



September 18, 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 August 21, 2023
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Comprehensive Plan Amendment (CPA) #2023-0001 proposing to change the land use designation for approximately 0.5093 acres located at 208 N. Kellogg Street from Low Density Residential (LDR) to Commercial (C). Applicant is Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338 and owner is Brian Anderson, 5861 W. Clearwater Avenue, Kennewick, WA 99336.
- b. Comprehensive Plan Amendment (CPA) #2023-0002 proposing to change the land use designation for approximately 1.18 acres located at 1215 S. Cedar Street Low Density Residential (LDR) to Medium Density Residential (MDR). Applicant is Daniel Kapsi, JF Engineering, 104 N. Clover Island Drive, #201, Kennewick, WA 99336. Property owner is Jorge Manuel Guitron Bernal, 1215 S. Cedar Street, Kennewick, WA 99337.
- c. Comprehensive Plan Amendment (CPA) #2023-0003 proposing to change the land use designation for approximately 12.33 acres located at 205 & 331 S. Oak Street, 102, 203, & 207 S. Quince Place and 1411, 1511, 1531, 1543 & 1601 E. 3rd Avenue from Industrial (I) to Low Density Residential (LDR). Applicant is Raeder, 66511 S. Meals Road, Kennewick, WA 99337. Property owners are Roy Sitton, Shepard Commercial, LLC, Luis Licea, Enrique Cervantes, Alice Reser, Catherine Raeder, Barbara Mansfield, Jose' & Beatriz Guizar, Robert & Sarah Cassano, and Chantal Nault.

4. VISITORS NOT ON AGENDA:

5. OLD BUSINESS:

- a. City Council Action Updates

6. NEW BUSINESS:

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

8. ADJOURNMENT:

**KENNEWICK PLANNING COMMISSION
AUGUST 21, 2023
MEETING MINUTES**

1. CALL TO ORDER

Chairman Morris called the meeting to order at 6:50 p.m.

(The meeting started late due to audio issues in the Council Chambers).

Commissioner Hempstead led the Pledge of Allegiance.

Community Planning Administrative Assistant Melinda Didier called the roll and found the following present:

PRESENT: Chairman Victor Morris, Commissioners Tina Gregory, Lola Franklin, and Nikki Griffith. *(All in person).*

ABSENT: Vice Chair Thomas Helgeson, Commissioners Ken Short and James Hempstead *(Excused).*

STAFF: Anthony Muai, AICP Planning Director; Steve Donovan, AICP Development Services Manager; Matt Halitsky, AICP Senior Planner; Alisha Piper, Planner; Joseph Laris, Assistant Planner; Melinda Didier, Community Planning Administrative Assistant.

Four commissioners were present and three absent; Ms. Didier declared a quorum was established.

2. CONSENT AGENDA

- a. Approval of the minutes dated August 7, 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:

Chairman Morris made the following statement:

“Good evening and welcome to the August 21, 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) #2023-0005:

Chairman Morris opened the public hearing at 6:55 pm for Change of Zone (COZ) #2023-0005

1. Ms. Piper described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ #2023-0005 to City Council.

Planning Commission Questions: Commissioner Gregory stated that she wanted it on the record that at a Benton County Commissioner meeting she spoke with Robert Blain but did not discuss the application.

2. Testimony of Applicant/Applicant's Representative: Robert Blain Benton County, 620 Market Street, Prosser: Mr. Blain stated he had no comments.
3. Testimony in Favor of the Request: None.
4. Testimony Neutral/Against the Request: None
5. Testimony of Those Registered on Virtual Format: None
6. Applicant/Owner Final Testimony: None
7. Staff Final Comments: None
8. Public Testimony Closed at 7:00 p.m.

MOTION: Commissioner Gregory moved to concur with the findings and conclusions in staff report COZ-2023-0005 and recommend City Council APPROVE the request. Commissioner Griffith seconded the motion.

DISCUSSION: None

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

B. CHANGE OF ZONE (COZ) #2023-0006:

Chairman Morris opened the public hearing at 7:02 pm for Change of Zone (COZ) #2023-0006.

Mr. Halitsky described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ #2023-0006 to City Council.

