



OCTOBER 5, 2020

PLANNING COMMISSION AGENDA
****Virtual Meeting via WebEx****

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 the Minutes dated August 17, 2020
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Comprehensive Plan Amendment (CPA) #20-01 from Low Density Residential (LDR) to Public Facility (PF).
- b. Comprehensive Plan Amendment (CPA) #20-02 from Commercial to Medium Density Residential (MDR).
- c. Comprehensive Plan Amendment (CPA) #20-03 from Medium Density Residential (MDR) to High Density Residential (HDR).

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
AUGUST 17, 2020
MEETING MINUTES**

CALL TO ORDER

Vice Chairman Morris called the meeting to order at 6:39 p.m.

Vice Chairman Morris led the Pledge of Allegiance.

Vice Chairman Morris made the following statement:

“Tonight’s meeting will be conducted through an online, virtual meeting platform. Planning Commissioners and staff are joining us remotely in order to comply with Governor Inslee’s Proclamation 20.28.4 as it relates to the Open Public Meeting Act during the COVID-19 State of Emergency. Should an individual Planning Commissioner become unexpectedly disconnected from the Webinar, please rejoin the meeting at your first opportunity. The record will reflect your attendance. The meeting will proceed so long as a quorum of Planning Commissioners are present.”

Recorder Melinda Didier called the roll and found the following logged into the Webinar:

Present: Commissioners Robert Rettig, Ken Short, Thomas Helgeson, Anthony Moore, Vice Chairman Victor Morris.

Excused: Commissioner Clark Stolle, James Hempstead

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Development Services Manager; Steve Donovan, AICP Senior Planner; Melinda Didier, Community Planning Administrative Assistant and Recorder

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the July 20, 2020 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Helgeson moved to accept the consent agenda. Commissioner Rettig seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Vice Chairman Morris opened the virtual public hearing at 6:48 p.m. for Change of Zone #20-04/PLN-2020-01589 proposing to change the zoning district for approximately 14.4 acres located at 10600 Ridgeline Drive from Business Park (BP) to Commercial, Community (CC). Applicant is Jason Archibald, Archibald & Co.

Architects, 660 Symons Street, Richland, WA 99354. Owner is Jerry Van Zuyen, 18708 S. Clodfelter Road, Kennewick, WA 99338.

Mr. Muai gave a brief overview of the staff report, and listed the main objections to the proposal from the letters and emails received by the City from neighboring property owners. Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report COZ 20-04, and recommend to City Council APPROVAL of the request.

Planning Commission questions:

Regarding WSDOT letter and traffic analysis, what will happen to street systems in Ridgeline; Regarding the email letter exhibits in the packet, did they all say pretty much the same things with the same issues.

Testimony of Applicant/Applicant's Representative:

Jason Archibald
Archibald & Co. Architects
660 Symons Street
Richland 99354

Applicant representing property owner Jerry Van Zuyen, the owner; his ambition and vision is to take the 1999 vision for that area and update, which CC zone would allow; trying to be a good neighbor, not create a hardship for anyone; there is a landscape buffer requirement, these will be single-family townhomes with a single shared wall; with the slopes, tall buildings are not likely; plan to put commercial along the street - we want homes to be well suited and a good neighbor; BP wouldn't be highest and best use of land.

Testimony in favor:

None

Testimony neutral or against:

Terry Filson
1604 S. Honeysuckle
Kennewick 99338

My property backs up to this property; the way I read BP, it is more structured and allows them to do what they want; even last speaker mentioned that with the slopes tall buildings not likely; more comfortable with structured businesses instead of homes and business behind my home; disappointed with City approach to this with regards to getting the info out to the public.

David Lemak
10295 W. 18th Court
Kennewick 99338

Disappointed and against it; we already have large apartment building nearby, we don't need more townhomes, would rather have business commercial with smaller businesses.

Dennis Hansen
10127 W. 18th Pl.
Kennewick 99338

Oppose this zone change; biggest problem is giving them a blank check to rezone and then they will put in a bunch of townhomes.

Hasmukh Mistry
1630 Honeysuckle Street
Kennewick 99338

Opposed; the map didn't explain what development is planned and the developer didn't explain; the developer and the City not faithful to the surrounding property owners.

Staff final comments: Respond to a few comments about city not providing information; followed standard procedures as required by state law; mailed out notices, advertised in the newspaper, met notice requirements; generally when we receive phone calls we respond, didn't receive any phone calls; happy to look at our mailing list and verify if they were within 300 feet of the radius; happy to look at list again to see if we missed anyone; only received one returned undeliverable in the mail; regarding increasing the number of townhomes from 70 to 200 – stand-alone residences are not allowed in the CC zone.

Public Testimony for COZ 20-04 closed at 7:22 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 20-04 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission Discussion:

As this developer looks at this, what's the best way for neighbors to stay in the loop; appreciate the number of people that came out to speak about this issue and provide the feedback by email; the Planning Commission is trying to understand their concerns as well as the staff findings and conditions.

The motion passed on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – The City Council accepted Planning Commission recommendation not to amend the code for auto repair, that change will not take place.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Vice Chairman Morris said since we have not been able to meet in person since February or March, when will we select the Chair and Vice Chair. Mr. McCormick said elections will be put on the agenda for next fully attended meeting.

ADJOURNMENT:

The meeting adjourned at 7:29 p.m.



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 20-01

REQUEST: Change 0.02 acres from Low Density Residential to Public Facility

APPLICANT: Knutzen Engineering, c/o Paul Knutzen

OWNER: Velina & Rene Perez



Not to scale

SITE INFORMATION

- **Size:** 0.02 acres
- **Location:** 4826 W Metaline Avenue
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low (RL)
- **Existing Land Use:** Vacant Land

EXHIBITS

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

APPLICATION PROCESS

- Application Submitted March 10, 2020
- Application routed for comments July 14, 2020
- Determination of Non-Significance was issued on August 5, 2020
- Appeal Period for the DNS ended August 19, 2020
- A property posting sign notifying the public of a public hearing on this request was posted on the site on September 17, 2020.
- Notice of Hearing published September 20, 2020
- Notice of Hearing mailed September 17, 2020

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Public Facility Zoning – Public Facility (PF) Existing Land Uses – Kamiakin High School Parking Lot
South	Comprehensive Plan – Public Facility and Medium Density Residential Zoning – Public Facility (PF) and Residential, Medium Existing Land Uses – Kamiakin High School and multi-family residences
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – vacant land and single-family residences
West	Comprehensive Plan – Public Facility Zoning – Public Facility (PF) Existing Land Uses – Kamiakin High School Parking Lot

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 0.02 acres from Low Density Residential to Public Facility.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

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

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment will not allow the property to be rezoned to a zoning district that will permit uses which may have the potential to negatively impact the public health, safety, welfare and protection of the environment.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

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

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

PUBLIC COMMENT

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

AGENCY COMMENTS

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

ANALYSIS OF REQUEST

This request will allow the Kennewick School District to combine this parcel with the Kamiakin High School parcel to the west. It will also provide additional access to the high school parking lot from W Metaline Avenue and improve access and circulation at the school.

