June 5, 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 & May 15, 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.
    b. Change of Zone (COZ) #2023-0004 proposing to change the zoning designation for 19,928 SF located at 1612 & 1620 W. 21st Place from Residential, Suburban (RS) to Residential, Low (RL). Applicant & owner is Luis Miramontes, 1620 W. 21st Place, Kennewick, WA 99337.

4. **VISITORS NOT ON AGENDA**:

5. **OLD BUSINESS**:

    a. City Council Action Updates

6. **NEW BUSINESS:**

    a. Annual Comprehensive Plan Amendment Docket
    b. 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.

KENNEWICK PLANNING COMMISSION
MAY 15, 2023
MEETING MINUTES

1. CALL TO ORDER

Planning Commissioner Thomas Helgeson called the meeting to order at 6:36 p.m.; Commissioner Helgeson was present in the Council Chambers, Commissioners Ken Short and Veronica Griffith were attending remotely. Commissioner Helgeson announced a five-minute hold on the meeting while waiting for a fourth member of the Planning Commission, Commissioner Lola Franklin.

Ms. Didier contacted Commissioner Franklin and announced Commissioner Franklin said she was unable to attend the meeting.

Commissioner Helgeson announced that there was a lack of quorum and consequently the Planning Commission was unable to conduct any official business.

Planning Director Anthony Muai said the meeting should be continued the next earliest possible date, the first Monday in June.

Commissioner Helgeson stated the Planning Commission meeting will be continued to June 5, 2023.

2. ADJOURNMENT: The meeting concluded at 6:40 p.m.

COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2023-0003

Staff Report Date:	17 May 2023
Hearing Date & Location:	5 June 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 INSTRUCMENT 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	17 May 2023
Property Posting Sign for Public Hearing	17 May 2023
Date of Published Notice of Public Hearing	21 May 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
10. Public Comment Letter

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*

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.

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.,

StreetName

SurveyAddressPoint

<all other values>

Apartment

Building

Condo

Mobile Home

Parcel

SurveyCityLimits

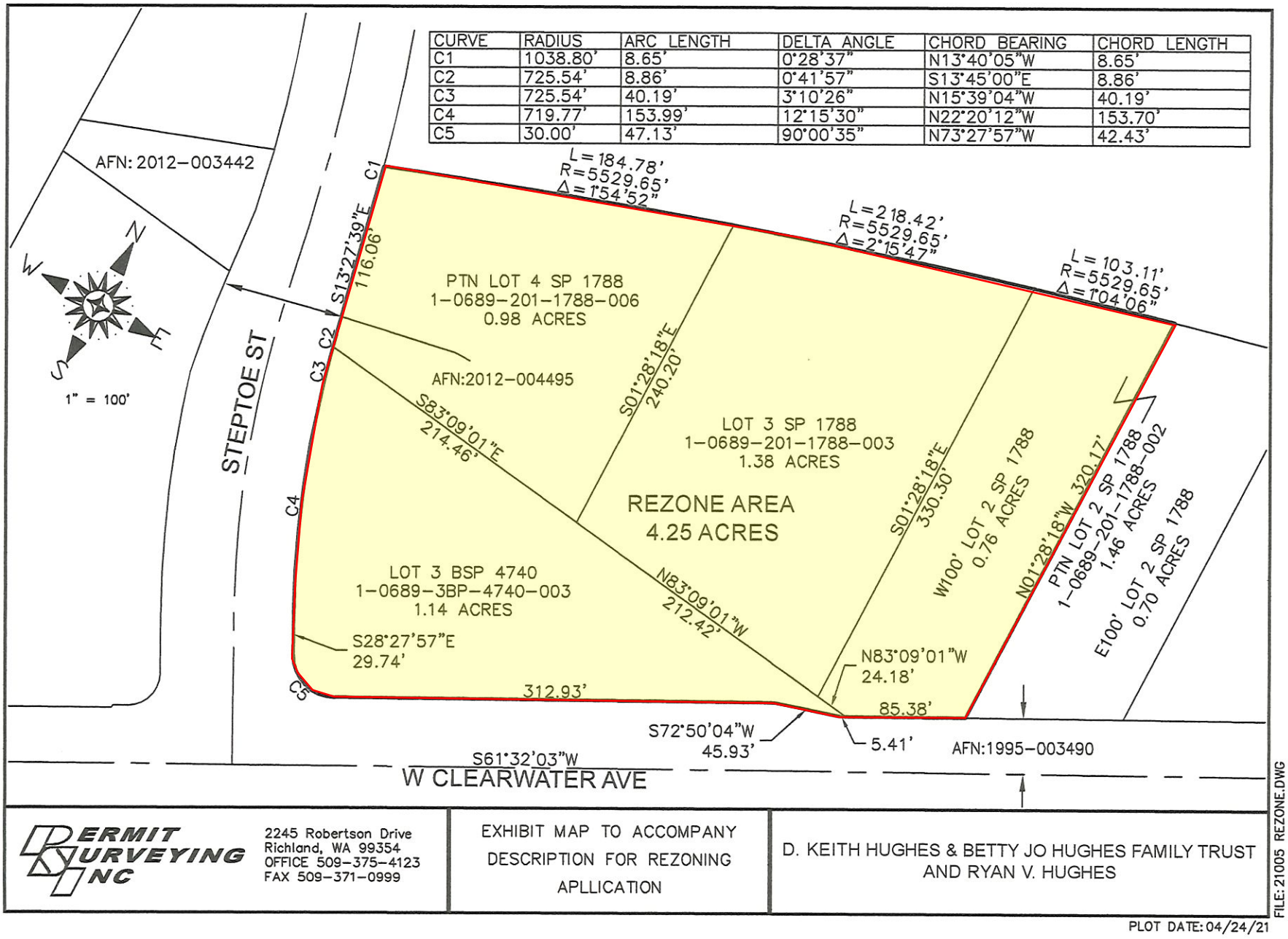
SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

