



May 15, 2023

PLANNING COMMISSION AGENDA

6:30 p.m.

****HYBRID COUNCIL CHAMBERS & VIRTUAL MEETING PLATFORM****

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 April 17, 2023
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #2023-0003 proposing to change the zoning designation for 4.26 acres located at 8600, 8640, 8760, & 8840 W. Clearwater Avenue from Industrial, Light (IL) to Commercial, Community (CC). Applicant is Paul Harmsen and Melanie Poe, MacKay Sposito, 18405 SE Mill Plain Blvd., Suite 100, Vancouver, WA 98683 & owner is Keith Hughes, Prestige Developments, Inc., 8600 W. Clearwater Avenue, Kennewick, WA 99336.

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

- a. Election of Planning Commission Officers

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
APRIL 17, 2023
MEETING MINUTES**

1. CALL TO ORDER

Recorder Melinda Didier called the meeting to order at 6:30 p.m. and asked the Planning Commissioners to nominate an Interim Chairman to chair the meeting in the absence of Chairman Morris. Commissioner Franklin nominated Commissioner Helgeson as Interim Chairman; Commissioner Gregory seconded the nomination. Motion passed unanimously.

Interim Chairman Helgeson called the meeting to order at 6:33 p.m.

Interim Chairman Helgeson led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following present:

PRESENT: Commissioners Thomas Helgeson, Tina Gregory, Ken Short, Nikki Griffith, Lola Franklin. (*Commissioners Ken Short and Nikki Griffith joined remotely*). Commissioner James Hempstead and Chairman Victor Morris had excused absence.

STAFF: Steve Donovan, AICP Planning Manager; Matt Halitsky, Senior Planner; and Melinda Didier, Planning Administrative Assistant/Recorder.

Five commissioners were present; Ms. Didier declared a quorum was established.

2. CONSENT AGENDA

- a. Approval of the minutes dated April 3, 2023.
- b. Approval of the agenda.
- c. Motion to enter Staff Report(s) into the Record.

MOTION: Commissioner Griffith moved to approve the Consent Agenda; Commissioner Gregory seconded the motion.

DISCUSSION: None.

VOTE: The motion passed on a unanimous roll call vote.

3. PUBLIC HEARINGS:

Interim Chairman Helgeson made the following statement:

“Good evening and welcome to the April 17, 2023, Kennewick Planning Commission meeting.

It is important that everyone who wishes to do so has an opportunity to speak. Each person who has either signed-in (in person) or registered (via Zoom) will have one, three-minute opportunity to address the Planning Commission.

If you are attending via Zoom, please confirm your microphone has been unmuted before you begin your comments.

Please state your name and address for the record; once you begin your remarks the countdown timer will start. At the end of your time, please mute your microphone.

The order of the hearings shall be as follows:

1. Planning staff shall provide a staff report; the Commission may ask questions of staff;
2. The Applicant or Applicant's Representative(s) Presentation;
3. Testimony in Favor of the Request;
4. Testimony Either Neutral or Against the Request;
5. Final Applicant Comments;
6. Final Staff Comments;
7. Close the public hearing and discuss the request."

A. CHANGE OF ZONE (COZ) #2023-0002

Interim Chairman Helgeson opened the public hearing at 6:35 pm for Change of Zone (COZ) 2023-0002.

1. Mr. Halitsky described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ #2023-0002 to City Council.

Planning Commission Questions: Commissioner Griffith and Commissioner Franklin asked if the zone change is for additional parking at the existing business. Mr. Halitsky said yes.

2. Testimony of Applicant/Applicant's Representative: Gary Hall, Hall Engineering, 10 S. Auburn Street, Kennewick, WA 99336. Mr. Hall said that the zone change is to make the land compatible with the business zone for additional parking at the business.
3. Testimony in Favor of the Request: None
4. Testimony Neutral/Against the Request: None
5. Testimony of Those Registered on Virtual Format: Not applicable.
6. Applicant/Owner Final Testimony: None
7. Staff Final Comments: None
8. Public Testimony Closed at 6:41 p.m.

MOTION: Commissioner Gregory moved to concur with the findings and conclusions in staff report COZ 2023-0002 and recommend City Council approval of the request. Commissioner Griffith seconded the motion.

DISCUSSION: None.

VOTE: The motion passed on a unanimous roll call vote.

