendment that would allow an existing business to operate as a conforming use.

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 parcel from Low Density Residential to High 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.

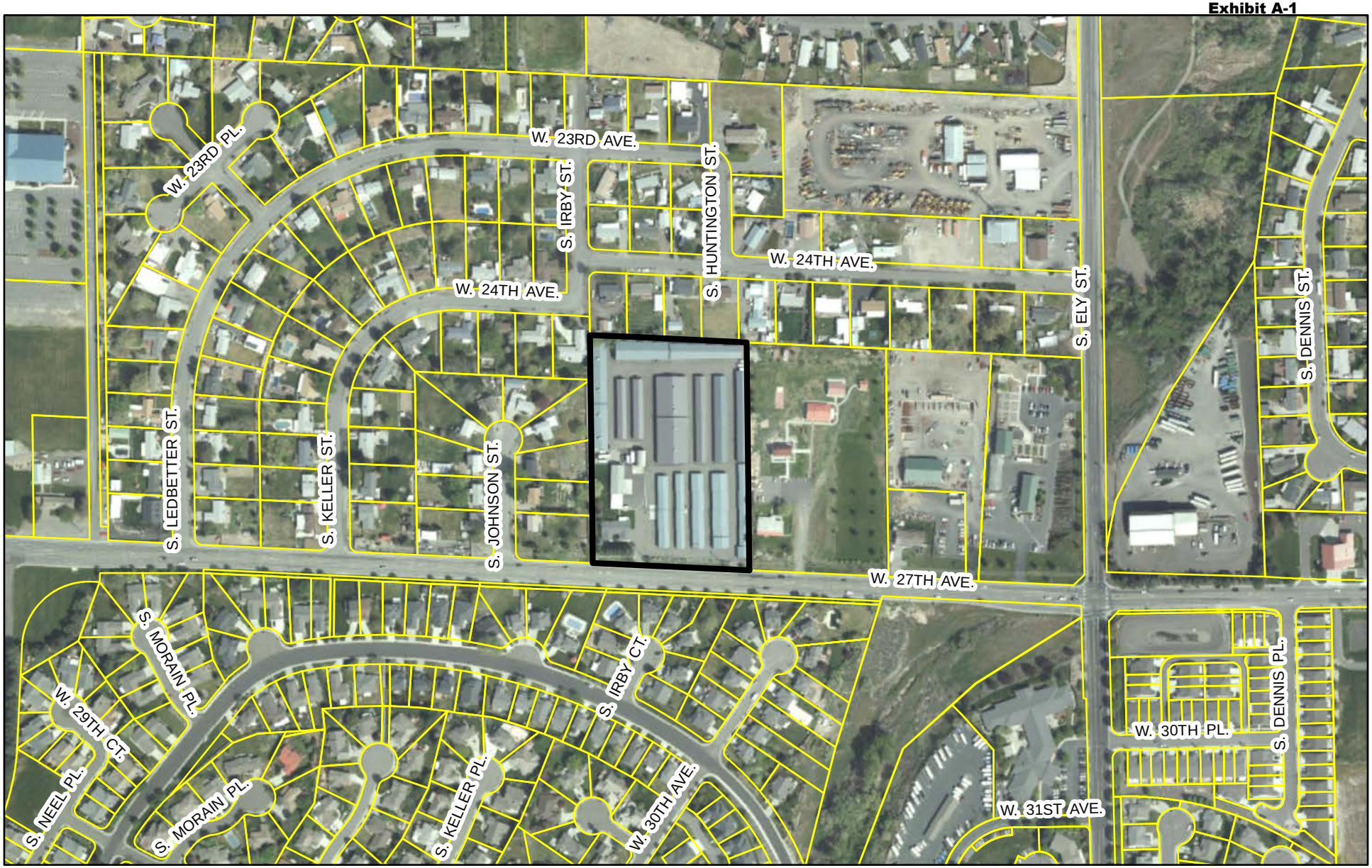
Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 19-09 contained in the staff report and recommend approval to City Council.