SV_CI_COUNTY_1

ArcGIS WebApp Builder
City of Kennewick

EXHIBIT 4


CURVE | RADIUS | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH
C1 | 1038.80' | 8.65' | 0°28'37" | N13°40'05"W | 8.65'
C2 | 725.54' | 8.86' | 0°41'57" | S13°45'00"E | 8.86'
C3 | 725.54' | 40.19' | 3°10'26" | N15°39'04"W | 40.19'
C4 | 719.77' | 153.99' | 12°15'30" | N22°20'12"W | 153.70'
C5 | 30.00' | 47.13' | 90°00'35" | N73°27'57"W | 42.43'
AFN: 2012-003442
1" = 100'
STEPTOE ST
L=184.78'
R=5529.65'
Δ=1°54'52"
L=218.42'
R=5529.65'
Δ=2°15'47"
L=103.11'
R=5529.65'
Δ=1°04'06"
S13°27'39"E
116.06'
PTN LOT 4 SP 1788
1-0689-201-1788-006
0.98 ACRES
AFN:2012-004495
S01°28'18"E
240.20'
S83°09'01"E
214.46'
LOT 3 SP 1788
1-0689-201-1788-003
1.38 ACRES
REZONE AREA
4.25 ACRES
S01°28'18"E
330.30'
W100' LOT 2 SP 1788
0.76 ACRES
N01°28'18"W 320.17'
PTN LOT 2 SP 1788
1-0689-201-1788-002
1.46 ACRES
E100' LOT 2 SP 1788
0.70 ACRES
LOT 3 BSP 4740
1-0689-3BP-4740-003
1.14 ACRES
N83°09'01"W
212.42'
S28°27'57"E
29.74'
312.93'
N83°09'01"W
24.18'
85.38'
S72°50'04"W
45.93'
5.41'
AFN:1995-003490
S61°32'03"W
W CLEARWATER AVE
PERMIT SURVEYING INC
2245 Robertson Drive
Richland, WA 99354
OFFICE 509-375-4123
FAX 509-371-0999
EXHIBIT MAP TO ACCOMPANY DESCRIPTION FOR REZONING APLLICATION
D. KEITH HUGHES & BETTY JO HUGHES FAMILY TRUST AND RYAN V. HUGHES
FILE: 21005 REZONE.DWG
PLOT DATE: 04/24/21

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.

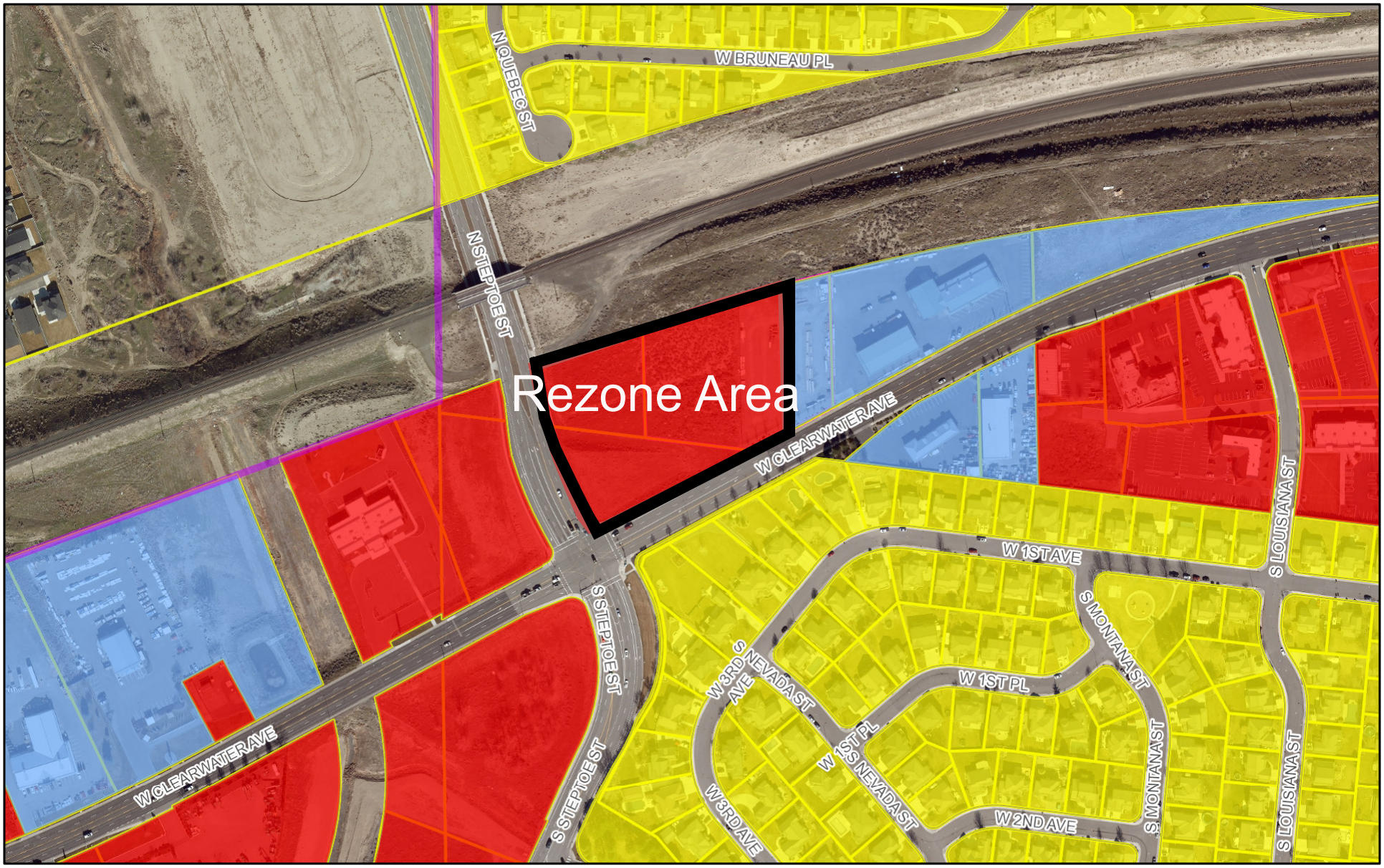
TOGETHER WITH LOT 4 OF SAID SHORT PLAT NO. 1788, EXCEPT THOSE PORTIONS CONVEYED TO THE CITY OF KENNEWICK BY INTRUMENTS RECORDED UNDER AUDITOR'S FILE NO'S 2012-003442 AND 2012-004495, RECORDS OF SAID COUNTY AND STATE.