FINDINGS

1. The applicant is Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338).
2. The owners are Velina M. & Rene A Perez, 1103 S Sunnyvale Drive, Kennewick, WA 99338.
3. The request is to change the land use designation for the subject parcel from Low Density Residential to Public Facility.
4. The application was received on March 10, 2020 and was routed for review to various City Departments and other local, state and federal agencies for comment on July 14, 2020.
5. The site is currently served by City water and sewer in W Metaline Avenue.
6. Access to the site is currently provided from W Metaline Avenue.
7. The proposed amendment is adjacent to Public Facility, Medium Density Residential and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on August 5, 2020 for this application. The appeal period for the determination ended on August 19, 2020.
9. A public hearing notification sign was posted on site September 17, 2020.
10. Notice of the public hearing for this application was published in the Tri-City Herald on September 20, 2020. Notices were also mailed to property owners within 300 feet of the site on September 17, 2020.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it will allow Kennewick School District to purchase and combine this parcel with the adjacent Kamiakin High School parcel.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

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

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 20-01 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 20-01 contained in the staff report and recommend to City Council approval of the request.

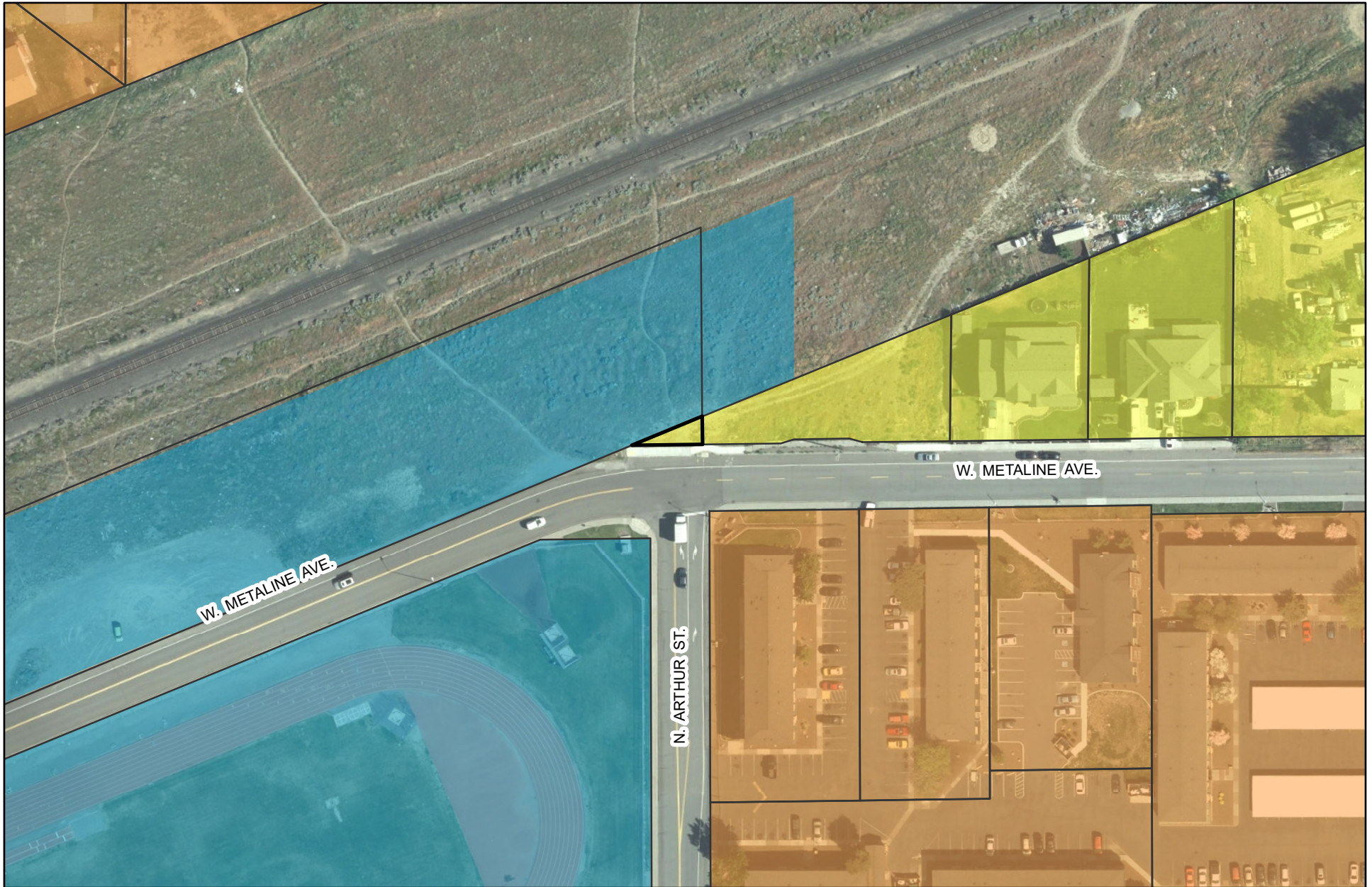


CPA 20-01
 Low Density Residential to Public Facility
 4826 W Metaline Avenue



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

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



CPA 20-01/PLN-2020-00690 Knutzen Engineering

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

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

PROJECT # CPA 20-01 PLN- 2020 - 00690 FEE \$ 1,080.00

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 Suite 160, Kennewick, WA 99338

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

Property Owner (if other than applicant): Perez Velina M & Rene A

Address: 1103 S Sunnyvale Dr, Kennewick, WA 99338-1220

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

SITE INFORMATION

Parcel No. 133991012791001 Acres 0.02 Zoning: RL

Address of property: 4826 W Metaline Ave, Kennewick, WA 99336

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

Present use of property Undeveloped Lot

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

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

Benton County Assessor Market Improvement Value: \$28,500

Description of Project: A comprehensive plan amendment from Residential Low Density (RL) to Public Facility (PF).

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

Applicant's Signature

Date: 3/3/2020

Signature of owner or owner's authorized representative

1. State the requested amendment:

2. What are the reasons for the requested amendment:

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

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

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



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

FILE/PROJECT NUMBER: ED 20-07/PLN-2020-00693

DESCRIPTION OF PROPOSAL: To amend the City of Kennewick Comprehensive Plan Land Use Map for a .02-acre property from Low Density Residential to Public Facility.

PROPOSER: Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 4826 W Metaline Avenue

LEAD AGENCY: City of Kennewick

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

☒ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

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

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

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

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Gregory J. McCormick

Date: August 5, 2020

Signature: _____

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

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED 20-07 File

APPLICATION PROCESS

- Application Submitted March 31, 2020
- Application routed for comments July 14, 2020
- Determination of Non-Significance was issued August 5, 2020
- Appeal Period for the DNS ended August 19, 2020
- A property posting sign notifying the public of a public hearing on this request was posted on the site on September 17, 2020.
- Notice of Hearing published September 20, 2020
- Notice of Hearing mailed September 17, 2020