Motion

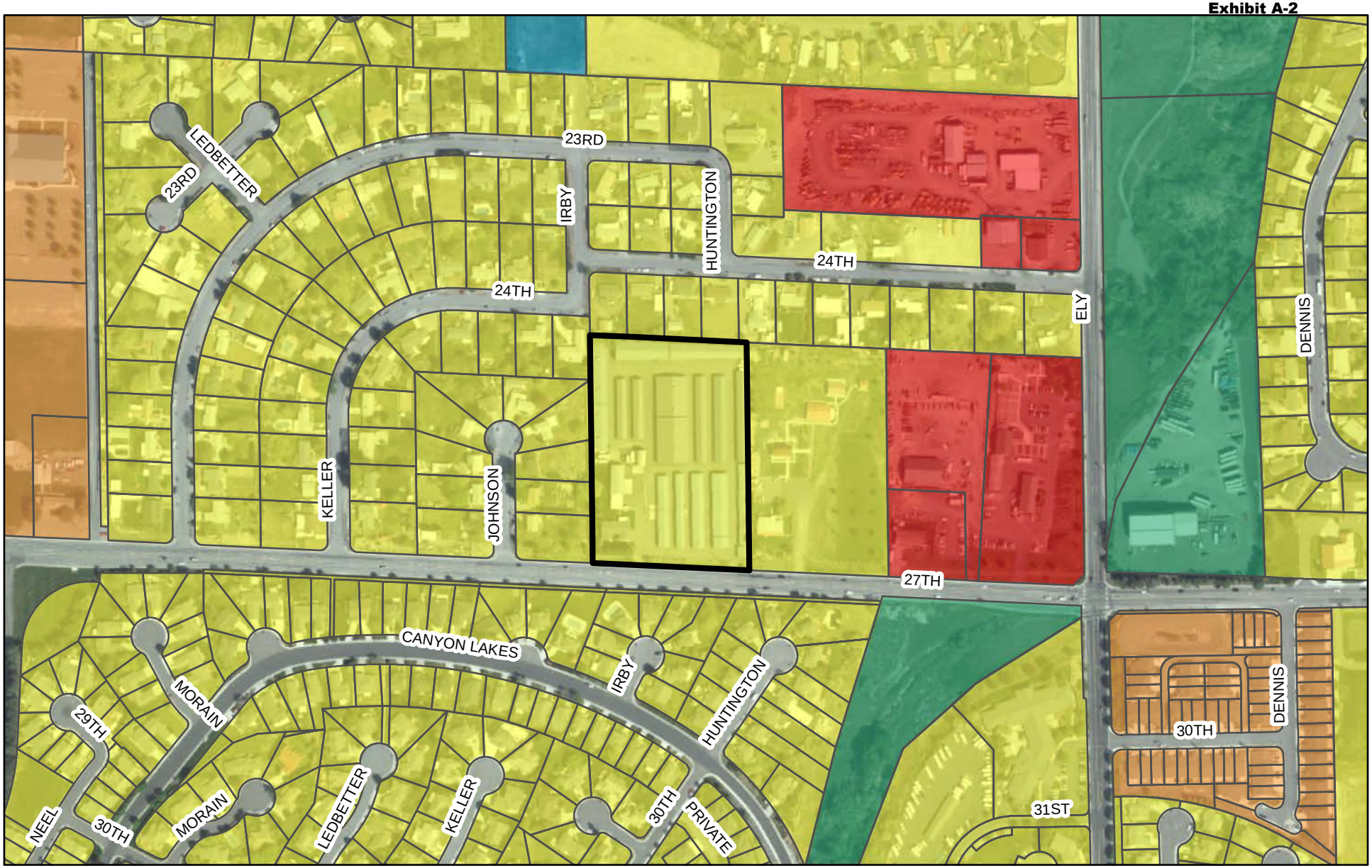
I move that the Planning Commission concur with the findings and conclusions of CPA 19-09 contained in the staff report and recommend to City Council approval of the request.

Exhibit A-1



CPA 19-09/PLN-2019-01111
Low Density Residential to High Density Residential
3112 W. 27th Ave.

Exhibit A-2



CPA 19-09/PLN-2019-01111 William McKay

- Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facility

KENNEWICK WASHINGTON

Exhibit A-3

PAID

APR 29 2019

CITY OF KENNEWICK

BY

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

CPA

PROJECT # 19-09 **PLN-** 2019-01111 **FEE $** 1063-

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 & Zoning change from RMH to RH

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

Applicant: William D. McKay

Address: 3516 W. 46th Ave., Kennewick, WA 99337

Telephone: 509-586-8303 Cell Phone: 509-460-9278 Fax: _____ E-mail bc6mckay@gmail.com

Property Owner (if other than applicant): See attached sheet

Address: 3112 W. 27th Ave., Kennewick, WA 99337

Telephone: same Cell Phone: same E-mail bc6mckay@gmail.com

SITE INFORMATION

Parcel No. See Attached sheet Acres 6.04 Zoning: RMH

Address of property: 3112 W. 27th Ave., Kennewick, WA 99337

Number of Existing Parking Spaces 3 Number of Proposed (New) Parking Spaces same

Present use of property Self Storage Facility

Size of existing structure: 93,440 sq. ft. Size of Proposed addition/New structure: 93,440 sq. ft.

Height of building: 25' Cubic feet of excavation: 0 Cost of new construction No new constr.

Benton County Assessor Market Improvement Value: $ 4,065,750.00

Description of Project: No new project, just want to change zoning to conforming designation.

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

W D McKay

Applicant's Signature

W D McKay owner

Signature of owner or owner's authorized representative

Date: 4-29-2019

RECEIVED
APR 29 2019
DEVELOPMENT SERVICES

10/SV

May 2016

1 -

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:

   Current property Zoning designation of Residential Manufactured Housing (RMH) is legal non-conforming. We would like to change it to Residential High Density (RH) which would allow the property to be legal, conforming. There is no new construction proposed.

2. What are the reasons for the requested amendment:

   As mentioned above the request is simply to change the property Zoning so that it will be a conforming use.

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:

   There will be no affect to the City in any way as there is very little room for expantion of the facility.

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:

   It just gives the property a conforming zoning designation instead of a non-conforming one.

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

   A non-conforming zoning designation on a property can make it difficult to sell or finance. I would just like to remove that possible complication.

CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-01111, CPA 19-09

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

PROPONENT: William McKay

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3112 W. 27th 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.