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

SurveyCityLimits

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

SV_CI_COUNTY_10

SurveyUrbanGrowthBoundary

1 inch = 300 feet 1:3,600

0 0.0275 0.055 0.11 mi

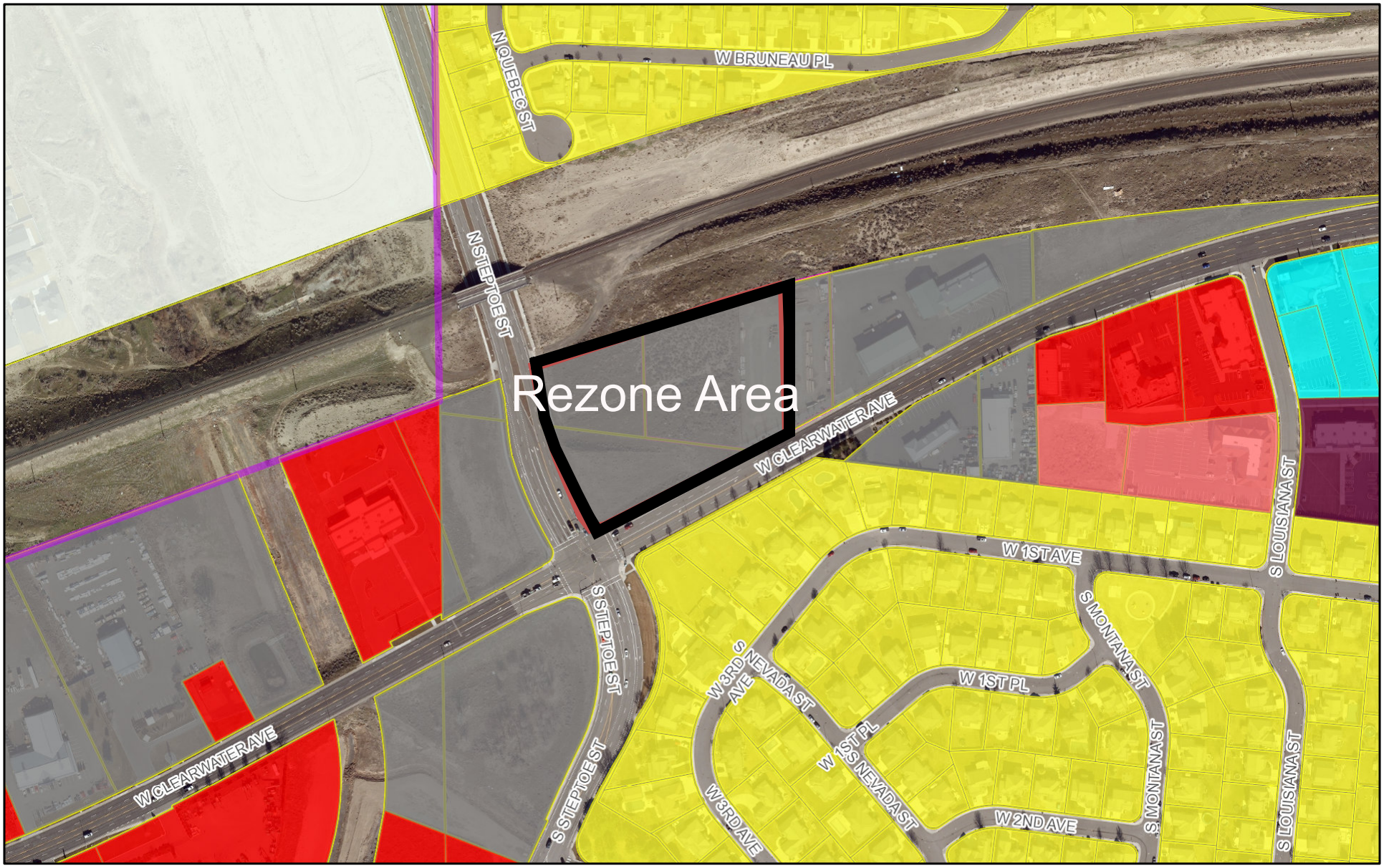
0 0.0425 0.085 0.17 km

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

ArcGIS WebApp Builder
City of Kennewick

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

SurveyCityLimits

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

SV_CI_COUNTY_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.

EXHIBIT 8

Vicinity Map

April 24, 2023

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

1 inch = 300 feet 1:3,600

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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

StreetName

SurveyAddressPoint

<all other values>

Apartment

Building

Condo

Mobile Home

Parcel

SurveyCityLimits

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

SV_CI_COUNTY_1

ArcGIS WebApp Builder
City of Kennewick

EXHIBIT 8

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.

M Halitsky

Signature

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

Exhibit 9

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
MAY 07 2023
COMMUNITY PLANNING

EXHIBIT 10

Project
CO2-2023-0003
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 Vol 60, Pg 381)
RCW 58.10.030 a city Council is authorized
to resurvey and plat, empowered by ordnance,
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 light
to commercial Community should not be
a problem. So within reason this
project should be bearable and
not burdensome to Kennewick.

Michael J. Lorz
128 E. 13th Ave apt 116 F
Kennewick

COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2023-0004

Staff Report Date: May 30, 2023

Hearing Date & Location: June 5, 2023

Report Prepared By: Alisha Piper
Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 2023-0004.

Summary of Proposal: A Change of Zone from Residential, Suburban (RS) to Residential, Low Density (RL) for 19,928 SQ FT lot.

Proposal Location: 1612 W 21st Pl & 1620 W 21st Pl

Legal Description: THE HIGHLANDS, PLAT 'C': THE EAST 188 FEET OF THE WEST 376 FEET OF THE NORTH 132 FEET OF TRACT 63, EXCEPT THE SOUTH 26 FEET THEREOF FOR ROAD: SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Property Owner/Applicant: Luis Miramontes
1620 W 21st Pl
Kennewick, WA 99337

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	April 6, 2023

Determination of Completeness Issued	April 13, 2023
Notice of Application Posted	April 13, 2023
SEPA Threshold Determination Issued	May 1, 2023
Date of Mailed Notice of Public Hearing	May 18, 2023
Property Posting Sign for Public Hearing	May 15, 2023
Date of Published Notice of Public Hearing	May 21, 2023

Exhibits:

1. Staff Report
2. Supplemental Questions
3. Vicinity/Site Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS
8. Kennewick Irrigation District Comments
9. Benton Public Utility District Comments
10. Benton-Franklin Heath Department Comments
11. Bonneville Power Administration Comments
12. Columbia Irrigation District Comments

Zoning adjacent to the site:

North: Residential, Multi-family (RM)
East: Residential, Suburban (RS)
South: Residential, Low Density (RL)
West: Residential, Suburban (RS)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goals and Policies:

Goal 1: Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.

Policy 1 Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.

Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.

Policy 1 Establish and implement maximum densities in the City's residential zoning categories.

Policy 2 Residential Low Density – Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.

Housing Goals and Policies:

Goal 3: Promote affordable housing for all economic segment of the community.

Policy 3 Promote homeownership opportunities for households of all incomes.

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
Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the RL Zoning District is an implementing zoning district of the site's current Low Density Residential Land Use Designation.

b. Promotes the public necessity, convenience and general welfare; and
Staff Response: The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with the 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
Staff Response: The proposed Change of Zone will not impose additional burdens on pubic facilities. Future development will 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
Staff Response: The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The RL Zone is an implementing zone of the site's Low Density Residential 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.
Staff Response: The proposed amendment will create a parcel that is RL. The RL zone is a higher zone classification than the current RS zone. The RM zoned parcels to the north are also higher than RS and the proposed RL.