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Commercial Zoning – Commercial Community (CC) Existing Land Uses – vacant land
South	Comprehensive Plan – Low Density Residential and Industrial Zoning – County Zoning Existing Land Uses – single-family residences and vacant land
East	Comprehensive Plan – Medium Density Residential Zoning – Residential, Manufactured Home (RMH) and Residential, Medium (RM) Existing Land Uses – single-family residences
West	Comprehensive Plan – Commercial Zoning – Business Park (BP) Existing Land Uses – church and 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 the land use designation of 14.74 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 will not allow the property to be rezoned to a zoning district that will permit uses, which may have the potential to affect the public health, safety, welfare and protection of the environment negatively.
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;
Amending the land use designation from Commercial to Medium Density Residential may affect the physical environment, due to future on-site residential development. No negative impacts to the physical environment are anticipated at the site or in the immediate area.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features, the site does not contain any open space or designated critical areas. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land uses to the east. The property to the south is in Unincorporated Benton County, with Low Density Residential and Industrial designations. The industrial land could potentially affect the residentially designated properties. The proposed amendment is compatible with the commercial property to the west.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The proposed land use designation will allow an increase to the residential density in the area. Future development is subject to concurrency requirements, along with Traffic and Park Impact Fees.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
Residential housing continues to be a major need in Kennewick and designating the site to Medium Density Residential will help address the housing need. The site is adjacent to existing residential development that has the same land use designation as what is proposed by this application.
6. The current and projected project density in the area; and
The proposed designation will allow residential densities up to 13 units per acre and will allow for increased density in the immediate area.
7. The effect, if any upon other aspects of the Comprehensive Plan.
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

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

AGENCY COMMENTS

The Washington State Department of Transportation submitted its concerns on how future development may affect I-82/W Clearwater Avenue interchange see Exhibit A-5.

ANALYSIS OF REQUEST

This request will allow the property to eventually be rezoned and developed to the Residential, Medium Density development standards.

FINDINGS

1. The applicant is Knutzen Engineering, c/o Nathan Machiela, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The owners are Tom and Vicki Solbrack, 2555 W Highway 24, Othello, WA 99344.
3. The request is to change the land use designation for the subject parcel from Commercial to Medium Density Residential.
4. The application was received on March 31, 2020 and was routed for review to various City Departments and other local, state and federal agencies for comment on July 14, 2020.
5. City water and sewer is within 400 feet of the site.
6. Access to the site is from W. 10th Avenue.
7. The proposed amendment is adjacent to Commercial and Medium Density Residential designated lands.
8. A Determination of Non-Significance was issued on August 5, 2020 for this application. The appeal period for the determination ended on August 19, 2020.
9. A public hearing notification sign was posted on site September 17, 2020.
10. Notice of the public hearing for this application was published in the Tri-City Herald on September 20, 2020. Notices were also mailed to property owners within 300 feet of the site on September 17, 2020.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment.
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 a portion of the subject site 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 not affect population densities in the area.
5. Future development of the site will be subject to Traffic and Park Impact Fees.

Recommendation

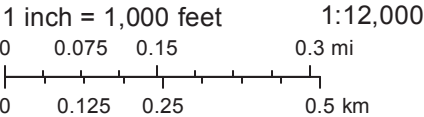
Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 20-02 contained in the staff report and recommend approval to City Council.

Motion

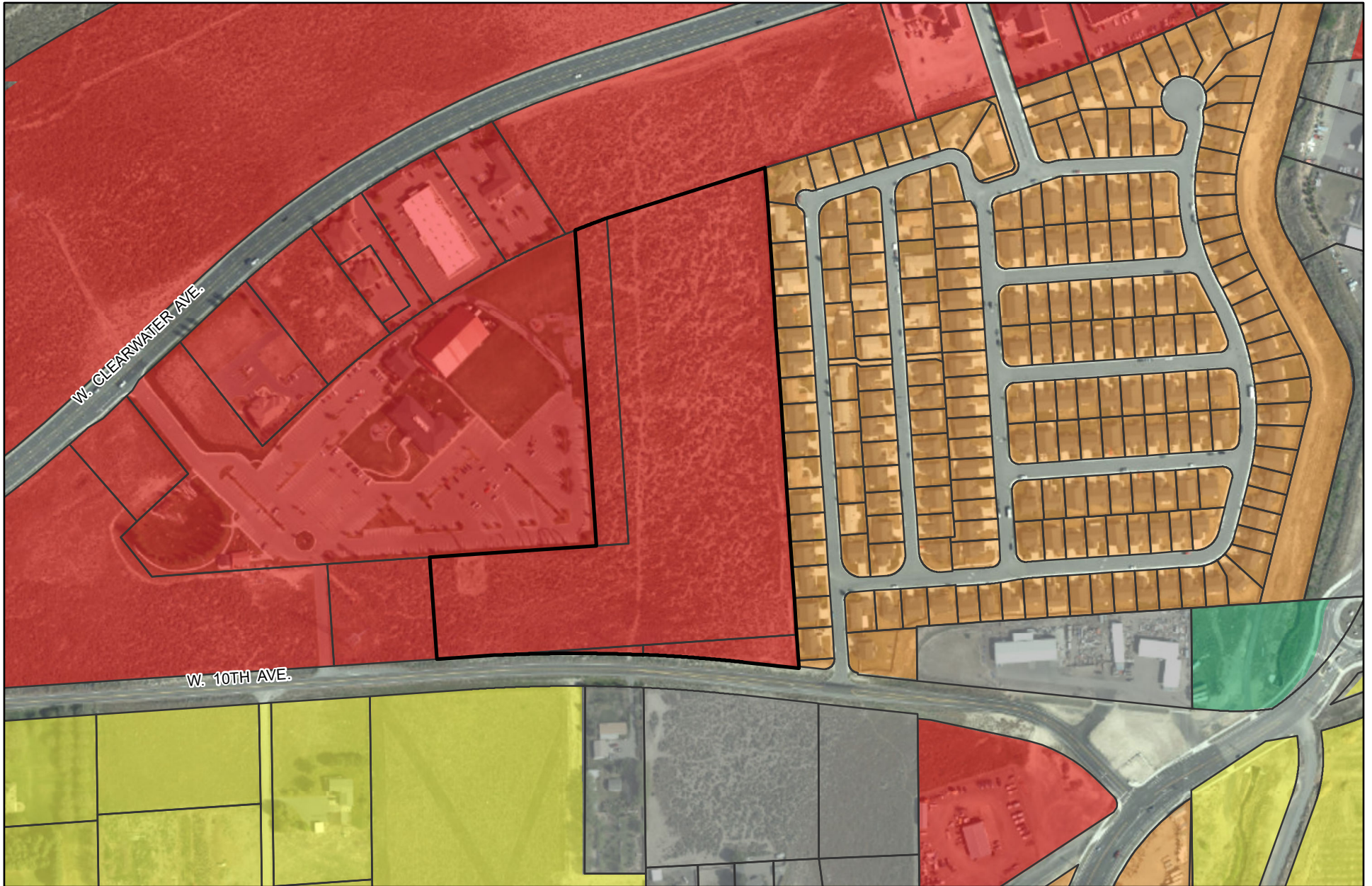
I move that the Planning Commission concur with the findings and conclusions of CPA 20-02 contained in the staff report and recommend to City Council approval of the request.