__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. McCormick

****

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 19-10

REQUEST: Change 4.48 acres from Commercial to Medium Density Residential

APPLICANT: Knutzen Engineering

OWNER: Circle One Properties, LLC

Not to scale

SITE INFORMATION

- ***Size:*** 4.48 acres
- ***Location:*** 3605 S. Zintel Way
- ***Topography:*** relatively flat, with sloping from Southwest to East
- ***Existing Comprehensive Plan Designation:*** Commercial
- ***Existing Zoning:*** Commercial, Community (CC)
- ***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
- **Exhibit A-5:** Smith comments

APPLICATION PROCESS

- Application Submitted May 1, 2019
- Application routed for comments June 11, 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 August 2, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Commercial, Low Density Residential Zoning – Commercial, Community (CC); Residential, Low (RL) Existing Land Uses – Bank, restaurant, single-family residences
South	Comprehensive Plan – Commercial, Open Space, Low Density Residential Zoning – Commercial, Community (CC); Open Space (OS); Residential, Low (RL) Existing Land Uses – Vacant land, Zintel Canyon Dam
East	Comprehensive Plan – Open Space, Low Density Residential Zoning – Open Space (OS); Residential, Low (RL) Existing Land Uses – Vacant land, Canyon Lakes Golf Course
West	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Office, bank, restaurant, salon

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 4.48 acres from Commercial 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 or protection of the environment in that it will allow residential development within walking distance of several existing commercial uses and in an area where additional commercial development is anticipated that would support surrounding residents.

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;
As a commercial site, development would most likely consume most of the site leaving only required landscaping as the only areas with any living materials. As a multi-family residential development, open space would be required to be incorporated into the design exclusive of required street landscaping. As a single-family residential development, open space would naturally occur due to setback requirements and street landscaping would also be required.

2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
Because the site has already been graded once for commercial development, it is likely that minimal change to the topography will occur in preparing the site for residential development. In addition, there is a steep slope along the east side of the site that would remain. There are no bodies of water nearby.

3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
Higher density residential development is generally compatible with commercial development, which can more efficiently provide services to residents within walking distance.

4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are adequate utilities, roads and schools in the area. Southridge Sports Complex is located across US 395, which has a public park as well as ball fields, and an indoor gymnasium. In addition, there are informal recreation opportunities located south of the site where there are numerous trails used for hiking and mountain biking.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
Demand for Medium and High Density Residential has been relatively higher than the demand for Commercial land. The majority of vacant Medium Density Residential land is located primarily in the Southridge area, west of US 395. There is some Medium Density Residential land located south of this site beyond Zintel Dam and to the southwest.

6. The current and projected project density in the area
All of the developed residential land in the vicinity is designated Low Density Residential and averages less than 3 units per acre. Projected density has the potential to increase that to 9.5 units per acre once the currently vacant Medium Density Residential land is developed.

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

Comments were received from Greg and Vonda Smith, owners of Z Place Salon & Spa opposing the proposed amendment. Their concerns are that the proposal will detract from the commercial character of the area, especially since the subject property is on the corner and Zintel Way acts as an entrance into this commercial area. The other concern is over the vision for the area that had been established and that the proposed amendment opposes that vision.

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 particular site is challenged from a topographical standpoint, which makes commercial development more difficult. In addition, it is located across the street from an existing residential subdivision and is north and northeast of existing Medium Density Residential lands. The proposed amendment would provide additional residents which could bolster commercial development that has been moving slowly in the area. The site is within walking distance of eating establishments and other commercial services, as well as nearby hiking and mountain biking trails.

FINDINGS

1. The applicant is Knutzen Engineering (5401 Ridgeline Dr., Kennewick, WA 99338).

2. The owner is Circle One Properties, LLC (18706 S. Clodfelter Rd., Kennewick, WA 99338).

3. The request is to change the land use designation for the subject parcels from Commercial to Medium Density Residential.

4. The application was received on May 1, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 11, 2018.

5. The site is currently served by City water and sewer in W. Hildebrand Blvd. and S. Zintel Way.

6. Access to the site is currently provided from W. Hildebrand Blvd. and S. Zintel Way.

7. The proposed amendment is adjacent to Low Density Residential, Open Space and Commercial 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 August 2, 2019.

11. The proposed amendment bears a substantial relationship to the public health, safety, welfare or protection of the environment in that it will allow residential development within walking distance of several existing commercial uses and in an area where additional commercial development is anticipated that would support surrounding residents.

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 parcel from Commercial 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 19-09 contained in the staff report and recommend approval to City Council.