Planning Commission Questions: Commissioner Franklin asked if this will be a gas station; Chairman Morris asked for the location of the property.

1. Testimony of Applicant/Applicant's Representative:

Shane O'Neill, LCR Construction LLC, 2524 Robertson Drive, Richland: Mr. O'Neill stated the reason for the zone change is gas station/convenience stores are not allowed in the current IL zoning district; thanked Planner Matt Halitsky for his assistance in the zone change process, good location for a gas station/convenience store, and asked for Planning Commission to further a recommendation of approval for the request to City Council.

2. Testimony in Favor of the Request: None.

3. Testimony Neutral/Against the Request: None

4. Testimony of Those Registered on Virtual Format: None

5. Applicant/Owner Final Testimony: None

6. Staff Final Comments: None

7. Public Testimony Closed at 7:08 p.m.

MOTION: Commissioner Gregory moved to concur with the findings and conclusions in staff report COZ-2023-0006 and recommend City Council APPROVE the request. Commissioner Griffith seconded the motion.

DISCUSSION: None

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

C. DEVELOPMENT CODE AMENDMENT (DCA) #2023-0002:

Chairman Morris opened the public hearing at 7:10 pm for Development Code Amendment (DCA) #2023-0002.

1. Mr. Muai described the proposed application and presented the staff report by the City Planning Department to amend the ADU requirements for ease of use and to comply with recent House Bill (HB) 1337: Minimum Lot Size, Number of ADU's, Height, Square Footage, Condo Conversion, Owner Occupancy, Impact Fees, and Design Requirement. The ADU requirements that are not changing are Setbacks and Parking. Mr. Muai said that Planning Department staff recommended the Planning Commission forward a recommendation for approval of DCA-2023-0002 to City Council.

Planning Commission Questions included: Will this allow extensions on the existing 800 square foot ADU's; how does this affect tiny homes; Is there a specific date due to implement; when would the new requirements go into effect.

2. Testimony of Applicant/Applicant's Representative: None (City is the Applicant).

3. Testimony in Favor of the Request: None.

4. Testimony Neutral/Against the Request: None

5. Testimony of Those Registered on Virtual Format: None
6. Applicant/Owner Final Testimony: None (City is the Applicant)
7. Staff Final Comments: None
8. Public Testimony Closed at 7:28 p.m.

MOTION: Commissioner Franklin moved to concur with the findings and conclusions in staff report DCA 2023-0002 and recommend City Council APPROVE the request. Commissioner Gregory seconded the motion.

DISCUSSION: None

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

4. VISITORS NOT ON AGENDA:

- a. None

5. OLD BUSINESS:

- a. None

6. NEW BUSINESS:

- a. **Annual Comprehensive Plan Amendment Workshop:** AICP Planning Director Anthony Muai – Steve Donovan and Matt Halitsky have been processing these; Mr. Donovan gave the presentation.

Mr. Donovan gave an overview of the 2023 Comprehensive Plan Amendments, the approval criteria, additional factors and the key issues of each application:

- CPA-2023-0001 – 208 N. Kellogg St. LDR to C
- CPA-2023-0002 – 1215 S. Cedar St. LDR to MDR
- CPA-2023-0003 – various addresses on Oak St., 3rd Ave & Quince Pl. – I to LDR

Next Steps:

- 9/18 – Planning Commission Public Hearings
- 9/26 – City Council Workshop
- 10/17 - City Council Decision

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

None.

8. ADJOURNMENT: The meeting concluded at 7:49 p.m.



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 2023-0001

REQUEST: Change 0.5093-acres from Low Density Residential (LDR) to Commercial (C)

APPLICANT: Knutzen Engineering

OWNER: Brian Anderson



Not to scale

SITE INFORMATION

- **Size:** 0.5093 acres
- **Location:** 208 N Kellogg Street
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential (LDR)
- **Existing Zoning:** Residential, Low Density (RL)
- **Existing Land Use:** Single Family Home and Office

EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination
- **Exhibit A-5:** Notice of Public Hearing
- **Exhibit A-6:** WA Geological Survey Email
- **Exhibit A-7:** Ecology Comment Letter
- **Exhibit A-8:** Public Comment