4. VISITORS NOT ON AGENDA: None

5. OLD BUSINESS:

- a. City Council Action Updates: Mr. Donovan said COZ-2023-0001 recommended for approval by the Planning Commission at the April 3, 2023 meeting will go before the City Council at their meeting tomorrow night (April 18th).

6. NEW BUSINESS: None

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

None

8. ADJOURNMENT: The meeting concluded at 6:45 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2023-0003

Staff Report Date: 24 April 2023

Hearing Date & Location: 15 May 2023, City Council Chambers

Report Prepared By: Matt Halitsky, AICP
Senior Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 2023-0003

Summary of Proposal: A Change of Zone from Industrial, Light (IL) to Commercial, Community (CC) for 4.26 acres.

Proposal Location: 8600, 8640, 8760, & 8840 W Clearwater Ave

Legal Description: THE WEST 100.00 FEET OF LOT 2, SHORT PLAT NO. 1788, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 1992-008768, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONVEYED TO BENTON COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 1995-003490, RECORDS OF SAID COUNTY AND STATE.

TOGETHER WITH LOT 3 OF SAID SHORT PLAT NO. 1788.

TOGETHER WITH LOT 4 OF SAID SHORT PLAT NO. 1788, EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF KENNEWICK BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NO'S 2012-003442 AND 2012-004495, RECORDS OF SAID COUNTY AND STATE.

TOGETHER WITH LOT 3, BINDING SITE PLAN NO. 4740, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2016-013785, RECORDS OF SAID COUNTY AND STATE.

CONTAINS 4.25 ACRES MORE OR LESS.

Property Owner: Keith Hughes
 Prestige Developments, Inc.
 8600 W Clearwater Ave
 Kennewick, WA 99336

Applicant: Melanie Poe
 MacKay Sposito
 18405 SE Mill Plain Blvd, Suite 100
 Vancouver, WA 98683

Regulatory Controls:

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Application Submittal	23 March 2023
Determination of Completeness Issued	30 March 2023
Notice of Application Posted	30 March 2023
Date of Mailed Notice of Public Hearing	28 April 2023
Property Posting Sign for Public Hearing	28 April 2023
Date of Published Notice of Public Hearing	30 April 2023

Exhibits:

1. Staff Report
2. Supplemental Questionnaire
3. Vicinity Map
4. Drawing
5. Legal Description
6. Comprehensive Plan Map
7. Zoning Map
8. Notice of Mailing
9. SEPA Determination of Non-significance

Zoning Adjacent to the Site:

North: N/A, Railroad ROW with Residential, Low Density (RL) beyond
 East: Industrial, Light (IL)
 South: Residential, Low Density (RL)
 West: Industrial, Light (IL) with Commercial, Community (CC) beyond

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goals and Policies:

- Goal 2: Sustain and enhance viable commercial areas.
 - Policy 4: Encourage compatible commercial activities to concentrate near each other.
 - Policy 5: Encourage joint-use internal and external access.

- Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.
 - Policy 3: Provide for Neighborhood Commercial centers in strategic locations to serve surrounding neighborhoods, while minimizing impacts to the surrounding residential uses.

Kennewick Municipal Code Findings:

The following findings shall be met in order to approve a Change of Zone:

KMC 18.51.070(2): Findings:

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

- a. *The proposed amendment conforms with the comprehensive plan; and*

The proposed Change of Zone conforms to the Comprehensive Plan as the CC zoning district is an implementing zoning district of the site's current Commercial land use designation.

- b. *Promotes the public necessity, convenience and general welfare; and*

The proposed Change of Zone promotes public necessity, convenience, and welfare by establishing a zoning district that is compatible with surrounding properties.

- c. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

The proposed Change of Zone will not impose an additional burden on public facilities. Future development shall be required to meet applicable levels of service.

- d. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

EXHIBIT 1

The proposed amendment will maintain a zoning district that complies with the Comprehensive Plan. The CC zone is an implementing zone of the site's Commercial land use designation.

- e. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

The finding is not applicable; the proposed zoning district is not a single-family residential zone. That said, the higher-intensity Industrial, Light (IL) zone is located to the east and west of the subject property.

Public & Agency Comments:

To date, there are no public comments either for or against the requested Change of Zone.

Staff Analysis of Proposal & Discussion:

The subject property was annexed by the City on 3 January 1995 via Ordinance 3603 and established the zoning as Industrial, Light (IL). A recent Boundary Line Adjustment (BLAC-2023-0019) was recorded on 9 January 2023 creating the parcels as indicated in Exhibits 3-5.