Public Comments:
The public did not submit comments on the proposal.

Agency Comments:
Staff did not receive any agency comments.

Staff Analysis of Proposal & Discussion:
The proposed Change of Zone (COZ-2023-0004) is a request to change the zoning district for 19,928 SQ FT. Pursuant to Table 1 of the Comprehensive Plan, the RL Zoning District is an implementing zoning district of the Low Density Residential 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 (2), the purpose of RL zoning district is as follows:
RL - The purpose of the RL district is to establish areas for low density, single-family, residential buildings, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting.

Future development of the entire site will be limited to only the permitted uses of the RL Zoning District. Development will be subject to meeting applicable concurrency requirements, which include utility and street improvements.

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

Findings:

1. The applicant is Luis Miramontes
2. The property owner is Luis Miramontes,
3. The proposed Change of Zone is located at 1612 W. 21st Pl and 1620 W 21st Pl: 1-1189-402-0063-002.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The request is to change the zoning from Residential, Suburban to Residential, Low Density.
6. The Residential, Low Density Zoning District is an implementing zone of the Low Density Residential Comprehensive Plan Land Use Map Designation.
7. The application was submitted on April 6, 2023.
8. The application was declared complete, routed for review to City Departments and outside agencies on April 13, 2023.
9. Access to the site is via W 21st Place.
10. The Environmental Determination of Non-Significance, ED-2023-0012, was issued May 1, 2023.
11. The Property Posting sign for the public hearing was posted on site May 15, 2023.
12. Notice of the public hearing for this application was published in the Tri-City Herald on May 21, 2023. Notices were mailed to property owners within 300 feet of the site on May 18, 2023.
13. The proposed amendment conforms to 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 Low Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Goals 1 and 3 and Housing Goal 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 in staff report COZ-2023-0004 and recommend approval to City Council.

Motion:
I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2023-0004 and recommend approval of the request to City Council.

Supplemental Questions

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

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

2.b. Are these sites within a 1/2 mile of the proposed site? Yes

2.c. Within 1 mile of the proposed site? Yes

2.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.
   All around these there is RL, RS, and RM.

3. Please explain how the proposed amendment is consistent with the existing land use pattern in the area.
   It's already available.

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

4.b. If NO, please explain the differences. If YES, please type NA. NA

5.a. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? No

5.b. Please explain:
   This will not impact at all.

6. Please explain how the existing zoning prohibits reasonable use of the property.
   In its current form, the properties are together only by use, and cannot be sold separately.

7. Please explain how residential character, in the immediate area, will or will not be adversely affected by the proposed amendment.
   There is no impact.

8. Please explain how the proposed amendment will affect property values in the vicinity.
   There is no impact.

9.a. Please explain how approval of the proposed amendment will or will not set a precedent for other similar proposals or uses.
   There is no impact.

9.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.
   There is no impact.

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.
   There is no impact.

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

    There is no impact.

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

    There is no impact.