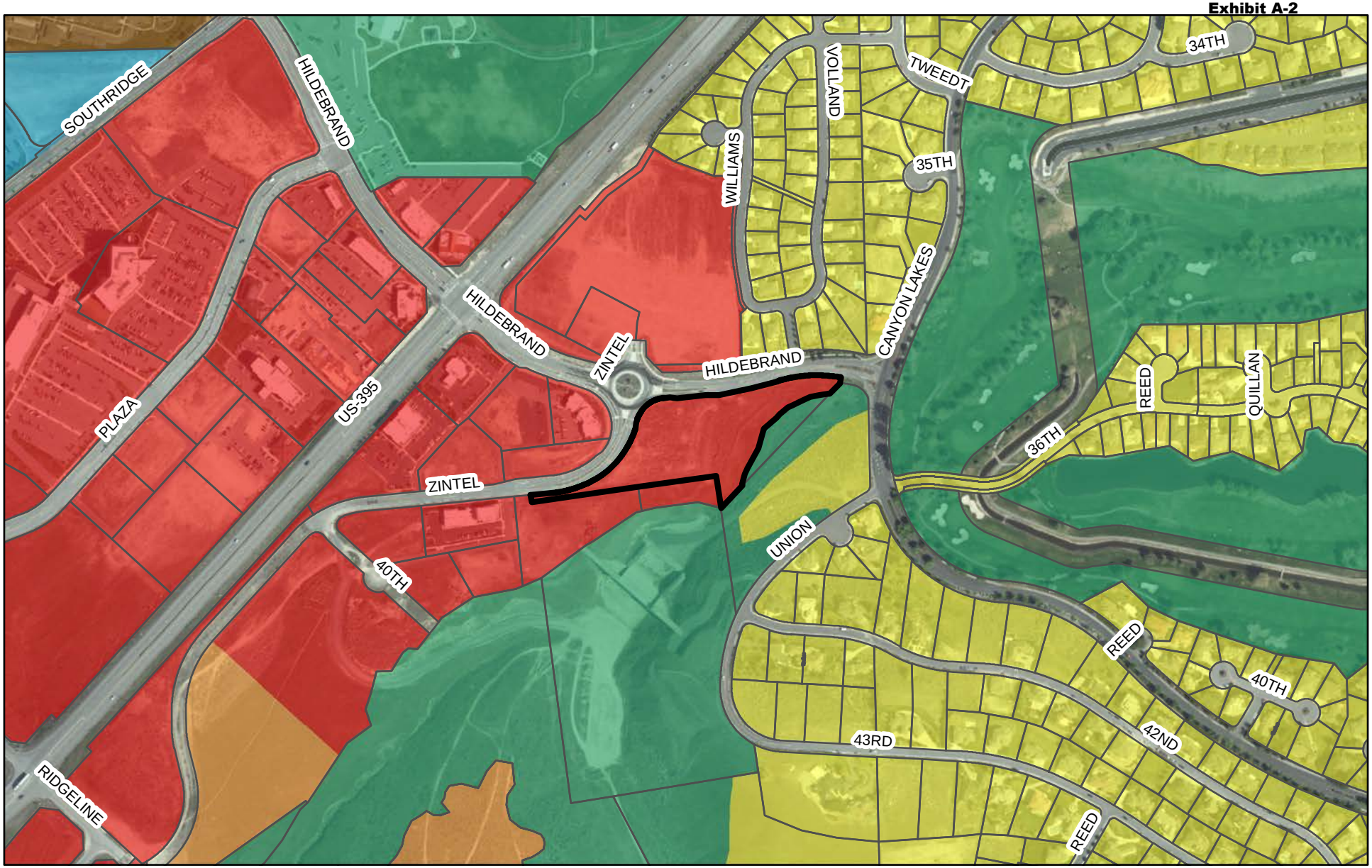
Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 19-09 contained in the staff report and recommend to City Council approval of the request.

Exhibit A-1

CPA 19-10/PLN-2019-01136
Commercial to Medium Density Residential
3605 S. Zintel Way

Exhibit A-2



CPA 19-10/PLN-2019-01136 Knutzen Engineering

- Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facility

KENNEWICK WASHINGTON

Exhibit A-3

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

PROJECT # CPA 19-10 **PLN-** 2019 - 01136 **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: Knutzen Engineering

Address: 5401 Ridgeline Dr, Kennewick WA 99338

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

Property Owner (if other than applicant): Circle One Properties, LLC

Address: 18706 S. Clodfelter Rd, Kennewick WA 99338

Telephone: 360-719-0276 Cell Phone: _____ E-mail dean@fdmdevelopment.com

SITE INFORMATION

Parcel No. 1-1689-401-3188-001 Acres 4.48 Zoning: CC

Address of property: 3605 S. Zintel Way, Kennewick WA 99337

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

Present use of property Vacant

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

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

Benton County Assessor Market Improvement Value: $889,260

Description of Project: Proposed comprehensive plan amendment form Commercial to Medium Density Residential

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

Dean McDonald
Applicant's Signature

Dean McDonald
Signature of owner or owner's authorized representative

Date: 4/30/2019

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:

   Current property Zoning designation of Residential Manufactured Housing (RMH) is legal non-conforming. We would like to change it to Residential High Density (RH) which would allow the property to be legal, conforming. There is no new construction proposed.

2. What are the reasons for the requested amendment:

   As mentioned above the request is simply to change the property Zoning so that it will be a conforming use.

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:

   There will be no affect to the City in any way as there is very little room for expantion of the facility.

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:

   It just gives the property a conforming zoning designation instead of a non-conforming one.

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

   A non-conforming zoning designation on a property can make it difficult to sell or finance. I would just like to remove that possible complication.

Exhibit A-4

CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-01111, CPA 19-10

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

PROPONENT: Knutzen Engineering (Dean Maldonado)

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3605 S. Zintel Way.