The proposed Change of Zone (COZ-2023-0003) is a request to change the zoning district of four parcels totaling 4.26-acres located at 8600, 8680, 8760, and 8840 W Clearwater Ave from IL to CC. Pursuant to Table 1 of the Comprehensive Plan, the CC zoning district is an implementing zoning district of the Commercial land use designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

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

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

It is the applicant's intent to provide a commercial pad development supporting the residential neighborhoods to the north and south of the subject property. The Clearwater/Steptoe intersection is highly visible and a commercial development at this location would be consistent with the ongoing development of the area.

Access to the site is from W Clearwater Avenue and potentially S Steptoe Street. Curb, gutter, and sidewalk currently abut the property. Streetscape improvements such as street trees and lighting will be required at time of future site plan approval. Municipal water and sewer are present at W Clearwater Ave. Water is also available from S Steptoe St. Future development will be required to meet the Commercial Design Standards, and an undue burden on existing public facilities is not anticipated.

The proposed findings meet the requirements of KMC 18.51.070(2).

Findings:

1. The applicant is Melanie Poe, MacKay Sposito, 18405 SE Mill Plain Blvd Ste 100, Vancouver, WA 98683.
2. The property owners are Prestige Developments Inc and the Hughes Trustees, Keith & Betty Jo, 8600 W Clearwater Ave, Kennewick, WA 99336.
3. The proposed change of zone is located at 8600, 8680, 8760, and 8840 W Clearwater Ave. Parcel Numbers 1-0689-201-1788-002, 1-0689-201-1788-003, 1-0689-201-1788-006, and 1-0689-3BP-4740-003.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
5. The request is to change the zoning from Industrial, Light (IL) to Commercial, Community (CC).
6. The Commercial, Community (CC) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map Designation.
7. On 23 March 2023, the application was submitted, and declared complete for processing on 30 March 2023.
8. The application was routed for review to City Departments and outside agencies for comment on 30 March 2023.
9. Access to the site is via W Clearwater Ave.
10. The Environmental Determination of Non-Significance (ED 21-15) was issued with the last Comprehensive Plan Amendment proposal on 15 July 2021.
11. The Property Posting sign for the public hearing was posted on site 28 April 2023.
12. Notice of the public hearing for this application was published in the Tri-City Herald on 30 April 2023. Notices were also mailed to property owners within 300 feet of the site on 28 April 2023.
13. The proposed amendment is consistent with the Comprehensive Plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Commercial.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Commercial Land Use Goals 2 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.

5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2023-0003 and recommend approval to City Council.

Proposed Motion:

I move that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2023-0003 and recommend approval of the request to City Council.

Supplemental Questionnaire

1. *Please explain how the public necessity, convenience, and general welfare require the adoption of the proposed amendment.*

The property owner requests a change of zone from IL (Light Industrial) to CC (Community Commercial) for four parcels to match the Comprehensive Plan Designation of C (Commercial). The rezone will provide adequate area for a viably-configured commercial pad of 4.25 acres. The subject site is a good candidate for commercial development to serve recent and ongoing residential development to the north and south of the site.

2. (a) *Are there sites presently available on the market which are correctly zoned for the proposed use?*

Yes

(b) *Are these sites within a 1/2 mile of the proposed site?*

No

(c) *Within 1 mile of the proposed site?*

Yes

(d) *If you answered yes to any of the above, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized.*

There are no sites within 1/2 mile that are zoned CC and on the market. There are two sites within one mile that are zoned CC and on the market (see Clearwater Zoning Map). Neither of these parcels are in a better position to provide services to the residential areas both north and south of the Clearwater/Steptoe intersection.

3. *Please explain how the proposed amendment is consistent with the existing land use pattern in the area.*

The proposed rezone from Light Industrial to Community Commercial is consistent with the existing zoning along the Clearwater corridor (see Clearwater Zoning Map), which contains a mix of IL (Light Industrial) and CC (Community Commercial) zones.

4. (a) *Are the existing uses in the area in conformance with the area's zoning classification?*

Yes

(b) *If NO, please explain the differences. If YES, please type NA.*

N/A

5. (a) *Will the proposed amendment create an isolated district, or introduce a more intense land use to the area?*

No

(b) *Please explain:*

The requested change of zone will not create an isolated district. The proposed use will be slightly more intense in terms of commercial traffic rates versus traffic generated by light industrial uses.