Exhibit 3

1620 W 21ST PL

Tax# 1-1189-402-0063-002

LEGEND

Parcel Boundary

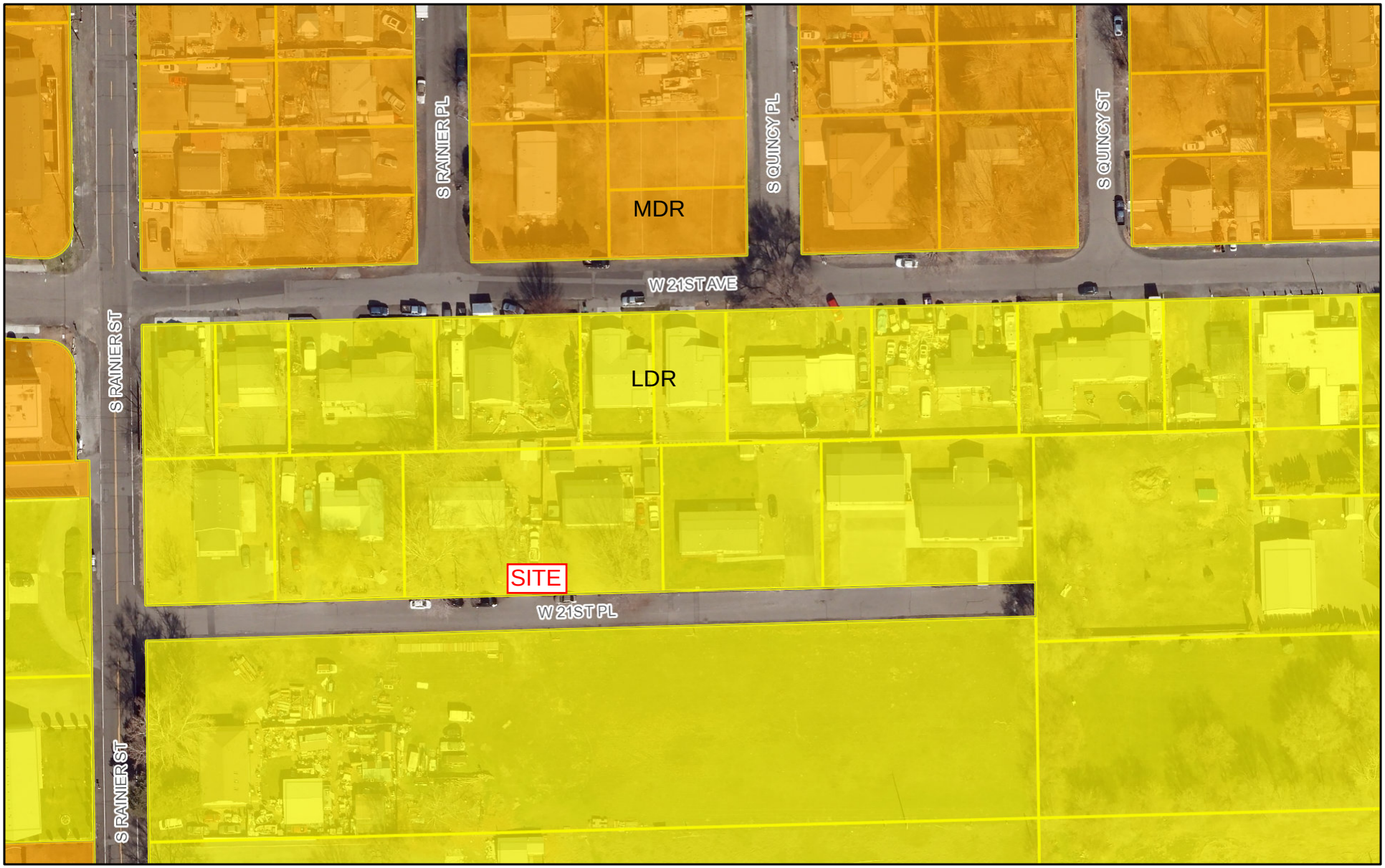
Easement

Disclaimer

The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all restrictions, limitations, and prohibitions imposed by Federal and State Public Information laws. Nothing contained herein shall be construed as conferring by implication or otherwise any license or right under any patent or trademark of the City or any third party. It is the users own responsibility to know what those restrictions, limitations, and prohibitions are and how they apply to their purpose and use of the information provided and agree to abide by the impacts imposed. The user accepts this information provided by the City with the understanding that it is not guaranteed to be accurate, correct, or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness, and timeliness of the materials presented. However, the City assumes no responsibility in the event that any information is incorrect. The user of this information accepts it "as-is" and assumes all liability for any dependence on this information and assumes responsibility for the information.

Comprehensive Plan Map

Exhibit 4



May 24, 2023

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

StreetName

SurveyCityLimits

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

SV_CI_COUNTY_10

SurveyUrbanGrowthBoundary

1 inch = 100 feet 1:1,200

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

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

ArcGIS WebApp Builder
City of Kennewick

Zoning Map

Exhibit 5

May 24, 2023

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

StreetName

SurveyCityLimits

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

SV_CI_COUNTY_10

SurveyUrbanGrowthBoundary

1 inch = 100 feet 1:1,200

0 0.0075 0.015 0.03 mi

0 0.0125 0.025 0.05 km

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

ArcGIS WebApp Builder
City of Kennewick

NOTIFICATION OF MAILING

I, Alisha Piper, on May 18th, 2023

Mailed 38 copies of N of PH

for COZ-2023-0004 1612 W 21st Place

to properties within a 300' radius

as shown on the attached list.

Alisha Piper Digitally signed by Alisha Piper

Signature

37
BEAUCHAMP BRAD
4618 S REED ST
KENNEWICK, WA 99337

37
CHAVEZ FRANCISCO L
210605 EAST PERKINS RD
KENNEWICK, WA 99336

37
CLOVER HOUSING GROUP LLC
83001 E SAGEBRUSH RD
KENNEWICK, WA 99338

37
CUEVAS LUCIA
1919 S RAINIER PL
KENNEWICK, WA 99337

37
DELAMORA JOSE-MARIA
1628 W 21ST PL
KENNEWICK, WA 99337

37
EIDE DONALD W & G CHRISTINE
1588 W 21ST PL
KENNEWICK, WA 99337

37
FARIAS SEVERINA V
PO BOX 634
GERBER, CA 96035

37
GERMAN & ESME LLC
26561 BROOKS CIRCLE
STEVENSON RANCH, CA 91381

37
GORSLINE GEORGE L & EARLA K
2200 S RAINIER ST
KENNEWICK, WA 99337

37
GREENOUGH CECIL E
2005 S QUINCY PL
KENNEWICK, WA 99337

37
GREENOUGH JR CECIL E
1920 S QUINCY PL
KENNEWICK, WA 99337

37
HASANOVIC MIRZET & MERSIJA
1727 W 21ST AVE
KENNEWICK, WA 99337

37
INGERSOLL KARLENE M
189339 E 36TH AVE
KENNEWICK, WA 99337

37
KIM GARRETT G & KENDRA R
2118 S RAINIER ST
KENNEWICK, WA 99337

37
KRUEGER LESLIE WAYNE
2201 S RAINIER ST
KENNEWICK, WA 99337

37
LANDIN PEDRO & ANGELA P TORRES
2011 S RAINIER PL
KENNEWICK, WA 99337

37
LANDIN PEDRO M
2007 S RAINIER PL
KENNEWICK, WA 99337

37
LARA RUTILLIO
2008 S RAINIER PL
KENNEWICK, WA 99337

37
MIRAMONTES CORREA LUIS C
1620 W 21ST PL
KENNEWICK, WA 99337

37
OCOHA JUAN
PO BOX 1327
PASCO, WA 99301

37
PELUSO LOUIS A & WANDA S
2120 S OLYMPIA ST
KENNEWICK, WA 99337

37
PHARES MARY
2007 S RAINIER ST
KENNEWICK, WA 99337

37
PORATH TRUSTEES WILLIAM W &
BETTE
2221 S RAINIER ST
KENNEWICK, WA 99337

37
QUIROZ FIDEL A
1709 W 21ST AVE
KENNEWICK, WA 99337

37
ROSE LAUREL & BURGGRAFF MARY T
2011 S RAINIER ST
KENNEWICK, WA 99337

37
SAENZ JULIA
1715 W 21ST AVE
KENNEWICK, WA 99337

37
SALAZAR MICHAEL P & JANELLE L
1701 W 21ST AVE
KENNEWICK, WA 99337

37
SELZ MICHAEL
1731 W 21ST AVE
KENNEWICK, WA 99337

37
SMITH ANDREW NICHOLAS & SHUTELL
SMITH TEYIA
2210 S RAINIER ST
KENNEWICK, WA 99337

37
SOTO LORENA
1615 W 21ST AVE
KENNEWICK, WA 99337

37
STONE JAMES E
2016 S QUINCY ST
KENNEWICK, WA 99337

37
VILLEGAS OSCAR & ROSARIO
2015 S RAINIER ST
KENNEWICK, WA 99337

37
WARD WILLARD
2015 S QUINCY PL
KENNEWICK, WA 99337

37
WHITMORE JIM & THANIDA
2004 S RAINIER PL
KENNEWICK, WA 99337

37
WINCHESTER KIEOSHA
2111 S RAINER ST
KENNEWICK, WA 99337

37
YOUNG TIMOTHY WALKER & D L
2118 S OLYMPIA ST
KENNEWICK, WA 99337

37
ZIMMER JASON & KISA
1603 W 21ST AVE
KENNEWICK, WA 99337

37
MIRAMONTES CORREA LUIS C
1612 W 21ST PL
KENNEWICK, WA 99337

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

June 5, 2023 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, June 5, 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.

Permit# COZ-2023-0004 – A Change of Zone for 19,928 SF located at 1612 W. 21st Place, from Residential, Suburban (RS) to Residential, Low Density (RL). The site has Low Density Residential comprehensive plan land use designation. **Review the site map on the back of this notice.**

Submit written comments to Alisha Piper at alisha.piper@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Alisha Piper (509) 585-4463.