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. McCormick

****

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

From: Vonda Smith
To: Anthony Muai
Subject: CPA 19-10/PLN-2019-001136
Date: Monday, August 19, 2019 8:14:09 AM

We are owners of the land and business adjacent to the property that is being considered for amendment to change this property from commercial to residential.
When we originally purchased this property and built our business we were one of the first to expand in that area. We did so because we were told that this would be commercial and looked forward to the continued development of that plan. We have worked very hard for many years now to contribute to this vision. There is a great deal of land on the other side of this land as well as the developments that are currently under construction on the other side of the highway for residential development. That corner is the entrance to many of the businesses that have been the pioneers for business development of that side of the highway. It seems to me that some developer just wants to make some quick money and we sincerely hope that the City of Kennewick will maintain the integrity of the vision for this area and continue to keep this zoned for commercial development in keeping with the original plans. Placing residential homes on that premier location in our opinion will definitely not be an asset to the visual presentations of the businesses located in that area. The traffic at the round about will definitely create challenges especially during school hours when students are coming/going to Southridge.
We appreciate your support and understanding in not changing the use designation of this parcel of property.

Best regards,

Greg & Vonda Smith
Z Place Salon & Spa
Zintel Property Mgmt., LLC

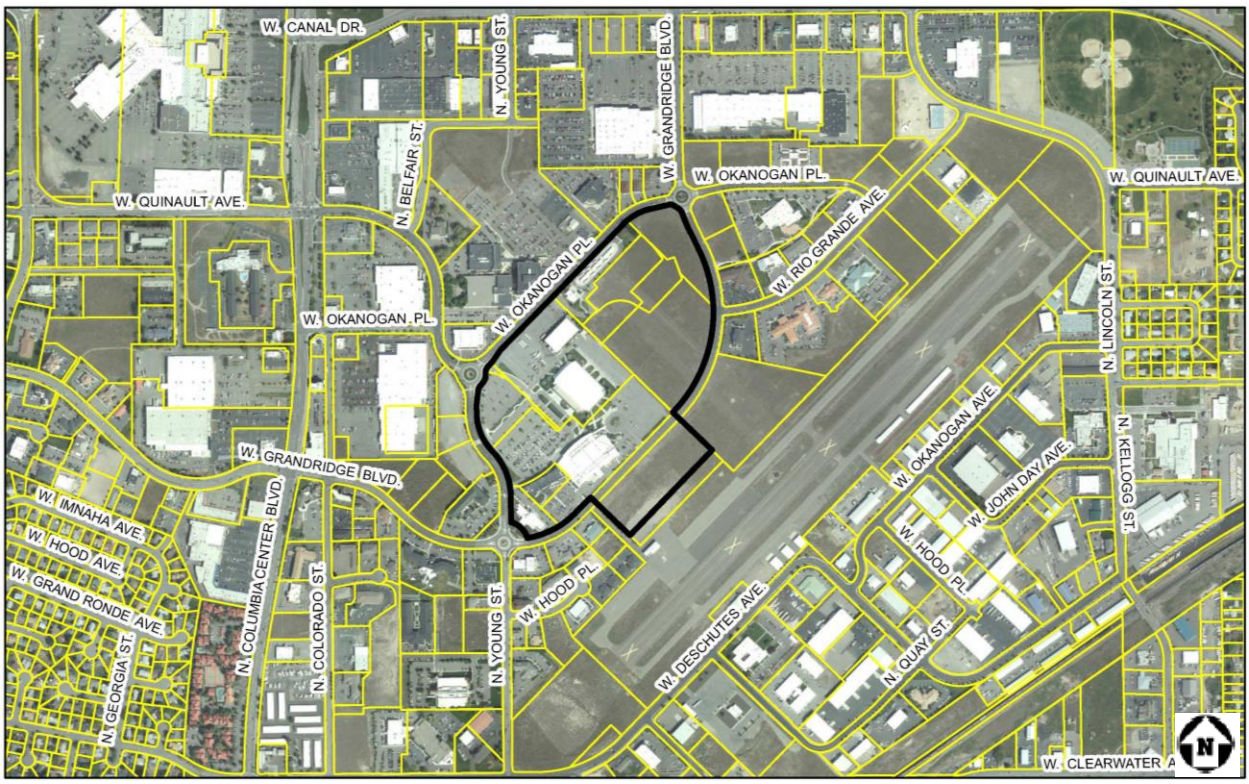
Community Planning Department
210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 19-11

REQUEST: Change 53.32 acres from Commercial to Mixed Use

APPLICANT: City of Kennewick

OWNER: City of Kennewick



Not to scale

SITE INFORMATION

- ***Size:*** 53.32 acres
- ***Location:*** 6941, 7000, 7016, 7048, 7130 W. Grandridge Blvd. and 7109 W. Okanogan Pl.
- ***Topography:*** flat
- ***Existing Comprehensive Plan Designation:*** Commercial
- ***Existing Zoning:*** Commercial, Regional (CR)
- ***Existing Land Use:*** Three Rivers Convention Center, Toyota Center, office, hotel, transit station, 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 May 1, 2019
- Application routed for comments June 11, 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 August 2, 2019

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Commercial, Public Facility Zoning – Commercial, Regional (CR); Justice Facility (JF) Existing Land Uses – Retail, restaurant, office, jail
South	Comprehensive Plan – Commercial Zoning – Commercial, Regional (CR); Commercial, General (CG) Existing Land Uses – Office, hotel, medical facilities
East	Comprehensive Plan – Commercial, Mixed Use Zoning – Commercial, Regional (CR); Urban Mixed Use (UMU) Existing Land Uses – Vacant land, office, medical facilities
West	Comprehensive Plan – Commercial Zoning – Commercial, Regional (CR) Existing Land Uses – Office, hotel, retail, 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 53.32 acres from Commercial to Mixed Use.