APPLICATION PROCESS

- Application Submitted 21 March 2023
- Application routed for comments 22 June 2023
- Determination of Non-Significance was issued on 11 July 2023
- Appeal Period for the DNS ended 25 July 2023
- A property posting sign notifying the public of a public hearing on this request was posted on the site on 31 August 2023
- Notice of Hearing published 3 September 2023
- Notice of Hearing mailed 31 August 2023

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Commercial Zoning – Commercial, Office (CO) Existing Land Uses – Office
South	Comprehensive Plan – Low Density Residential Zoning – Residential, Low Density (RL) Existing Land Uses – Single Family Residential
East	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Office / Commercial Retail
West	Comprehensive Plan – Low Density Residential Zoning – Residential, Low Density (RL) Existing Land Uses – Single Family Residential

REGULATORY CONTROLS

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

DESCRIPTION OF REQUEST

The applicant requests to change 0.5093 acres from Low Density Residential to Commercial.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

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

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

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
Table 2: Land Use Inventory of the Comprehensive Plan identifies a small surplus in lands designated as Commercial within the City, while a larger surplus of land is designated as Low Density Residential (1,387 acres). That said, 0.5093 acres will have a negligible impact on lands designated as either Commercial or Low Density Residential.

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

1. The effect upon the physical environment;
The effect upon the physical environment should be minimal as the property is already developed with a single-family dwelling with a detached accessory structure used as an office. Commercial land uses exist to the north and east of the subject property, while property zoned Residential, Low Density (RL) is to the south and west. The Applicant's proposal will help buffer the existing residential neighborhoods from the commercial development along W Clearwater Avenue by maintaining a residential appearance but with a low-intensity, office land use.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The subject property is already developed. There will be no impact to either open space or natural features as a result of the change in land use designation.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is consistent with existing land use patterns surrounding the property, which includes residential homes converted to offices and zoned Commercial, Office (CO) to the north. Higher-intensity commercial development exists to the east. As indicated above, the property is already developed and an office currently exists in the accessory structure to the rear of the property.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
As indicated above, the property is already developed, with established utilities and street improvements provided. Neither the Public Works nor the Fire Departments have commented on the proposed application. Both will have an opportunity to comment and require upgrades with any future development proposal.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
Comprehensive Plan Table 2: Land Use Inventory identifies a surplus of roughly 91.5-acres of land designated as Commercial within the City. Conversely, there is a surplus of 1,387-acres of land designated as Low Density Residential. The transfer of 0.5093-acres from Low Density Residential to Commercial will not substantially effect either inventory. Land to the immediate north and east of the subject property is designated as Commercial.
6. The current and projected project density in the area; and
The subject property is currently zoned RL and developed with an existing single-family dwelling with detached accessory structure, currently used as an office. The proposed Commercial designation allows an office use that the current zoning does not currently permit. Commercial zones do not allow residential development except when incorporated into a mixed-use development. No change in density is anticipated as a result of the applicant's proposal.
7. The effect, if any upon other aspects of the Comprehensive Plan.
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff received an early inquiry into the proposed Comprehensive Plan Amendment (Exhibit A-7), but no formal public comment either for or against the proposed amendment to date.

AGENCY COMMENTS

In a letter dated 5 July 2023, the Washington Department of Ecology indicated the subject property is located in an area that once held an historic orchard. Ground contamination from pesticides containing arsenic may be present. Soil testing is not required for existing buildings.

ANALYSIS OF REQUEST

The proposal is to change the land use designation of 0.5093-acres from Low Density Residential to Commercial. It is the applicant's intent to bring an existing office located within a detached accessory structure into zoning compliance, as well as potentially convert the existing single-family dwelling to additional office space in the future.

Though the Comprehensive Plan identifies a surplus of land designated as both Commercial and Low Density Residential, a change of roughly half an acre is not significant to either inventory. Moreover, the parcels to the north of the subject property are former single-family homes now converted to office space, currently an accounting firm and insurance agency. The applicant's request is consistent with the current development pattern in the neighborhood.

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. 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.

Overall, the applicant's proposal is congruous with existing development patterns in the area. Future development is required to meet city regulations relative to zoning, traffic, landscaping, and lighting, and, if applicable, must be consistent with the Commercial Design Standards.