The City of Kennewick welcomes full participation in public meetings 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 Alisha Piper at (509) 585-4463 or through the Washington Relay Service Center TTY by dialing 711, at least ten days prior to the date of the meeting to make arrangements for special needs.

Utilities Map

Exhibit 6

May 16, 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

SurveyEasementPoint

SurveyEasement

1 inch = 30 feet 1:360

0 0.00275 0.0055 0.011 mi

0 0.00425 0.0085 0.017 km

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

ArcGIS WebApp Builder
City of Kennewick

Exhibit 7

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-2023-0012

DESCRIPTION OF PROPOSAL: Re-zone a 19,928 SF lot, located at 1612 & 1620 W. 21st Pl., from Residential, Suburban (RS) to Residential, Low Density (RL).

PROPONENT: Luis Miramontes, Kaizen Construction & Development

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1612 W 21st Place

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: Anthony Muai, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4361

☐ 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: May 1, 2023 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.

Exhibit 8

2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

April 19, 2023

Alisha Piper, Assistant Planner
City of Kennewick - Development Services Division
PO Box 6108
Kennewick, WA 99336

Subject: Review Comments for COZ-2023-004 & ED-2023-0012 - 1612 W 21st Pl

Dear Mr. Piper:

The Kennewick Irrigation District has received a Change of Zone Application to change zone from Residential, Suburban to Residential, Low. The project is located at 1612 W 21st Pl, Kennewick, WA 99337.

1. KID has no comments regarding this proposed zone change.
2. This parcel is subject to existing KID platting requirements. Please contact Ryan Brock at rbrock@kid.org for more information.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

Daniel Tissell, P.E.
Engineering Manager

cc: LB\correspondence\File 11-8-29

Alisha Piper

From: Chad Brooks <brooksc@bentonpud.org>
Sent: Thursday, April 13, 2023 9:18 AM
To: Alisha Piper
Subject: RE: [E] COZ-2023-004 & ED-2023-0012

No comment on change of zone.

Chad Brooks
Distribution Design Tech II
Benton PUD
Email: brooksc@bentonpud.org
Main # (509)582-2175
Direct # (509)582-1233
My Hours Mon-Thur 6:30am-5pm
Benton PUD offices closed on Fridays

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Sent: Thursday, April 13, 2023 8:57 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept. - Seam Domagalski <seand@bfhd.wa.gov>; engservice <engservice@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Nancy Lang <langn@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Nicole Commings <NMCummings@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Cascade Natural Gas- Arnie Garza <arnie.garza@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Maikis, Troy (DFW) <troy.maikis@dfw.wa.gov>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver <Noah_Oliver@Yakama.com>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
Subject: [E] COZ-2023-004 & ED-2023-0012

[EXTERNAL EMAIL]

The City of Kennewick wishes to inform you of an application for a Change of Zone and Environmental Determination:

Project Description: Change zone from Residential, Suburban (RS) to Residential, Low Density (RL) at 1612 W 21st Pl. in Kennewick.

Please review the attached files relative to your agency's applicable regulations and submit any comments on or before **April 28, 2023**. Comments may be submitted via e-mail to alisha.piper@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Alisha Piper
Assistant Planner
Community Planning Dept.
City of Kennewick
509.585.4463
alisha.piper@ci.kennewick.wa.us

Alisha Piper

From: JoDee Peyton <Jodeer@bfhd.wa.gov>
Sent: Monday, April 17, 2023 3:40 PM
To: Alisha Piper
Subject: COZ-2023-004 and ED 2023-0012

This office has reviewed the above referenced proposal and has no objections provided: Municipal services, such as sewer and water, are provided to the proposed lots and to the existing homes. If the existing home(s) is on a septic and/or a well, any septic system or well must be properly decommissioned prior to final approval.

Please feel free to give me a call with any questions or concerns. Thank you.

Please feel free to give me a call with any questions or concerns. Thank you.

JoDee A. Peyton, EHS III
Supervisor
Land Use, Sewage and Water Section

Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4318
Pronouns: she/her
www.bfhd.wa.gov jodeer@bfhd.wa.gov

Follow us on

IMPORTANT: Email coming & going from our agency is not protected, thus client information can not be shared in this format. Please use voicemail or fax for client communication. The contents of this email and any attachments are confidential. They are intended for the named recipient(s) only. If you have received this email in error, please notify the system manager or the sender immediately and do not disclose the contents to anyone or make copies thereof.

Alisha Piper

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Friday, April 28, 2023 4:25 PM
To: Alisha Piper
Cc: Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ
Subject: RE: [EXTERNAL] COZ-2023-004 & ED-2023-0012

Alisha,

Bonneville Power Administration's (BPA) has had the opportunity to review COZ-2023-004 & ED-2023-0012. The application is for a change of zone located at 1612 W 21st Place in Kennewick, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 345 feet south of the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Nicole Cummings at (509) 542-5499 or by email at nmcummings@bpa.gov.

Thank you for the opportunity to review this application.

Actalent
People to Possible

Deborah Rodgers
Realty Technician Contractor
2211 North Commercial Avenue, Pasco, WA 99301
Bonneville Power Administration | TERR/Tri-Cities-RMHQ
Real Property Field Services |P 509.544.4749
dxrodgers@bpa.gov

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Sent: Thursday, April 13, 2023 8:57 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept. - Seam Domagalski <seand@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Cascade Natural Gas- Arnie Garza <arnie.garza@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Maikis, Troy (DFW) <troy.maikis@dfw.wa.gov>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>;

Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver <Noah_Oliver@Yakama.com>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
Subject: [EXTERNAL] COZ-2023-004 & ED-2023-0012

The City of Kennewick wishes to inform you of an application for a Change of Zone and Environmental Determination:

Project Description: Change zone from Residential, Suburban (RS) to Residential, Low Density (RL) at 1612 W 21st Pl. in Kennewick.

Please review the attached files relative to your agency's applicable regulations and submit any comments on or before **April 28, 2023**. Comments may be submitted via e-mail to alisha.piper@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Alisha Piper
Assistant Planner
Community Planning Dept.
City of Kennewick
509.585.4463
alisha.piper@ci.kennewick.wa.us

Alisha Piper

From: CID <cid@columbiairrigation.com>
Sent: Thursday, April 13, 2023 9:19 AM
To: Alisha Piper
Subject: RE: COZ-2023-004 & ED-2023-0012

Good morning, Elisha:

RE: COZ-2023-004 & ED-2023-0012

No Comment as it is out of CIDs District.