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 or protection of the environment in that it will allow the development of a more compact, walkable, mixed use development that will integrate with the Vista Field Redevelopment Plan and implement the planning that was done in the early 2000's relative to the Vista Entertainment District plans.

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;
Roughly half of this site is currently developed. Adoption of this amendment will allow for further development and will allow for orderly development that integrates and compliments the redevelopment of Vista Field. Due to the current designation being Commercial, it is not likely that the effects on the physical environment will be any more than what could occur at present.

2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The proposed amendment will not have much of an effect on open space or natural features. The site is flat. The surrounding area is mostly developed, including over half of the area proposed to be changed. There are no bodies of water in the vicinity.

3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The property to the east is designated Mixed Use and is the site of the Vista Field Redevelopment Area. The Mixed Use designation has only one implementing zone that allows both commercial and residential uses and is guided by stringent development standards to ensure a compact, walkable, urban form. The proposed change would complement the vision of the Vista Field Redevelopment Plan. It would also provide an opportunity to implement planning that was previously done for the Vista Entertainment District which also envisioned a walkable urban form with integrated public areas,

4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There will be an impact to community facilities, particularly roads and utilities, however several projects have been identified in the Vista Field Redevelopment Plan to improve the adequacy of these facilities. Development of this site will place a demand on those facilities, however utility projects in the area have already been identified in the City's Capital Facility Program. Additional development will contribute funds to those projects through impact fees or development concessions to meet concurrency requirements. Parks, schools and recreation opportunities are readily available in the area.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There are currently only two areas in Kennewick that are designated Mixed Use; Vista Field Redevelopment Area and the Bridge to Bridge-River to Railroad Revitalization Area (BBRR). Demand for Mixed Use land is not very high at the moment, though the Vista Field Redevelopment Area has seen some interest that is waiting for infrastructure to be installed. The Port of Kennewick's

Columbia Gardens Wine Village in the BBRR area has also seen high interest with the new buildings being leased before construction is complete.

6. The current and projected project density in the area
   This area is primarily commercial in nature, however the Vista Field Redevelopment Area anticipates a density of roughly 10.5 dwelling units per acre. Currently there are no housing options in the area aside from an assisted living facility.

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

No public comments have been received to date on this proposal.

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

Planning for the Vista Entertainment District began in the early 2000's. The plans included a new convention center, offices, retail, commercial services and public amenities. Since that planning began, the Three Rivers Convention Center, three hotels and portions of the public walkway have been constructed. The proposed amendment could spur development in the remaining portions of the Vista Field Entertainment District. It is crucial that the future development that occurs ties to and is complimentary and compatible with the Vista Field Redevelopment Area which is located across W. Grandridge Blvd. to the east. The proposed change to Mixed Use will help to ensure that compatibility.

FINDINGS

1. The applicant is City of Kennewick (210 W. 6th Ave., Kennewick, WA 99336).

2. The owner is City of Kennewick (210 W. 6th Ave., Kennewick, WA 99336).

3. The request is to change the land use designation for the subject parcels from Commercial to Mixed Use.

4. The application was received on May 1, 2019 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 11, 2018.

5. The site is currently served by City water and sewer in W. Grandridge Blvd., S. Young St. and W. Okanogan Pl.

6. Access to the site is currently provided from W. Grandridge Blvd., S. Young St. and W. Okanogan Pl.

7. The proposed amendment is adjacent to Commercial, Mixed Use and Public Facility 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 August 2, 2019.

11. The proposed amendment bears a substantial relationship to the public health, safety, welfare or protection of the environment in that it will allow the development of a more compact, walkable, mixed use development that will integrate with the Vista Field Redevelopment Plan and implement the planning that was done in the early 2000's relative to the Vista Entertainment District plans.

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 parcel from Commercial to Mixed Use.

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.