FINDINGS

1. The applicant is Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338.
2. The owner is Brian Anderson, 5861 W Clearwater Ave, Kennewick, WA 99336.
3. The request is to change the land use designation from Low Density Residential (LDR) to Commercial (C).
4. The application was received on 21 March 2023 and was routed for review to various City departments and other local, state and federal agencies for comment on 22 June 2023.
5. The site is currently served by municipal water and sewer.
6. Access to the site is currently provided from N Kellogg Street.
7. The proposed amendment is adjacent to Commercial and Low Density Residential designated lands.

8. A Determination of Non-Significance was issued on 11 July 2023 for this application. The appeal period for the determination ended on 25 July 2023.
9. A public hearing notification sign was posted on site 31 August 2023.
10. Notice of the public hearing for this application was published in the Tri-City Herald on 3 September 2023. Notices were also mailed to property owners within 300 feet of the site on 31 August 2023.
11. The proposed amendment bears a relationship to the public health, safety, welfare and protection of the environment in that it will not allow the property to be rezoned to a zoning district that will permit uses which may have the potential to negatively impact the public health, safety, welfare and protection of the environment.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

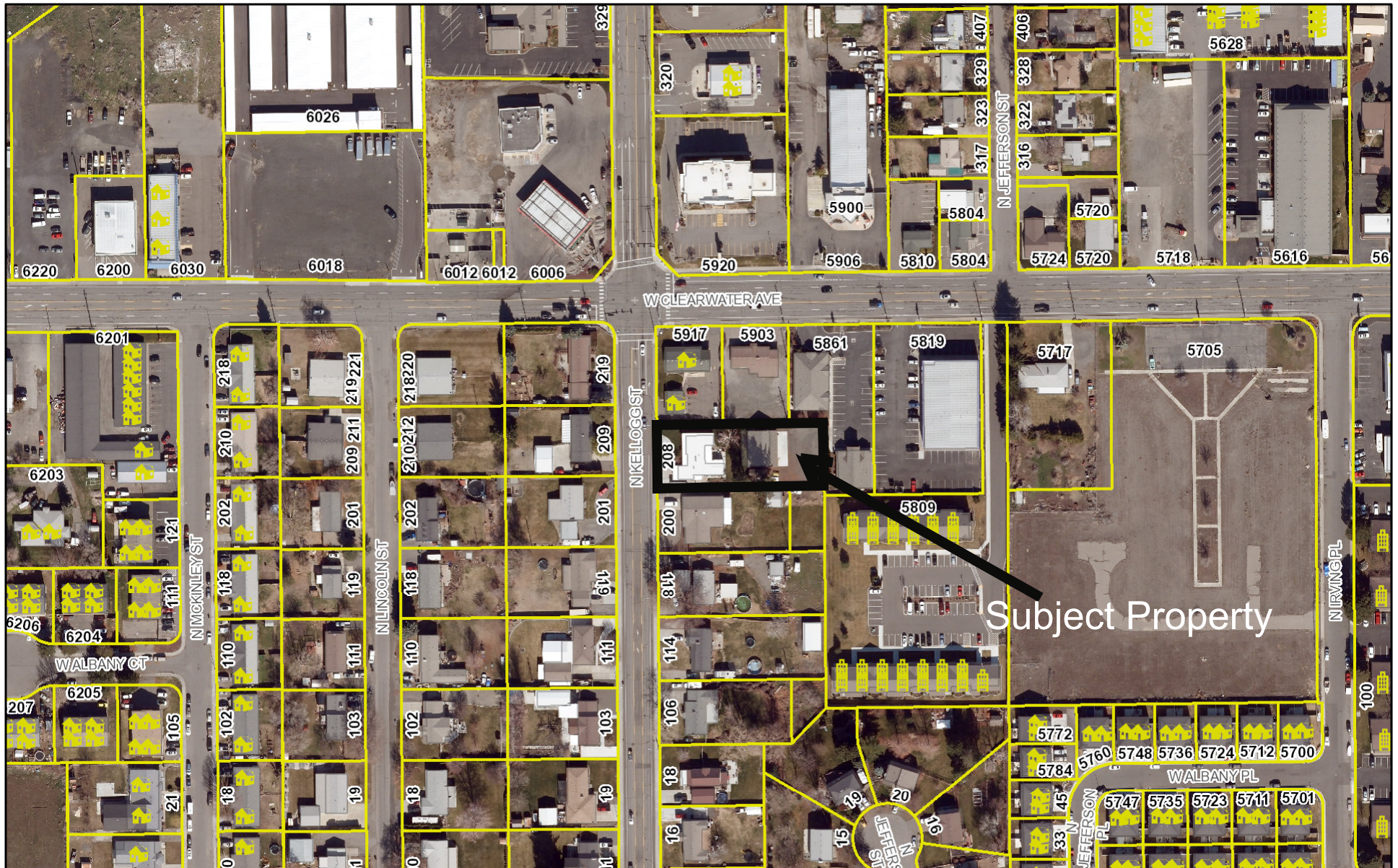
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcel from Low Density Residential (LDR) to Commercial (C).
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will allow the property to be rezoned and used for office use.
5. Access to the site will remain via N Kellogg Street.