Maura Monk
Columbia Irrigation District
10 E Kennewick Avenue
Kennewick, WA 99336
Phone: (509) 586-6118
Fax: (509) 586-0485
CID@columbiairrigation.com

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Sent: Thursday, April 13, 2023 8:57 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept. - Seam Domagalski <seand@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Nicole Commings <NMCummings@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Cascade Natural Gas- Arnie Garza <arnie.garza@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; CID <cid@columbiairrigation.com>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Maikis, Troy (DFW) <troy.maikis@dfw.wa.gov>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver <Noah_Oliver@Yakama.com>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
Subject: COZ-2023-004 & ED-2023-0012

The City of Kennewick wishes to inform you of an application for a Change of Zone and Environmental Determination:

Project Description: Change zone from Residential, Suburban (RS) to Residential, Low Density (RL) at 1612 W 21st Pl. in Kennewick.

Please review the attached files relative to your agency's applicable regulations and submit any comments on or before **April 28, 2023**. Comments may be submitted via e-mail to alisha.piper@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Alisha Piper
Assistant Planner
Community Planning Dept.
City of Kennewick
509.585.4463
alisha.piper@ci.kennewick.wa.us

Community Planning Department
210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4561

STAFF REPORT 2023 Comprehensive Plan Amendment Docket Review

Staff Contact: Steve Donovan, AICP, Matt Halitsky, AICP
To: Planning Commission
Date: June 5, 2023

BACKGROUND

Annually the City opens up the Comprehensive Plan for modification amendments (Land Use) as provided for by the Washington State Planning Laws. Amendment requests can be made by the public at large as well as the City. The major purpose is to keep the Comprehensive Plan current and up to date, by reviewing and adopting "proper amendments" designed to implement the City of Kennewick's Comprehensive Plan.

The City accepts amendment applications from March 1st through May 1st each year. Once the applications have been received, the Planning Commission will make a recommendation to the City Council who will then make a legislative judgment as to whether they will review, defer (set aside for future review) or reject them prior to starting a formal review process.

The Washington State Growth Management Act specifies that the City's annual review is permissive and the Council has the right to choose whether or not to initiate a review process for specific proposals as submitted. The basic reason why the Council has the right to select or reject requests is by law the legislative bodies of each City or County in the State of Washington are responsible for keeping their plans up to date while maintaining the integrity of the Comprehensive Plan.

This means that annually, the City Council must use its legislative judgment as stewards of the City of Kennewick's Comprehensive Plan to determine whether to act on specific amendment requests put before them.

GUIDELINES FOR EVALUATING AMENDMENTS

In order to make a recommendation on amendment application requests, the following criteria outlined in the Kennewick Municipal Code 4.12.110 has been established and should be considered.

1. Timing of the requested amendment is appropriate and Council will have sufficient information to make an informed decision;
2. The City will be able to conduct sufficient analysis, develop policy and related development regulations;
3. The requested amendment has not been recently rejected by Council;
4. The amendment will further implement the intent of the City's adopted Comprehensive Plan; and
5. The amendment is not better addressed through another planning process such as a sub-area plan update.

2023 AMENDMENT REQUESTS - To assist during your deliberations on the legislative amendment requests please find below basic information pertinent to each application. In addition, see attached a Comprehensive Plan Map, which identifies the location of each requested amendment.

AMENDMENT REQUEST – CPA-2023-0001: Comprehensive Plan amendment to change the land use designation of 0.5093 acres from LOW DENSITY RESIDENTIAL (LDR) to Commercial (C). Address: 208 N Kellogg Street.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations because of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, the amendment will bring an existing office use located within an accessory structure into land use compliance, and allow for the future conversion of a residential home into additional office space. Goal 2 (Section 2: Commercial Land Use) of the Comprehensive Plan is to sustain and enhance viable commercial areas. Additionally, Goal 3 (Section 2: Commercial Land Use) is to create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs. Policy 2 of this Goal is to enhance compatibility with adjacent residential neighborhoods. The conversion of a residential home into an office will help buffer the residential neighborhood to the south from the commercial development along W Clearwater Ave.

Is the amendment better addressed through another planning process such as a sub-area plan update?

The proposed amendment is not better addressed through another planning process.

Staff Conclusions

The proposed amendment will bring a nonconforming use into zoning compliance and allow for the future conversion of a single-family home into additional office space. This conversion will help buffer the residential neighborhood to the south of the subject property from the more intensive commercial development to the north along W Clearwater Avenue. Land designated as Commercial is located immediately adjacent to the subject property to both the north and east. No significant concerns or issues are identified that would preclude further analysis and processing of the amendment.

Available Motions

Motion to Accept

I move to recommend that City Council accept CPA-2023-0001 for processing.

Motion to Reject

I move to recommend that City Council reject CPA-2023-0001 for processing.

Motion to Defer

I move to recommend that City Council defer CPA-2023-0001 for processing until the 2024 amendment cycle.

AMENDMENT REQUEST – CPA-2023-0002: Comprehensive Plan amendment to change the land use designation of 1.18 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 1215 S Cedar Street, in Unincorporated Benton County.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?
There is no issue with the timing of this request. There appears to be sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?
Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations because of this request.

Has the requested amendment been recently rejected by Council?
No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?
Yes, the applicant intends to redevelop the property with multifamily construction. Goal 1 (Section 3: Housing) of the Comprehensive Plan is to support and develop a variety of housing types and densities to meet a diverse and growing population. Additionally, Goal 3 (Section 3: Housing) promotes affordable housing across all socioeconomic segments of the community.

Is the amendment better addressed through another planning process such as a sub-area plan update?
The proposed amendment is not better addressed through another planning process.

Staff Conclusions
The proposed amendment will allow for more dense development and a variety of housing types within an existing municipal service area. The proposal also serves to implement Goal 3 of the Comprehensive Plan in a manner similar to existing housing types to the north and east. No significant concerns or issues are identified that would preclude further analysis and processing of the amendment.

Available Motions

Motion to Accept
I move to recommend that City Council accept CPA-2023-0002 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2023-0002 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2023-0002 for processing until the 2024 amendment cycle.

AMENDMENT REQUEST – CPA-2023-0003: Comprehensive Plan amendment to change the land use designation of 12.33 acres from INDUSTRIAL (I) to LOW DENSITY RESIDENTIAL (LDR). Address: 205 & 331 S Oak Street, 102, 203 & 207 S Quince Place and 1411, 1511, 1531, 1543 & 1601 E 3rd Avenue.

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?
There is no issue with the timing of this request and there is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?
Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations because of this request.