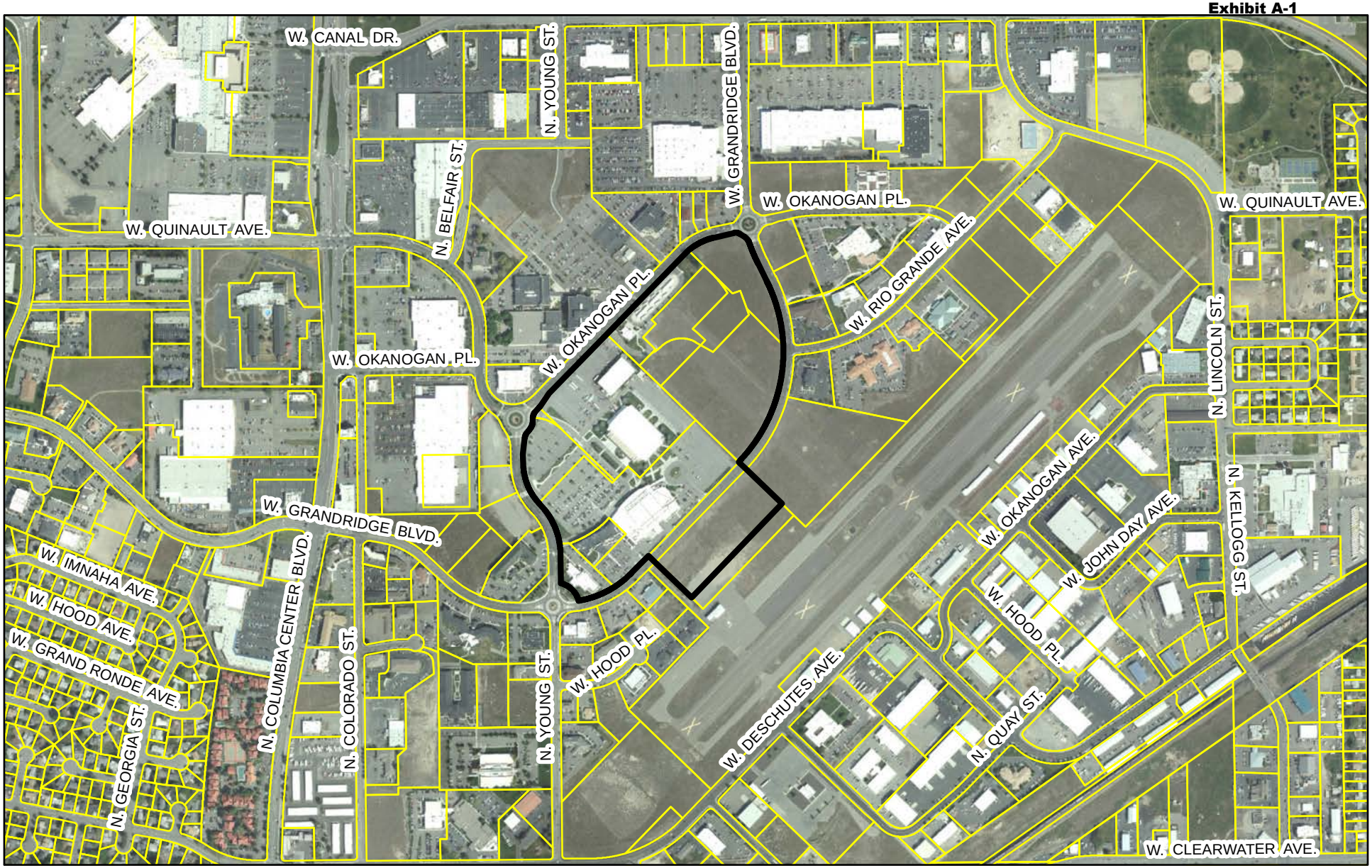
Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 19-09 contained in the staff report and recommend approval to City Council.

Motion

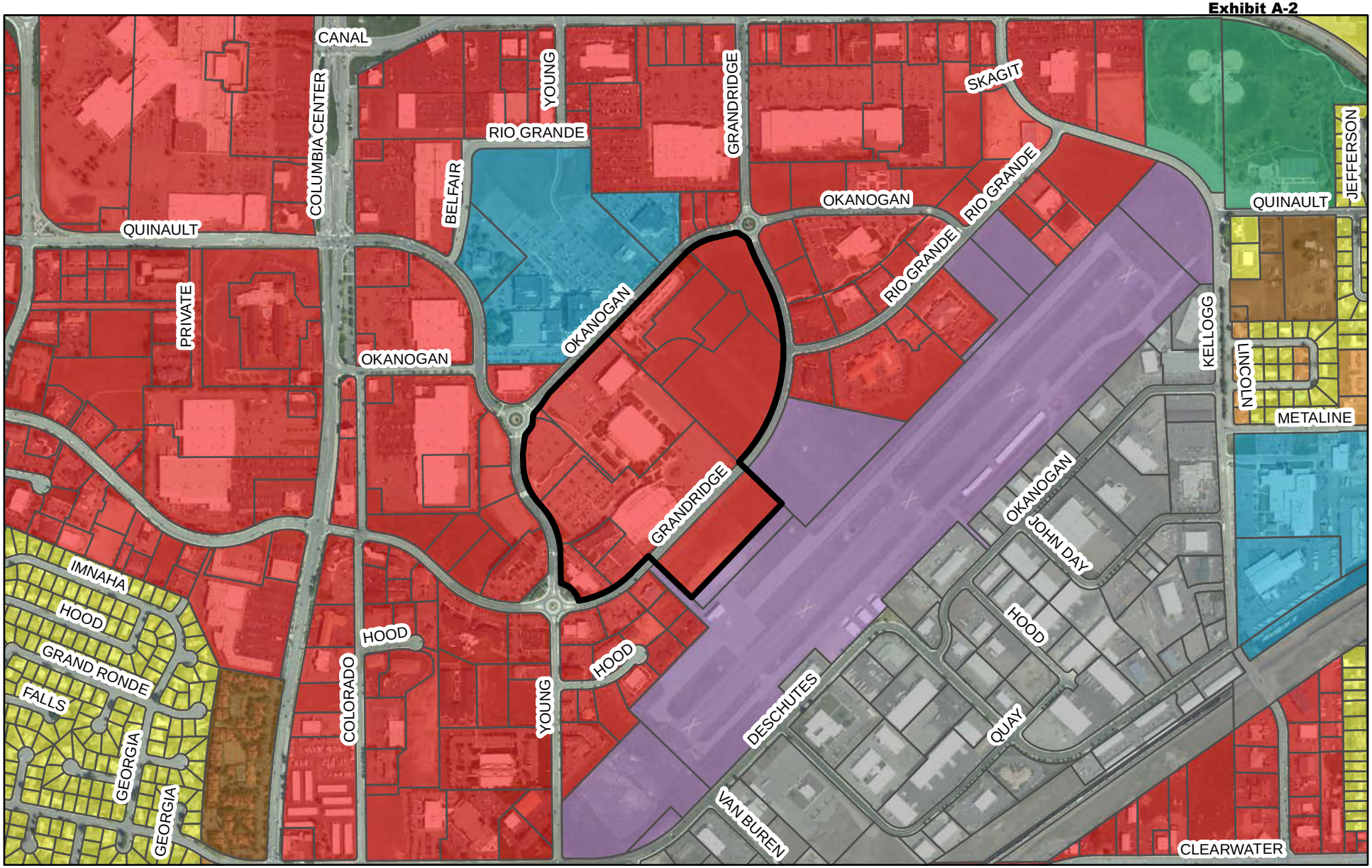
I move that the Planning Commission concur with the findings and conclusions of CPA 19-09 contained in the staff report and recommend to City Council approval of the request.