Recommendation

Staff recommends the Planning Commission concur with the findings and conclusions contained within staff report CPA-2023-0001 and recommend approval of the amendment to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions contained within staff report CPA-2023-0001 and recommend approval of the amendment to City Council.



September 7, 2023 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName	Apartment	Mobile Home	SurveyCityLimits
SurveyAddressPoint	Building	Parcel	SV_CI_KENNEWICK_10
<all other values>	Condo		SV_CI_RICHLAND_10

SV_CI_COUNTY_1



1 inch = 200 feet

0 0.0175 0.035

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



CPA-2023-0001

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



1. What are the reasons for the requested amendment?

The easterly building on the property is currently used as an office and shares parking with parcel 104892013358002 located at 5861 W Clearwater Ave. This comprehensive plan amendment would bring the easterly building into compliance with the current use and would allow the owner to convert the existing single family residence into additional office at a future date.

2. Which elements of the comprehensive plan will be affected?

- Housing
- Land Use

3. Please explain how the affected elements will be impacted if the proposal is approved. Include detailed information on utilities and their associated plans as well as the effect on emergency services, parks, schools, etc.

This proposal would convert low density residential property to commercial property. While the Comprehensive Plan indicates an anticipated surplus of 91 acres of commercial property, there have been significant conversions of commercial property to residential in recent years. The Comprehensive Plan outlines the projected housing needs, indicating that there is an anticipated surplus of 1,387 acres of low density. Converting this low density residential property to commercial will not adversely affect the projected housing needs as there is currently a significant surplus. Usage of utilities such as water, sewer and power will increase slightly due to the conversion to commercial property, however it will not be significant enough of an impact to warrant improvements to existing utility mains. The property will require services such as fire, police, parks and schools but will not differ significantly from what is required from the currently designated low density residential property.

4. Please explain how the proposed amendment will implement the comprehensive plan and be in the best interest of Kennewick referencing appropriate goals and policies contained in the plan.

The proposed amendment implements Commercial goals 2 and 3, Urban Design goal 5, and Economic Development goals 3 and 6. The proposed amendment would allow the existing office and single-family residence to be used as additional office space, sustaining viable commercial areas and enhancing compatibility with the adjacent residential neighborhood with additional landscaping and screening. The amendment would provide linkage with the nearby commercial uses, strengthening this commercial area. This proposal would encourage redevelopment where necessary and ensure sufficient land is available for office spaces.

5. Please explain any other substantiated information in support of the proposed amendment.

The proposed amendment is in conformance with the existing land uses in the area. There are commercial properties to the immediate north and east and the property would be connected to these existing commercial uses (currently shares parking). There is a large surplus of low density residential properties in Kennewick which will fulfill the demand for single-family residences in the area for many years to come.



DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED-2023-0007

DESCRIPTION OF PROPOSAL: Comprehensive Plan Amendment and future Change of Zone to change the Land Use Designation of 0.5093 acres from Low Density Residential to Commercial.