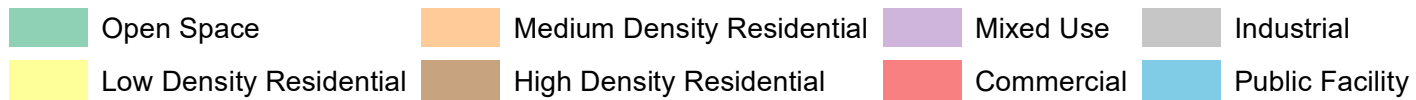
CPA 20-02
Commercial to Medium Densit Residential
9757 W Clearwater Avenue



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



CPA 20-02/PLN-2020-00841 Solbrack



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

Exhibit A-3

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

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: _____

Address: _____

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

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 112881000005004 112881000006002 Acres Zoning: C C
101884BP5063015 101884000001017 C BP

Address of property: _____

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

Present use of property _____

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

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

[Benton County Assessor Market Improvement Value:](#) _____

Description of Project: _____

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



Applicant's Signature



Signature of owner or owner's authorized representative

Date: _____

1. State the requested amendment:

2. What are the reasons for the requested amendment:

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

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

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



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

FILE/PROJECT NUMBER: ED 20-08/PLN-2020-00852

DESCRIPTION OF PROPOSAL: To amend the City of Kennewick Comprehensive Plan Land Use Map for a 14.74-acre property from Commercial to Medium Density Residential.

PROPOSER: Knutzen Engineering, c/o Nathan Machiela, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 9757 W Clearwater Avenue

LEAD AGENCY: City of Kennewick

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

☒ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

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

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

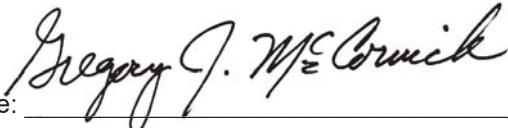
☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: August 5, 2020

Signature: 

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

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED 20-08 File



South Central Region
 2809 Rudkin Road
 Union Gap, WA 98903-1648
 509-577-1600 / FAX: 509-577-1603
 TTY: 1-800-833-6388
www.wsdot.wa.gov

July 21, 2020

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

Attention: Steve Donovan, Senior Planner

Subject: 2020 Comprehensive Plan Map Amendments
 CPA 20-02, Tom/Vicki Solbrack, Commercial to Med-Density Residential
 CPA 20-03, JAYCEE Structure (Benton PUD), Med to Hi-Density Res
 CPA 20-05, BYK Development, Low-Density Residential to Commercial
 CPA 20-06, Jose Chavallo & Tammy Steele-Chavallo, LD Res to HD Res
 US 395, I-82

We have reviewed the proposed land use map designation amendments and have comments on four of them.

1. CPA 20-02 would redesignate the land use of 14.74 acres from Commercial to Medium-Density Residential. The property is on W 10th Avenue and is located about 1 mile northeast of I-82 Exit 109 (Badger Rd/W Clearwater Avenue). Some of the traffic will use I-82 and Exit 109. This location has seen significant development recently and the interchange off ramps are now exceeding the Level of Service (LOS) threshold. When development occurs, this site, along with other developments in the area, will be the factors requiring improvements to the ramps and Badger Road. As developments are proposed, they will be subject to review for their impacts to the WSDOT system. The developments will need to mitigate their traffic impacts. It is to the benefit of the City, the State, and future developers to preserve the functionality of the I-82 interchange. The County has two projects to make improvements to the interchange, but they are not yet fully funded nor have any decisions been made. The City and developer should also consider Transportation Demand Management (TDM) measures to reduce traffic impacts.
2. CPA 20-03, CPA 20-05, and CPA 20-06 are within the Southridge subarea.

CPA 20-03 would redesignate 57.02 acres from Medium-Density Residential to High-Density Residential. The property is adjacent to I-82 and about 1 mile west of US 395. The subject property is located near a large area of other residential zones. Nonetheless,

residential zones adjacent to major highways like I-82 are not the most compatible. Major highways are critical and essential facilities serving the local area, region, state, and nation, and have a strong benefit on the economy. It is important to limit impacts to these essential facilities.

I-82 is an existing facility. When developing, the proponent will create a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. When development occurs, it is the proponent's responsibility to dampen or deflect any traffic noise for development at this site.

CPA 20-05 would redesignate 20.50 acres from Low-Density Residential to Commercial. The property is located in the Southridge area and is on Hildebrand Boulevard. It is not adjacent to any state highways, but is about ½ mile north of I-82 and about 2.5 miles northwest of US 395 at the Hildebrand Boulevard intersection.

In the past, the City expressed interest in a new connection or crossing to I-82 located about halfway between Exit 109 (Badger Road) and Exit 113 (US 395). New or revised access to Interstate freeways requires collaboration with and approval from the Federal Highway Administration (FHWA). WSDOT and local partners need to include FHWA from the beginning of the planning process throughout the development of the proposal. WSDOT is the only entity recognized by the FHWA Washington Division that is allowed to submit requests for Interstate access revisions for review and approval. It is important to note that FHWA's position on new interchanges requires local agencies to complete all possible improvements to the local road system prior to requesting a new connection to the interstate system. WSDOT's experience is the FHWA will not agree to a new connection until all other possibilities are exhausted.

CPA 20-06 would redesignate 40.6 acres from Low-Density Residential to High-Density Residential. The site is located about 1 mile north of I-82 and about 1.2 miles due west of the US 395/27th Avenue intersection. The property is north of Hildebrand Boulevard, east of Sherman Street, and is near to 28th Avenue. An extension of 28th Avenue to serve the site would provide a direct connection to 27th Avenue. The US 395/27th Avenue intersection has exceeded its capacity at peak times.

Combined Comments for CPA 20-03, CPA 20-05, and CPA 20-06

The Southridge area has seen significant development recently and traffic is increasing with congestion in certain locations. When combined, CPA 20-03, CPA 20-05, and CPA 20-06 total 118.12 acres. This is a substantial amount acreage that could be

developed to dense urban standards. We are concerned with the cumulative impact to our system. None of these three properties is adjacent to U.S. Highway 395 (US 395). However, US 395 is the sole north-south arterial serving the area. As such, WSDOT expects the majority of traffic generated by these proposals will utilize US 395 and access the highway at Ridgeline Drive, Hildebrand Boulevard, and 27th Avenue.

When development occurs, these three sites, along with other developments, will be the factors requiring improvements to US 395 and potentially I-82. As developments are proposed, they will be subject to review for their impacts to the WSDOT system. It is to the benefit of the City, the State, and future developers to preserve the functionality of US 395 and I-82.

The developments will need to mitigate their traffic impacts. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer. The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.

The City of Kennewick has an interchange project programmed for the US 395/Ridgeline Drive intersection. When development occurs, we will recommend the City require the developer to contribute to towards construction of the interchange at US 395 and Ridgeline Drive in proportion to their impacts.