Exhibit A-1



CPA 19-11/PLN-2019-01139
Commercial to Mixed Use
6941, 7000, 7016, 7048, 7130 W. Grandridge Blvd &
7109 W. Okanogan Pl.

Exhibit A-2



CPA 19-11/PLN-2019-01139 City of Kennewick

- Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facility

Exhibit A-3

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

PROJECT # CPA 19 - 11 **PLN-** 2019 - 01139 **FEE $** NA

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- 2019 - 01140 Pre Application Meeting PLN-_____-_____

Applicant: City of Kennewick - Community Planning Department (contact: Anthony Muai)

Address: 210 W 6th Ave.

Telephone: (509) 585-4386 Cell Phone:_____ Fax:_____ E-mail anthony.muai@ci.kennewick.wa.us

Property Owner (if other than applicant): Same as above

Address:_____

Telephone:_____ Cell Phone: _____E-mail_____

SITE INFORMATION

Parcel No. 13 parcels, see attached list Acres_____ Zoning: CR

Address of property: 13 parcels, see attached list

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

Present use of property Arena, Ice rink, convention center, hotel, professional offices, transit station, vacant land

Size of existing structure: NA sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

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

Benton County Assessor Market Improvement Value: _____

Description of Project: Change the designation of multiple parcels from Commercial to Mixed Use
The abuts the Vista Field Redevelopment area and is consistent with the plan.

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: 1 May 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:

   This is a request to change the land use designation of 13 parcels, comprising 53.32 acres from Commercial to Mixed Use.

2. What are the reasons for the requested amendment:

   The subject parcels are part of Kennewick's Entertainment District and abut the Vista Field Redevelopment area. The Vista Field Redevelopment Plan envisions a walkable, mixed use center incorporating housing, retail, services, entertainment and a variety of other offerings in compact, pedestrian friendly layout. The plan also envisions creating a "true downtown" that has been identified as lacking in the Tri-Cities. The subject parcels currently house a transit center, hotel, Three Rivers Convention Center and Toyota Arena. These uses will compliment the vision of the Vista Field Redevelopment Plan.

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:

   The land use element will be affected by removing 53.32 acres from the Commercial designation and adding it to the Mixed Use designation. The change will also implement Residential Goal 4 and Policies 4.1 and 4.2; Commercial Goal 2 and 3 and Policies 2.1, 2.2, 2.4, 3.4 and 3.5; Economic Development Goal 3 and Policies 3.3 and 3.4.

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:

   Utilities are available at the site. The change is land use designation does will not create circumstances where new uses will be introduced that were not already permitted. Because of this, increases in impacts to municipal services will be minimal and will coincide with the amount of residential development that occurs. Many impacts to traffic, water and sewer and emergency services have been evaluated in the Vista Field Redevelopment Plan. Upgrades to the existing water system in the area will allow for increased density in the area. Sewer is adequate and provisions for emergency services that were identified during the Vista Field Redevelopment planning process will also be adequate to address the changes proposed in this request.

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

   This area is abuts the Vista Field Redevelopment area and will compliment and become part of the redevelopment area.

CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-01139, CPA 19-11

DESCRIPTION OF PROPOSAL: Request to change Comp Plan designation from Commercial to Mixed Use.

PROPONENT: City of Kennewick

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: Generally located northwest of Vista Field and adjacent to the Convention Center and Toyota Arena.

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. McCormick

****

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