PROPONENT: Knutzen Engineering

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 208 N Kellogg Street

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: 11 July 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.

KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING**

September 18, 2023 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, September 18, 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 Comprehensive Plan Amendment. 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# CPA-2023-0001 –Comprehensive Plan Amendment to change the land use designation of 0.5093 acres from Low Density Residential (LDR) to Commercial (C). The proposal is located at 208 N Kellogg Street. *See 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 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 Matt Halitsky at (509) 585-4416 or 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.





NOTIFICATION OF MAILING

I, Matt Halitsky, on 31 August, 2023

Mailed 27 copies of Notice of Public Hearing

for CPA-2023-0001

to property owners within 300-feet of subject property

as shown on the attached list.



Signature



Exhibit A-5

37
5861 W CLEARWATER AVE LLC N/A
5861 W CLEARWATER AVE
KENNEWICK, WA 99336

37
BRADLEY W & LOU ANN JOHNSON
200 N KELLOGG ST
KENNEWICK, WA 99336-1835

37
SUMIRA LLC N/A
23806 S 823 PR SE
KENNEWICK, WA 99338

37
CIRCLE K STORES INC N/A
PO BOX 52085
PHOENIX, AZ 85072

37
S L VENTURES PARTNERSHIP N/A
5917 W CLEARWATER AVE
KENNEWICK, WA 99336-1847

37
GERALD K & PATRICIA L JOHNSON
6004 W YELLOWSTONE AVE
KENNEWICK, WA 99336-1218

37
JARED FIELDING
116 VISTA WAY
KENNEWICK, WA 99336

37
CLAY R PHILLIPS
209 N KELLOGG ST
KENNEWICK, WA 99336

37
KEI APARTMENTS FUND 10 LLC N/A
PO BOX 270518
SAN DIEGO, CA 27051

37
RAYMOND E & LOMA J BRADSHAW
201 N KELLOGG ST
KENNEWICK, WA 99337-1836

37
ALEXANDER S & BRANDY L RICHINS &
SCHNEIDER
114 N KELLOGG ST
KENNEWICK, WA 99336

37
KORSVIK HOLDING LLC N/A
11710 COTTONWOOD DR
KENNEWICK, WA 99338

37
RONALD D SMOOT
219 N KELLOGG ST
KENNEWICK, WA 99336-1836

37
EFRAIN FARIAS
119 N KELLOGG ST
KENNEWICK, WA 99336-1838

37
CHARLES D KIRK
106 N KELLOGG ST
KENNEWICK, WA 99336-1837

37
CLEARWATER KELLOGG BUILDING LLC
1915 SHERIDAN PL
RICHLAND, WA 99352

37
CHARLES D & SHEILA M KIRK
106 N KELLOGG ST
KENNEWICK, WA 99336-1837

37
MICHAEL A & SANDRA K MELIA
111 N KELLOGG ST
KENNEWICK, WA 99336

37
TROY EDWARD HANSEN
9650 HILLTOP RD
BELLEVUE, WA 98004

37
JAMES T SICHLER
4971 MT ADAMS VIEW DR
WEST RICHLAND, WA 99353

37
CHARLES R & ROXANNE R
TAMBURELLO
202 NORTH LINCOLN STREET
KENNEWICK, WA 99336

37
A CAROLYN SVATONSKY
2521 W ENTIAT AVE
KENNEWICK, WA 99336-3077

37
JAN & BOZENA M GIZKA
2012 S SHEPPARD ST
KENNEWICK, WA 99338

37
KENNETH & ERICA WATERS
118 N LINCOLN ST
KENNEWICK, WA 99336

37
ELMER E & JUNE A ROOT
5717 W CLEARWATER AVE
KENNEWICK, WA 99336

37
JERRY L & CARA J STEVENSON
103 N KELLOGG ST
KENNEWICK, WA 99336-1838

37
GORDON M WILLIAMS
110 N LINCOLN ST
KENNEWICK, WA 99336-1823

From: [Sears, Tricia \(DNR\)](#)
To: [Matt Halitsky](#)
Cc: [Sears, Tricia \(DNR\)](#); [Davenport, Steve \(COM\)](#)
Subject: Kennewick's Comprehensive Plan update: WGS comments
Date: Wednesday, June 28, 2023 12:14:23 PM

6/28/23

Hello Matt,

In keeping with the interagency correspondence principles, I am providing you with draft comments on Kennewick's Critical Areas Comprehensive Plan update (Commerce ID# 2023-S-6188).