6. *Please explain how the existing zoning prohibits reasonable use of the property.*

There appears to be a need for a commercial node at the intersection of Clearwater Avenue and Steptoe Street to serve the residential development in the area. Commercial uses such as convenience stores, grocery stores, or services such as barber shops or salons would be good candidates for this location. However, the existing zone, IL, does not permit these types of services, whereas the CC zone does.

7. *Please explain how residential character, in the immediate area, will or will not be adversely affected by the proposed amendment.*

The site is located within an existing commercial and light industrial corridor, so no adverse effects to the character of nearby residential neighborhoods are anticipated. With commercially zoned and developed properties serving the nearby neighborhoods, the zone change improves the compatibility of the commercial areas to the residential neighborhoods in the area.

8. *Please explain how the proposed amendment will affect property values in the vicinity.*

The site is located within an existing commercial and light industrial corridor, so property values in the vicinity are not anticipated to be affected.

9. (a) *Please explain how approval of the proposed amendment will or will not set a precedent for other similar proposals or uses.*

The approval of this requested change of zone may set a precedent for the other two vacant parcels zoned IL at the intersection of Clearwater Avenue and Steptoe Street.

(b) Please explain how approval of the proposed amendment will or will not deter the use, improvement or development of adjacent property in accordance with the existing zoning.

The parcels located away from the intersection are already developed with uses appropriate to their zones.

- 10. Please explain how approval of the proposed amendment will or will not encourage more private investments which will be beneficial to the redevelopment of a deteriorated area.*

The Clearwater/Steptoe intersection is a highly visible intersection and commercial development has been occurring in the area. Intersections like this are naturally desirable for commercial development, provided the correct zoning is in place.

- 11. Please explain how approval of the proposed amendment will or will not combat any economic segregation and allow greater choice in the market.*

Providing a place for more neighborhood-level services would allow a greater range of service options that are close to service areas (neighborhoods). The proposed change in zone will create the potential to provide access to food stores or other neighborhood-level services that will be within walking or biking distance of close-by residential neighborhoods.

- 12. Please explain how approval of the proposed amendment will or will not create conflict between potential land uses and transportation patterns.*

The proposed change of zone will not create conflict between potential land uses and transportation patterns due to the site's location at an intersection. This location will provide access options for the potential land uses, and the site will be large enough to allow appropriate distance between site access points and the intersection queues.