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

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG:jg

cc: File – Comp Plans/Benton County
Celeste Gilman, WSDOT Multimodal Planning
Will Simpson, Washington Department of Commerce



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

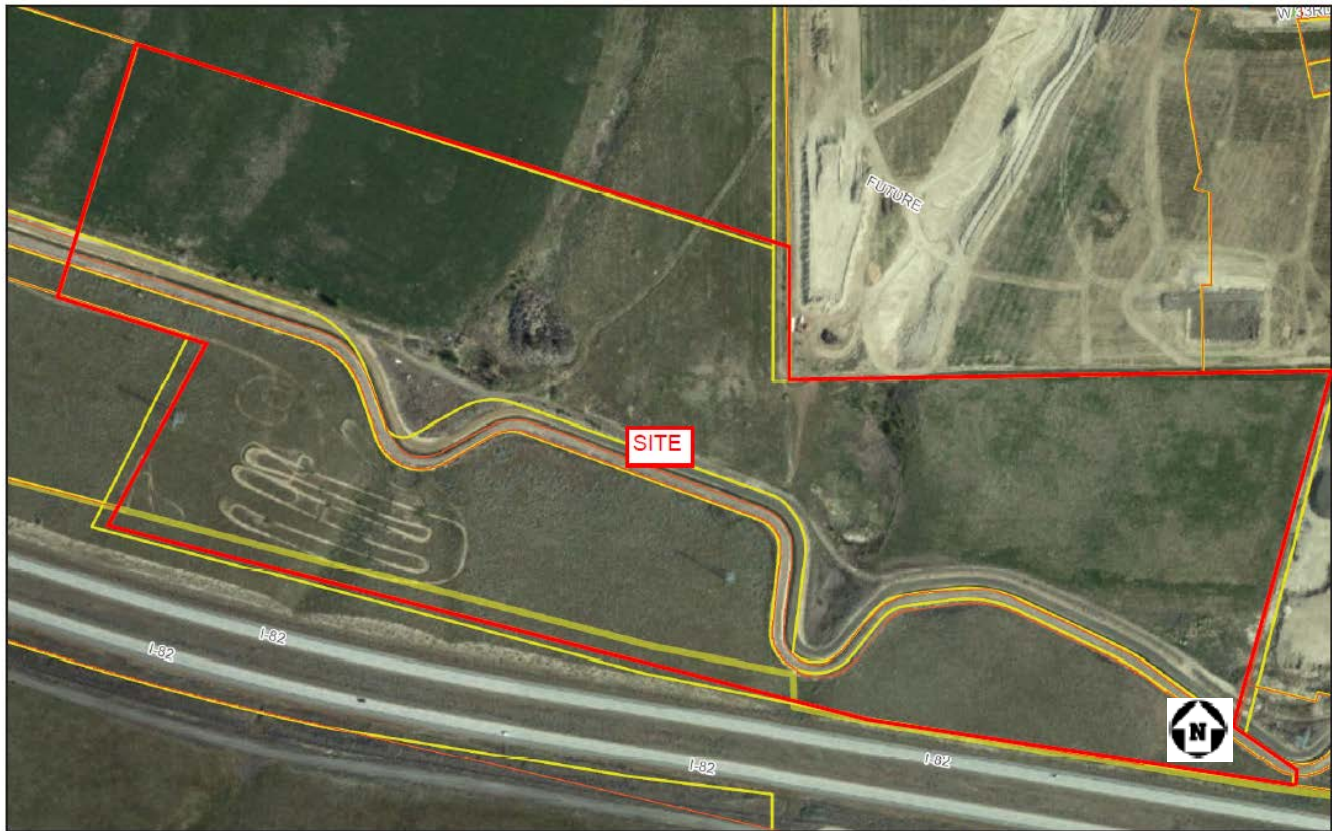
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 20-03

REQUEST: Change 57.02 acres from Medium Density Residential to High Density Residential.

APPLICANT: Benton Public Utility District (BPUD), c/o Evan Edwards

OWNER: Jaycee Structures, LLC



Not to scale

SITE INFORMATION

- **Size:** 57.02 acres
- **Location:** North of I-82 and west of S Sherman Street.
- **Topography:** Relatively Flat
- **Existing Comprehensive Plan Designation:** Medium Density Residential
- **Existing Zoning:** Residential, Medium Density (RM)
- **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:** Washington State Department of Transportation comment
- **Exhibit A-6:** Roadway Functional Classification Map
- **Exhibit A-7:** Highway and Street System Map

APPLICATION PROCESS

- Application Submitted: April 9, 2020
- Application routed for comments: July 14, 2020
- Determination of Non-Significance issued August 5, 2020.
- Appeal Period for the DNS ended August 19, 2020.
- A property posting sign notifying the public of a public hearing on this request was posted at the site on September 17, 2020.
- Notice of Hearing published September 20, 2020
- Notice of Hearing mailed September 17, 2020

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – vacant land
South	Comprehensive Plan – Undesignated (recently annexed) Zoning – Undesignated (recently annexed) Existing Land Uses – I-82 and vacant land
East	Comprehensive Plan – Medium Density Residential and Low Density Residential Zoning – Residential, Medium (RM) and Residential, Low (RL) Existing Land Uses – vacant land
West	Comprehensive Plan – Commercial and High Density Residential Zoning – Commercial, Community (CC) and Residential, High (RH) Existing Land Uses – vacant land

REGULATORY CONTROLS

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

DESCRIPTION OF REQUEST

The applicant has requested to change the land use designation of 57.02 acres from Medium 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;
At this time, it is unknown what type of relationship the proposed amendment will have to the public health, safety, welfare and protection of the environment. What is known at this time is that BPUD intends to construct a power substation in this area. The substation will provide electricity to the urban growth area south of I-82. The City of Kennewick has already annexed approximately 223 acres south of I-82, with the intent to annex additional land in the future for industrial purposes.
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 that is not affected by the proposed 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 address an identified deficiency in the Comprehensive Plan. Comprehensive Plan Table 2: Land Inventory shows that the City has a deficit of 159 acres for lands designated Residential High Density needed for residential development.

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;
Staff is unaware of the possible effect on the physical environment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There are no anticipated effects to streams, rivers, lakes or the topography because of the proposed amendment. Adequate regulations exist in the Kennewick Municipal Code that will mitigate any possible impacts to the natural environment.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land uses to the west, since those properties have Commercial or High Density Residential land use designations. The property to the east of the site, is designated Medium Density Residential, which it is common to have adjacent to High Density Residential. The property to the south consists of I-82 and land that has been recently annexed into the City that has not yet been zoned. The property to the north is designated Low Density Residential and it is possible that non-compatible uses could be developed.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The future use of the property will determine the adequacy and impact on community facilities.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
Comprehensive Plan Table 2: Land Inventory shows that the City has a deficit of 159 acres for lands designated Residential High Density needed for residential development. Currently, there is land designated High Density Residential adjacent to the west of the site.
6. The current and projected project density in the area; and
The proposed designation does allow for a density of up to 27 units per acre.
7. The effect, if any upon other aspects of the Comprehensive Plan.
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

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

AGENCY COMMENTS

See Exhibit A-5 to review the Washington State Department of Transportation comments on how future development may be impacted by I-82 traffic noise.

ANALYSIS OF REQUEST

Pursuant to the application materials, the applicant intends to complete a boundary line adjustment with the subject lot and the 6.37-acre lot to the west in order to reduce 6.37-acre lot to roughly 3 acres. At some point in the future, the BPUD will construct a power substation. A boundary line adjustment requires that all properties involved have the same zoning district, the 6.37 acre to the west is currently zoned Residential, High Density.

It is not feasible for the applicant to subdivide the 6.37-acre lot because any subdivision action, such as a short plat will require the construction of a street to access the site, along with water, sewer and other utilities.

Future collector streets will provide access to the site; see the attached Roadway Functional Classification Map from the City of Kennewick 2040 Transportation System Plan, Exhibit A-6. Additionally, the future collector streets will consist of two travel lanes and one center turn lane, see Exhibit A-7.