I looked at the entire proposal and focused on areas related to WGS work.

-

There are no changes related to mineral resource lands. There are no changes to geologically hazardous areas in the text.

If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)

If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 8/120/23.

Cheerio,
Tricia

Tricia R. Sears (she/her/hers)

Geologic Planning Liaison

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office
1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

July 5, 2023

Matt Halitsky
Kennewick Development Services
PO Box 6108
Kennewick, WA 99336

RE: 202303050; ED-2023-0007

Dear Matt Halitsky:

Thank you for the opportunity to comment on the Pre-Threshold Consultation for the Kellogg Street Comprehensive Plan Amendment. We have reviewed the environmental checklist and have the following comment.

Toxics Cleanup

Historical aerial photos indicate sections of your project was occupied by orchard during the period when lead arsenate was applied as a pesticide, often resulting in shallow soil contamination from lead and/or arsenic.

Ecology doesn't require soil sampling for existing buildings; however, there is a high likelihood that sections of this project have soil with elevated concentrations of lead and arsenic. Additional information, including precautions you can take to reduce exposure, is available at <https://ecology.wa.gov/dirtalert>.

Ecology can provide free initial sampling as well as free technical assistance if needed.

Please contact Hector Casique, Project Manager, at 509-208-1288 or email hector.casique@ecy.wa.gov, for if you would like further information.

Sincerely,

A handwritten signature in cursive script that reads "Joy Espinoza".

Joy Espinoza
SEPA Coordinator
Central Regional Office
509-379-3967
crosepacoordinator@ecy.wa.gov

From: [Christine Lyckman](#)
To: [Matt Halitsky](#)
Subject: 208 N Kellogg Land Use Change
Date: Tuesday, June 27, 2023 2:14:03 PM

Hi,

We own the property to the north of 208 N Kellogg, 5917 W Clearwater. Could you advise what the commercial use would be? We have a lot of concerns about the possible additional traffic on Kellogg. It's already a difficult situation with the school buses.

Thank you.

Smith Lyckman and Co. CPAs PLLC/ SL Ventures
5917 W Clearwater Ave
Kennewick, WA 99336
509.783.6360
Office Hours:
M-Th 9:30-12 and 1-4:30
And by Appointment



Comprehensive Plan Amendment CPA-2023-0002

REQUEST: Change 1.18-acres from Low Density Residential (LDR) to Medium Density Residential (MDR).

APPLICANT: JF Engineering, c/o Daniel Kapsi

OWNER: Jorge Manual Guitron Bernal



Not to scale

SITE INFORMATION

- **Size:** 1.18-acres
- **Location:** 1215 S Cedar Street
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Unincorporated Benton County, Urban Growth Area Residential (UGAR)
- **Existing Land Use:** Single-Family Residence

EXHIBITS

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

APPLICATION PROCESS

- Application Submitted April 11, 2023
- Application routed for comments June 21, 2023
- Determination of Non-Significance (DNS) was issued on July 11, 2023
- Appeal Period for the DNS ended July 25, 2023
- Notice of Public Hearing was posted at the site on August 31, 2023
- Notice of Public Hearing published September 3, 2023
- Notice of Notice Hearing mailed August 31, 2023

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium (RM) Existing Land Uses – Single Family Residences
South	Comprehensive Plan – Low Density Residential Zoning – Urban Growth Are Residential (UGAR) Unincorporated Benton County Existing Land Uses – Manufactured Home Park
East	Comprehensive Plan – Low Density Residential Zoning – Urban Growth Are Residential (UGAR) Unincorporated Benton County Existing Land Uses – Manufactured Home Park
West	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium (RM) Existing Land Uses – Multi and Single-Family Residences

REGULATORY CONTROLS

- City of Kennewick Comprehensive Plan
- Benton County Development Regulations
- Kennewick Municipal Code (KMC) Title 4

DESCRIPTION OF REQUEST

The applicant has requested to change the land use designation of 1.18-acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

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

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

The City of Kennewick's 2017-2037 Comprehensive Plan Table 2 shows that the City has a surplus of 248.1 acres for Medium Residential land and a deficit of 159.2 acres for High Density Residential land. Additionally, the table shows that the City has a 1,387.2 surplus acres of Low Density Residential land.