Vicinity Map

Exhibit 3



April 24, 2023

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

StreetName
SurveyAddressPoint
<all other values>

Apartment
Building
Condo

Mobile Home
Parcel

SurveyCityLimits

SV_CI_KENNEWICK_10
SV_CI_RICHLAND_10

SV_CI_COUNTY_1

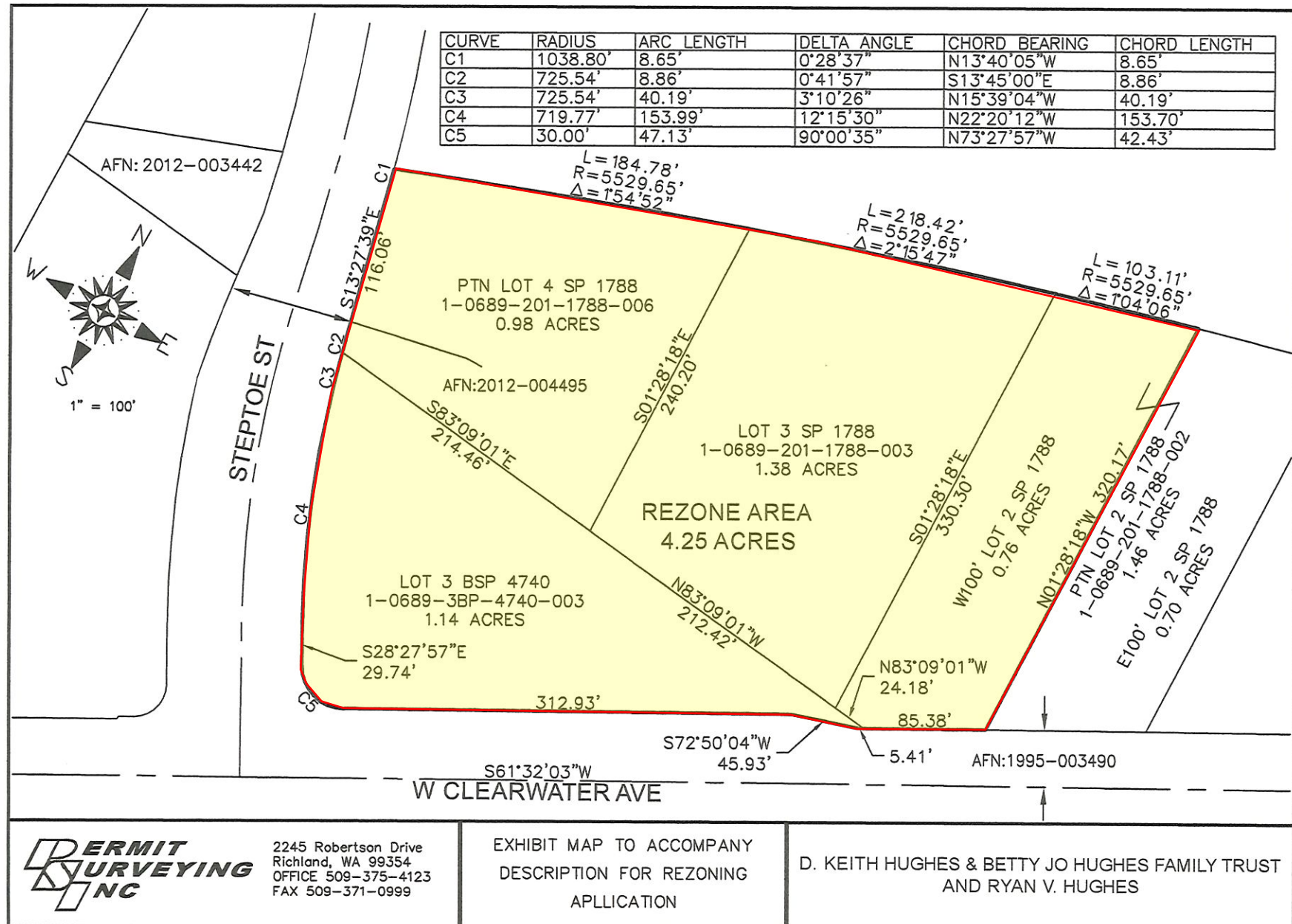


1 inch = 300 feet

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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



LEGAL DESCRIPTION

CLEARWATER COMMERCIAL PROPERTY CHANGE OF ZONE

REZONE DESCRIPTION

THE WEST 100.00 FEET OF LOT 2, SHORT PLAT NO. 1788, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 1992-008768, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF CONVEYED TO BENTON COUNTY FOR ROAD PURPOSES BY INSTRUMENT RECORDED UNDER AUDITOR'S FILE NO. 1995-003490, RECORDS OF SAID COUNTY AND STATE.

TOGETHER WITH LOT 3 OF SAID SHORT PLAT NO. 1788.

TOGETHER WITH LOT 4 OF SAID SHORT PLAT NO. 1788, EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF KENNEWICK BY INSTRUMENTS RECORDED UNDER AUDITOR'S FILE NO'S 2012-003442 AND 2012-004495, RECORDS OF SAID COUNTY AND STATE.