At this time, it is unknown how all of the property in question will be developed. The density for the subject site is being amended from 13 units per acre to 27 units per acre. Uses permitted by the implementing zoning district are only what will be allowed at the site. Future development will be subject to meeting applicable concurrency requirements, which include utility and street improvements. In addition, a 125-foot wide Bonneville Power Administration easement passes through the center of the site south of the canal, which greatly limits development potential for that portion of the site. This request will allow the property to eventually be rezoned and developed to the Residential, High Density development standards.

FINDINGS

1. The applicant is Benton Public Utility District, c/o Evan Edwards, 2721 W 10th Avenue, Suite 160, Kennewick, WA 99336.
2. The owner is Jaycee Structures, LLC, 1505 NE Village Street, Fairfield, OR 97024.
3. The request is to change the land use designation for the subject parcel from Medium Density Residential to High Density Residential.
4. The application was received on April 9, 2020 and was routed for review to various City Departments and other local, state and federal agencies for comment on July 14, 2020.
5. City water and sewer utilities are not available at the site.
6. Access to the site is currently only via an existing Kennewick Irrigation District Road. Future access to the site will be provided via the layout shown in the Roadway Functional Classification Map in the City of Kennewick 2040 Transportation System Plan.
7. The proposed amendment is adjacent to Commercial, High Density Residential, Medium Density Residential and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on August 5, 2020 for this application. The appeal period for the determination ended on August 19, 2020.
9. A public hearing notification sign was posted on site September 17, 2020.
10. Notice of the public hearing for this application was published in the Tri-City Herald on September 20, 2020. Notices were also mailed to property owners within 300 feet of the site on September 17, 2020.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment.
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 a portion of the subject site from Medium 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 and increase to residential densities in the area.
5. Future development of the site has the potential to affect the traffic and park system. Park and Traffic Impact Fees will be determined by the type of development and assessed at the time of development.
6. Access to the site is subject the City of Kennewick 2040 Transportation System Plan.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 20-03 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 20-03 contained in the staff report and recommend to City Council approval of the request.

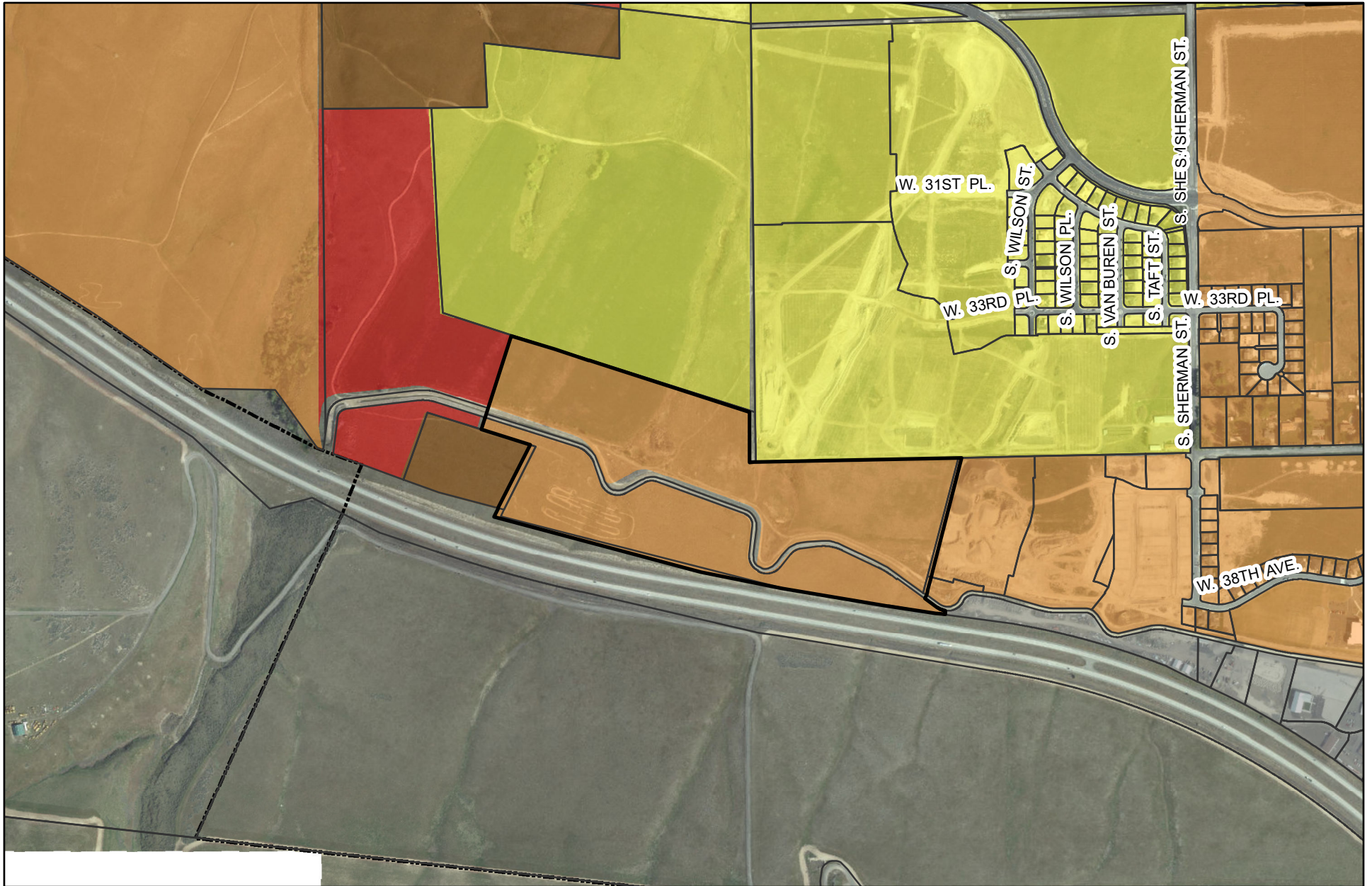


CPA 20-03
 Medium Density Residential to High Density Residential
 Undetermined Address

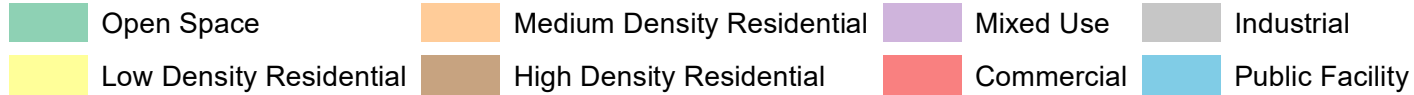


1 inch = 3,000 feet 1:36,000
 0 0.275 0.55 1.1 mi
 0 0.425 0.85 1.7 km

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



CPA 20-03/PLN-2020-00935 Benton PUD



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

PROJECT # _____ - _____ PLN-2020 -00935 FEE \$ 1080

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- 2020 - 00930 Pre Application Meeting PLN- _____ - _____

Applicant: Evan Edwards (edwardse@bentonpud.com)

Address: 2721 W 10th AVE

Telephone: 582-1232 Cell Phone: 510-508-8883 Fax: _____ E-mail _____

Property Owner (if other than applicant): JAYCEE STRUCTURE LLC (bobandmelj@gmail.com)

Address: 1505 NE VILLAGE ST FAIRVIEW, OR 97024

Telephone: _____ Cell Phone: (757) 805-8198 E-mail _____

SITE INFORMATION

Parcel No. 118891000001007 Acres 57.02 Zoning: RM

Address of property: UNDETERMINED KENNEWICK, WA 99337

Number of Existing Parking Spaces None Number of Proposed (New) Parking Spaces None

Present use of property VACANT

Size of existing structure: None sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

Height of building: N/A Cubic feet of excavation: NONE Cost of new construction NONE

Benton County Assessor Market Improvement Value: NONE

Description of Project: Comprehensive Plan Amendment to change land use from MDR to HDR in preparation for future BLA and Zoning change applications.