Has the requested amendment been recently rejected by Council?
No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?
No, in that the comprehensive plan identifies a shortage of Industrial land to fill Kennewick's 20-year needs. This proposal increase that deficit.

Is the amendment better addressed through another planning process such as a sub-area plan update?
The proposed amendment is not better addressed through another planning process.

Staff Conclusions
The site is in close proximity to the City of Kennewick's Waste Water Treatment Facility and will be directly adjacent to a proposed waste drying facility. Neither of those uses are desirable to have next to residential properties. Attached to this report are comments from Kennewick Public Works Department, expressing concern with the proposal. Additionally, the removal of the site's Industrial Land Use Designation will increase the deficit the City has for Industrial designated lands.

Available Motions

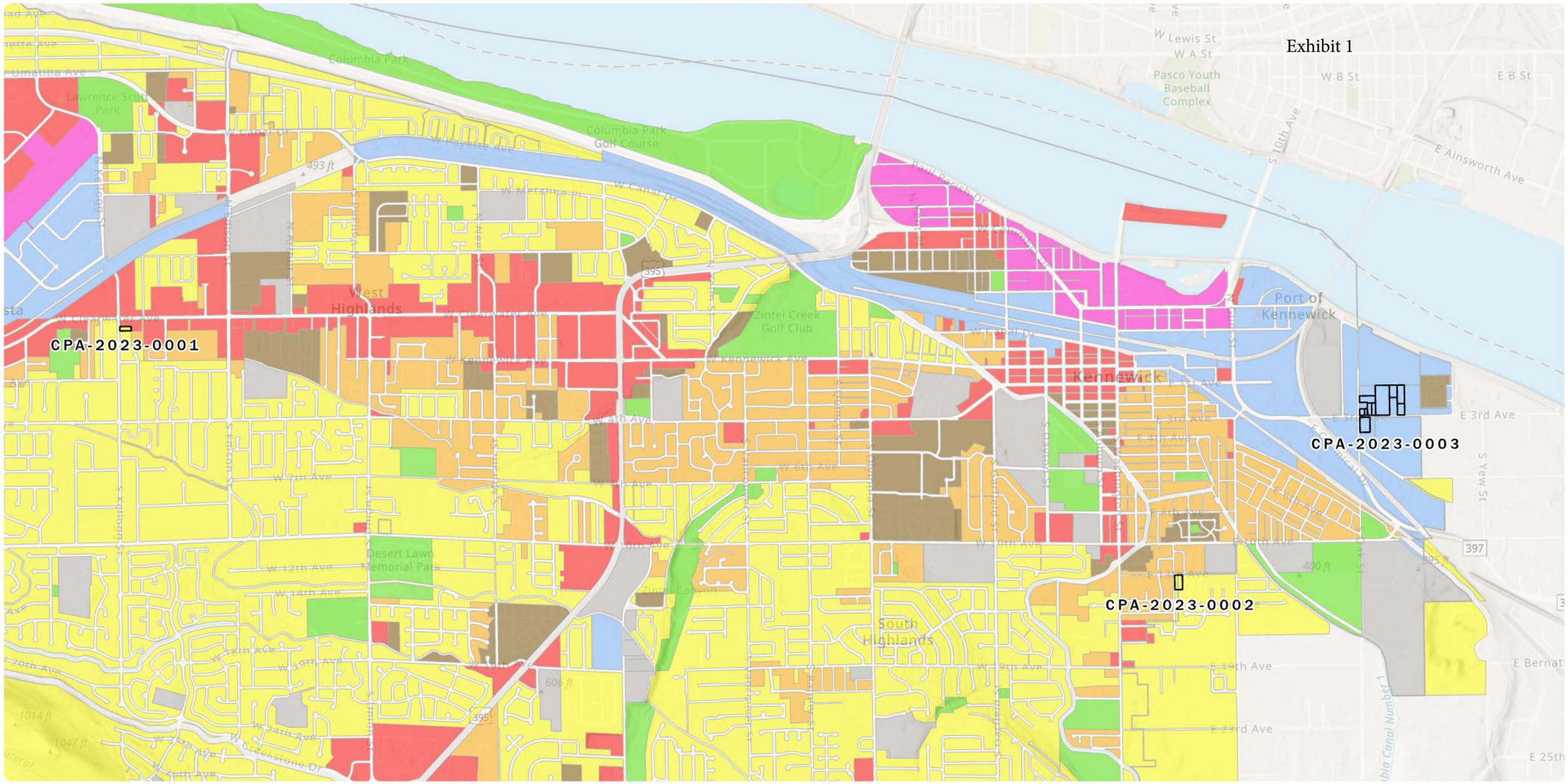
Motion to Accept
I move to recommend that City Council accept CPA-2023-0003 for processing.

Motion to Reject
I move to recommend that City Council reject CPA-2023-0003 for processing.

Motion to Defer
I move to recommend that City Council defer CPA-2023-0003 for processing until the 2024 amendment cycle.

Exhibits
1. Map of Requests
2. Public Works Comments on CPA-2023-0003

Exhibit 1



2023 Comprehensive Plan Amendments

- COMMERCIAL
- HIGH DENSITY RESIDENTIAL
- INDUSTRIAL
- LOW DENSITY RESIDENTIAL
- MEDIUM DENSITY RESIDENTIAL
- MIXED
- OPEN SPACE
- PUBLIC FACILITY

KENNEWICK WASHINGTON
Go2Kennewick.com

From:	John Cowling
To:	Steve Donovan
Cc:	Jeremy Lustig; Cary Roe; Caleb Shannon
Subject:	RE: CPA-2023-0003
Date:	Tuesday, May 23, 2023 7:49:08 AM

Steve,

Can you add the following from Public Works:

Public Works has reviewed the location of the proposed Comprehensive Plan Amendment changing properties East of the Wastewater Treatment Plant from Industrial to Low Density Residential. The subject properties are adjacent to City owned property reserved for future expansions of the Wastewater Treatment Plant. The City is currently working on the design phase to address odor concerns with the existing Wastewater Treatment Plant lagoon system. Although these plans will help address odors, future plant expansion to the east will increase noise to these adjacent properties. Rezoning to residential would be less compatible with existing use and future expansion of the Wastewater Treatment Plant.

Thanks

John A. Cowling, PE
City of Kennewick
Deputy Public Works Director
O: 509.585.4301 | F: 509.585.9811
john.cowling@ci.kennewick.wa.us

This communication (and any reply) is subject to the public records act, RCW 42.56. The City of Kennewick is committed to transparency in government and we will provide our customers the fullest assistance possible when they request access to public records. Individuals wishing to obtain public records shall submit their requests in accordance with the City's Public Records Policy.