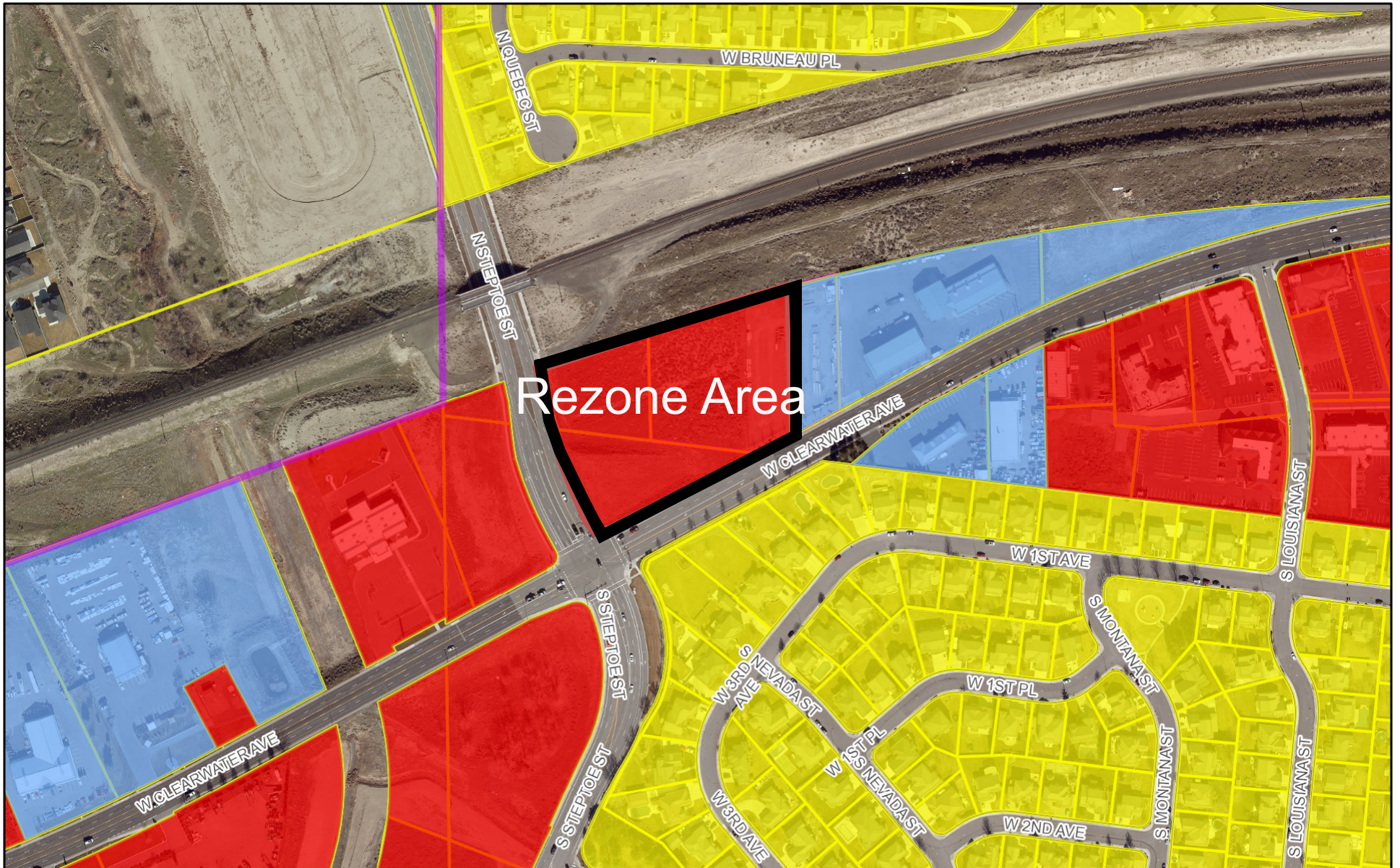
TOGETHER WITH LOT 3, BINDING SITE PLAN NO. 4740, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 2016-013785, RECORDS OF SAID COUNTY AND STATE.

CONTAINS 4.25 ACRES MORE OR LESS.



Land Use Map

Exhibit 6



April 25, 2023

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

StreetName	SV_CI_RICHLAND_10
SurveyCityLimits	SV_CI_COUNTY_10
SV_CI_KENNEWICK_10	SurveyUrbanGrowthBoundary