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

Evan Edwards

Applicant's Signature

Date: 4/9/2020

Marcus Fullard-Leo

Signature of owner or owner's authorized representative

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:

Jaycee Structure LLC. along with Benton PUD request this amendment to change the current land use of parcel 118891000001007 which is currently MDR to HDR.

2. What are the reasons for the requested amendment:

This amendment prepares parcel 118891000001007 for a boundary line adjustment and zoning change request which would be submitted immediately following amendment approval in order to allow for a real property transaction between Jaycee Structure LLC. and Benton PUD take place. This transaction when complete will set aside roughly 3.5 acres for an electric substation with up to 50 MW of capacity for future development in the immediate area.

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 elements of the comprehensive plan that will affected are:

1. Land Use – This amendment changes the land use of the parcel in question from MDR to HDR in preparation for future BLA and Re-zoning actions. +

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:

Policies that will be implemented:

This request is directly related to "Land Use - Residential" goals three and four by "promoting a variety of residential densities..." and allows for higher density residential development adjacent to commercial zoning to the west. +

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

Attachment

An excerpt of Benton PUD's 2018 Plan of service uses spatial forecasting showing the need to acquire an additional substation property in the location associated with this Amendment application.

The 2018 Plan was adopted by Benton PUD Commissioners in late 2018.

See Benton PUD 2018 Plan of Service excerpt.



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

FILE/PROJECT NUMBER: ED 20-09/PLN-2020-00930

DESCRIPTION OF PROPOSAL: To amend the City of Kennewick Comprehensive Plan Land Use Map for a 57.02-acre property from Medium Density Residential to High Density Residential.

PROPOSER: Evans Edwards, 2721 W 10th Avenue, Kennewick, WA 99337

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: LOCATED IN NE ¼ & N ½ OF SECTION 18 & N ½ OF THE SW ¼ OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, LOCATED IN THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

LEAD AGENCY: City of Kennewick

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

☒ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

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RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

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

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: August 5, 2020

Signature: _____

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

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED 20-09 File



South Central Region
 2809 Rudkin Road
 Union Gap, WA 98903-1648
 509-577-1600 / FAX: 509-577-1603
 TTY: 1-800-833-6388
www.wsdot.wa.gov

July 21, 2020

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

Attention: Steve Donovan, Senior Planner

Subject: 2020 Comprehensive Plan Map Amendments
 CPA 20-02, Tom/Vicki Solbrack, Commercial to Med-Density Residential
 CPA 20-03, JAYCEE Structure (Benton PUD), Med to Hi-Density Res
 CPA 20-05, BYK Development, Low-Density Residential to Commercial
 CPA 20-06, Jose Chavallo & Tammy Steele-Chavallo, LD Res to HD Res
 US 395, I-82

We have reviewed the proposed land use map designation amendments and have comments on four of them.

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2. CPA 20-03, CPA 20-05, and CPA 20-06 are within the Southridge subarea.

CPA 20-03 would redesignate 57.02 acres from Medium-Density Residential to High-Density Residential. The property is adjacent to I-82 and about 1 mile west of US 395. The subject property is located near a large area of other residential zones. Nonetheless,

residential zones adjacent to major highways like I-82 are not the most compatible. Major highways are critical and essential facilities serving the local area, region, state, and nation, and have a strong benefit on the economy. It is important to limit impacts to these essential facilities.

I-82 is an existing facility. When developing, the proponent will create a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. When development occurs, it is the proponent's responsibility to dampen or deflect any traffic noise for development at this site.

CPA 20-05 would redesignate 20.50 acres from Low-Density Residential to Commercial. The property is located in the Southridge area and is on Hildebrand Boulevard. It is not adjacent to any state highways, but is about ½ mile north of I-82 and about 2.5 miles northwest of US 395 at the Hildebrand Boulevard intersection.

In the past, the City expressed interest in a new connection or crossing to I-82 located about halfway between Exit 109 (Badger Road) and Exit 113 (US 395). New or revised access to Interstate freeways requires collaboration with and approval from the Federal Highway Administration (FHWA). WSDOT and local partners need to include FHWA from the beginning of the planning process throughout the development of the proposal. WSDOT is the only entity recognized by the FHWA Washington Division that is allowed to submit requests for Interstate access revisions for review and approval. It is important to note that FHWA's position on new interchanges requires local agencies to complete all possible improvements to the local road system prior to requesting a new connection to the interstate system. WSDOT's experience is the FHWA will not agree to a new connection until all other possibilities are exhausted.

CPA 20-06 would redesignate 40.6 acres from Low-Density Residential to High-Density Residential. The site is located about 1 mile north of I-82 and about 1.2 miles due west of the US 395/27th Avenue intersection. The property is north of Hildebrand Boulevard, east of Sherman Street, and is near to 28th Avenue. An extension of 28th Avenue to serve the site would provide a direct connection to 27th Avenue. The US 395/27th Avenue intersection has exceeded its capacity at peak times.

Combined Comments for CPA 20-03, CPA 20-05, and CPA 20-06

The Southridge area has seen significant development recently and traffic is increasing with congestion in certain locations. When combined, CPA 20-03, CPA 20-05, and CPA 20-06 total 118.12 acres. This is a substantial amount acreage that could be

developed to dense urban standards. We are concerned with the cumulative impact to our system. None of these three properties is adjacent to U.S. Highway 395 (US 395). However, US 395 is the sole north-south arterial serving the area. As such, WSDOT expects the majority of traffic generated by these proposals will utilize US 395 and access the highway at Ridgeline Drive, Hildebrand Boulevard, and 27th Avenue.

When development occurs, these three sites, along with other developments, will be the factors requiring improvements to US 395 and potentially I-82. As developments are proposed, they will be subject to review for their impacts to the WSDOT system. It is to the benefit of the City, the State, and future developers to preserve the functionality of US 395 and I-82.

The developments will need to mitigate their traffic impacts. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer. The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.

The City of Kennewick has an interchange project programmed for the US 395/Ridgeline Drive intersection. When development occurs, we will recommend the City require the developer to contribute to towards construction of the interchange at US 395 and Ridgeline Drive in proportion to their impacts.