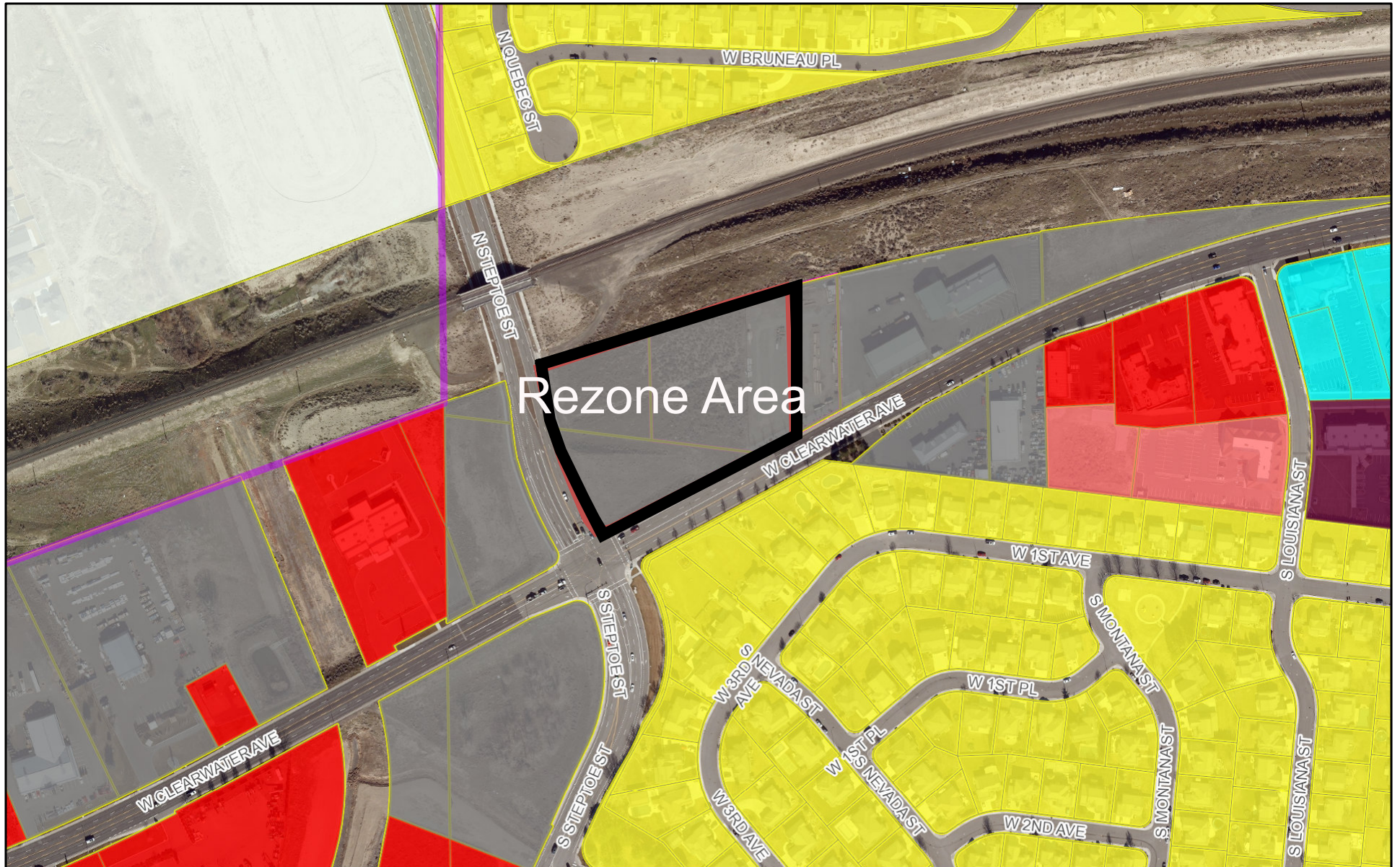
1 inch = 300 feet
 0 0.0275 0.055 0.11 mi
 0 0.0425 0.085 0.17 km

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

ArcGIS WebApp Builder
 City of Kennewick

Zoning Map

Exhibit 7



April 25, 2023

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

StreetName	SV_CI_RICHLAND_10
SurveyCityLimits	SV_CI_COUNTY_10
SV_CI_KENNEWICK_10	SurveyUrbanGrowthBoundary



1 inch = 300 feet

1:3,600

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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

ArcGIS WebApp Builder
City of Kennewick

KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING**

May 15, 2023 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, May 15, 2023, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed Change of Zone. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item. The public hearing will be conducted in a hybrid setting which will allow interested parties to participate in person or virtually. To participate virtually in the hearing, use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

*Project# COZ-2023-0003 – A Change in Zone of 4.26 acres from Industrial, Light (IL) to Commercial, Community (CC)), located at 8600, 8680, 8760, and 8840 W Clearwater Ave.. The property has a Comprehensive Plan land use designation of Commercial. **See site map on back.***

Submit written comments to Matt Halitsky at matt.halitsky@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Matt Halitsky (509) 585-4416

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Matt Halitsky at (509) 585-4416 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

Vicinity Map



April 24, 2023

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

StreetName



Apartment



Mobile Home



SurveyCityLimits

SV_CI_COUNTY_1

SurveyAddressPoint



Building

Parcel



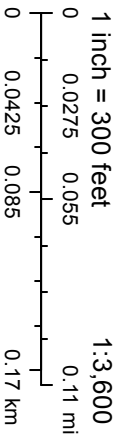
SV_CI_KENNEWICK_10

<all other values>



Condo

SV_CI_RICHLAND_10



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



NOTIFICATION OF MAILING

I, Matt Halitsky, on 28 April, 2023

Mailed 28 copies of Notice of Public Hearing

for COZ-2023-0003

to property owners within 300 feet

as shown on the attached list.


Signature



EXHIBIT 8

37

PRESTIGE DEVELOPMENT INC NW
8600 W CLEARWATER AVE
KENNEWICK, WA 99336

37

HUGHES TRUSTEES D KEITH & BETTY JO
8600 W CLEARWATER AVE
KENNEWICK, WA 99336

37

HANSEN PARK HOMEOWNERS ASSN.
6855 CLEARWATER AVE #A101-160
KENNEWICK, WA 99336

37

CVKOB LLC
7710 NE VANCOUVER MALL DR
VANCOUVER, WA 98662

37

APEX ALLIANCE INC
8600 W CLEARWATER AVE
KENNEWICK, WA 99336

37

PLATINUM DREAMS LLC
423 AUSTIN DR
WEST RICHLAND, WA 99353

37

COLUMBIA RIVER REAL ESTATE LLC
8511 W CLEARWATER STE C
KENNEWICK, WA 99336

37

HANSEN PARK LLC
21611 AHTANUM RD
YAKIMA, WA 98908

37

RIDGEVIEW REAL ESTATE LLC
8511 W CLEARWATER STE C
KENNEWICK, WA 99336

37

KADLEC REGIONAL MEDICAL CENTER
ATTN: CRBE FINANCE
1801 LIND AVE SW
RENTON, WA 98057

37

RICKEY W CORSON TRUSTEE
1368 GALA WAY
RICHLAND, WA 99352

37

INCLINE B LLC
12714 SE OATFIELD RD
PORTLAND, OR 97222

37

MICHAEL & JUDITH MELVIN
8909 W 3RD AVE
KENNEWICK, WA 99336

37

CARLOS & MICHELE LATORRE II
8913 W 3RD AVE
KENNEWICK, WA 99336

37

MANUEL & HILDA P CHAVALLO
TRUSTEES
8842 W 1ST AVE
KENNEWICK, WA 99336

37

SUSAN JACK
8838 W 1ST AVE
KENNEWICK, WA 99336

37

ROBERT J & ALEXIS STALBERGER III
8834 W 1ST AVE
KENNEWICK, WA 99336

37

ANTONIO & HOLLY JOHNSON
8830 W 1ST AVE
KENNEWICK, WA 99336

37

CHRISTOPHER & JAIMIE LITTRELL
8826 W 1ST AVE
KENNEWICK, WA 99336

37

RYAN & KATHLEEN NICHOLLS
8822 W 1ST AVE
KENNEWICK, WA 99336

37

JOHN & AUDELIA DOBIN
8818 W 1ST AVE
KENNEWICK, WA 99336

37

JERRY & FAY CHANDLER
8814 W 1ST AVE
KENNEWICK, WA 99336

37

ROBERT & BONNIE JEAN STALBERGER
8810 W 1ST AVE
KENNEWICK, WA 99336

37

JEREMY & JESYCA OWEN
8806 W 1ST AVE
KENNEWICK, WA 99336

37

MARK & VICKI HAM TRUSTEES
3331 S ROOSEVELT PLACE
KENNEWICK, WA 99338

37

SCROPO CO LLC
1321 ANDY AVE
MOSCOW, ID 83843

37

Paul Harmsen
Mackay Sposito
1110 Osprey Point Blvd
Pasco, WA 99301

37

Melanie Poe
Mackay Sposito
18405 SE Mill Plain Blvd, Ste 100
Vancouver, WA 98683



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 21-15 / PLN-2021-01417; CPA 21-04 / PLN-2021-01415

DESCRIPTION OF PROPOSAL: Change the land use designation of the subject property from Industrial to Commercial.

PROPONENT: Keith Hughes

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 8600 W Clearwater Ave

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: 15 July 2021

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 emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.

RECEIVED

EXHIBIT 10

MAY 07 2023

COMMUNITY PLANNING

Project
C02-2023-0003

April 30, 2023

Mr Halitsky and Kennewick
Planning Commission

According to RCW 79.44.020 property owned by the state will bear its proportion of costs (Washington Reports H 60, Pg 381). RCW 58.10.030 a city Council is authorized to reserve, and plat, empowered by ordinance, its officers do have a policing power to do so. The state of Washington has just allowed a change in zoning densities. Going from industrial C1 to commercial community should be a problem. So within reason this project should be bearable and not burdensome to Kennewick.

Michael J. Luzzo
128 E. 13th Ave Apt 110 F
Kennewick