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

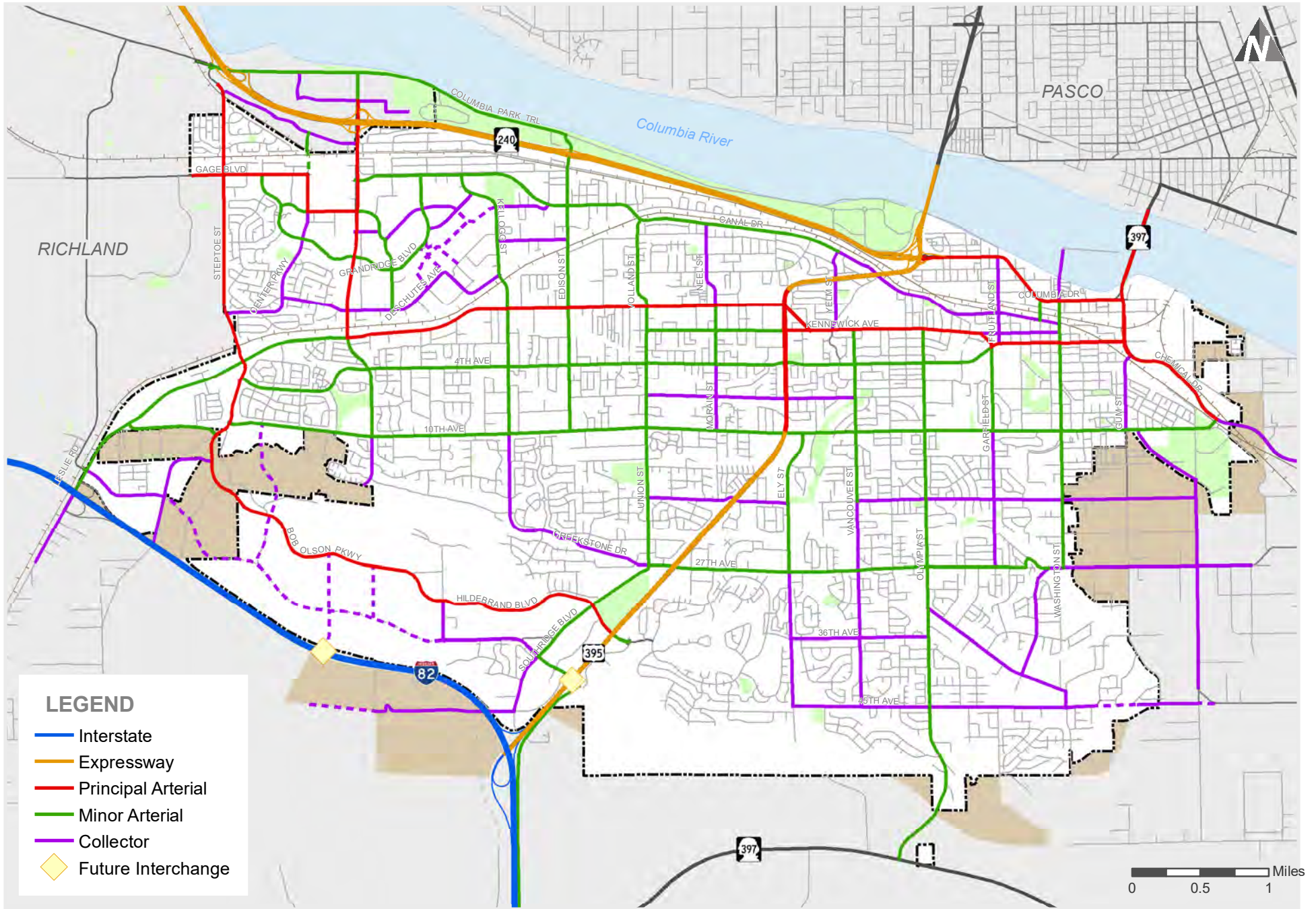
Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG:jg

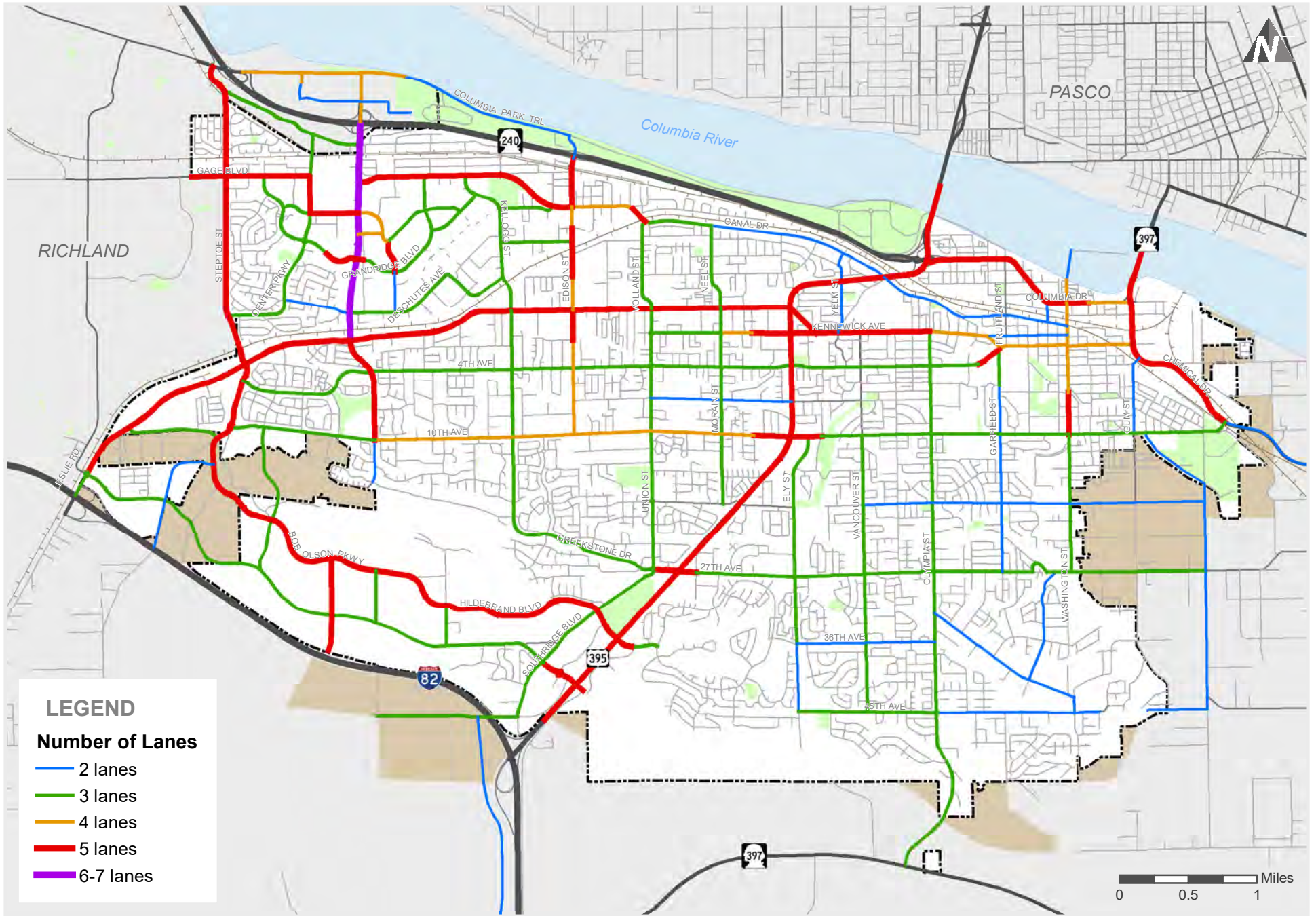
cc: File – Comp Plans/Benton County
Celeste Gilman, WSDOT Multimodal Planning
Will Simpson, Washington Department of Commerce



Roadway Functional Classification

Kennewick Citywide Transportation Plan

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Highway and Street System

Kennewick Citywide Transportation Plan

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