Although the City has a surplus of land designated Medium Density Residential, there is a need for a variety of housing types and affordable housing. Goals of the comprehensive plan are to provide housing for diverse needs and various economic segments of the community.

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

1. The effect upon the physical environment;
The site is flat, with a majority of it pastureland. Minimal earthwork is likely needed for future development of the site.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The site does not contain any designated open space or critical areas. No negative impacts are anticipated from the proposed amendment or future development. Adequate measures within the Kennewick Municipal Code exist to mitigate any possible negative impacts to the natural environment.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
Approval will designate the same land use designation as the properties to the west and north. Increased traffic along S Cedar Street is a likely result of the future development.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The future development of the site is required to provide infrastructure improvements to ensure adequacy of community facilities. Public transportation facilities and parks, needed for Medium Density Residential, are not currently in the adjacent area of the site.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;
There is a demand for higher density and multi-family residences in Kennewick. If approved, the requested land use designation will result in a higher density than what would occur under the current land use designation.
6. The current and projected project density in the area; and
No maximum density exists for the current land use designation, development is required to meet minimum lot area requirements. The proposed land use designation has a maximum density of 13 units/acre.
7. The effect, if any upon other aspects of the Comprehensive Plan.
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

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

AGENCY COMMENTS

Staff did not receive site-specific comments from the notified agencies.

ANALYSIS OF REQUEST

This request is to amend the land use designation for a 1.18-acre parcel from Low Density Residential to Medium Density Residential. Medium Density Residential will allow a density of 13 units/acre. The applicant has not proposed a development type for the site.

The site is within the City's Urban Growth Area, but it is still in Unincorporated Benton County and under its jurisdiction. Annexation by the City will be required if the developer intends to develop the site pursuant to City Development Regulations.

Staff's review to the comprehensive plan has determined that the following goals and policies provides a basis to Approve the request:

URBAN AREA GOAL 2: Encourage growth within the Urban Growth Area.

Policy 3: Encourage compact development patterns within the UGA that can be efficiently served by public facilities.

RESIDENTIAL 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 3: Residential Medium Density – Place areas that can support high-quality, compact, urban development with access to urban services, transit and infrastructure, whether through new development or through infill.

HOUSING GOAL 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.

HOUSING GOAL 3: Promote affordable housing for all economic segments of the community.

FINDINGS

1. The applicant is JF Engineering, c/o Daniel Kapsi, 104 N Clover Island Drive, Suite 201, Kennewick, WA 99336.
2. The owner is Jorge Manual Guitron Bernal, 1215 S Cedar Street, Kennewick, WA 99337.
3. The request is to change the site's land use designation from Low Density Residential to Medium Density Residential.
4. The application was received on April 11, 2023 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 21, 2023.
5. The site is served by City water and sewer utilities in S Cedar Street.
6. Access to the site is from S Cedar Street and E 13th Avenue.
7. The proposed amendment is adjacent to Medium Density Residential and Low Density Residential designated lands.
8. The site is in the City of Kennewick Urban Growth Area.
9. The site is in Unincorporated Benton County and subject to its development regulations.
10. A Determination of Non-Significance was issued for this application on July 11, 2023. The appeal period for the determination ended on July 25, 2023.
11. A public hearing notification sign was posted on site August 31, 2023.
12. Notice of the public hearing for this application was published in the Tri-City Herald on September 3, 2023. Notices were mailed to property owners within 300 feet of the site on August 31, 2023.

13. The proposed amendment will not allow the property to be rezoned to a zoning district that will permit uses that may have the potential to negatively influence the public health, safety, welfare and protection of the environment.
14. This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
15. The proposed amendment does not correct an obvious mapping error.
16. This request will address a housing need for the community not necessarily a deficiency in the Comprehensive Plan.

CONCLUSIONS

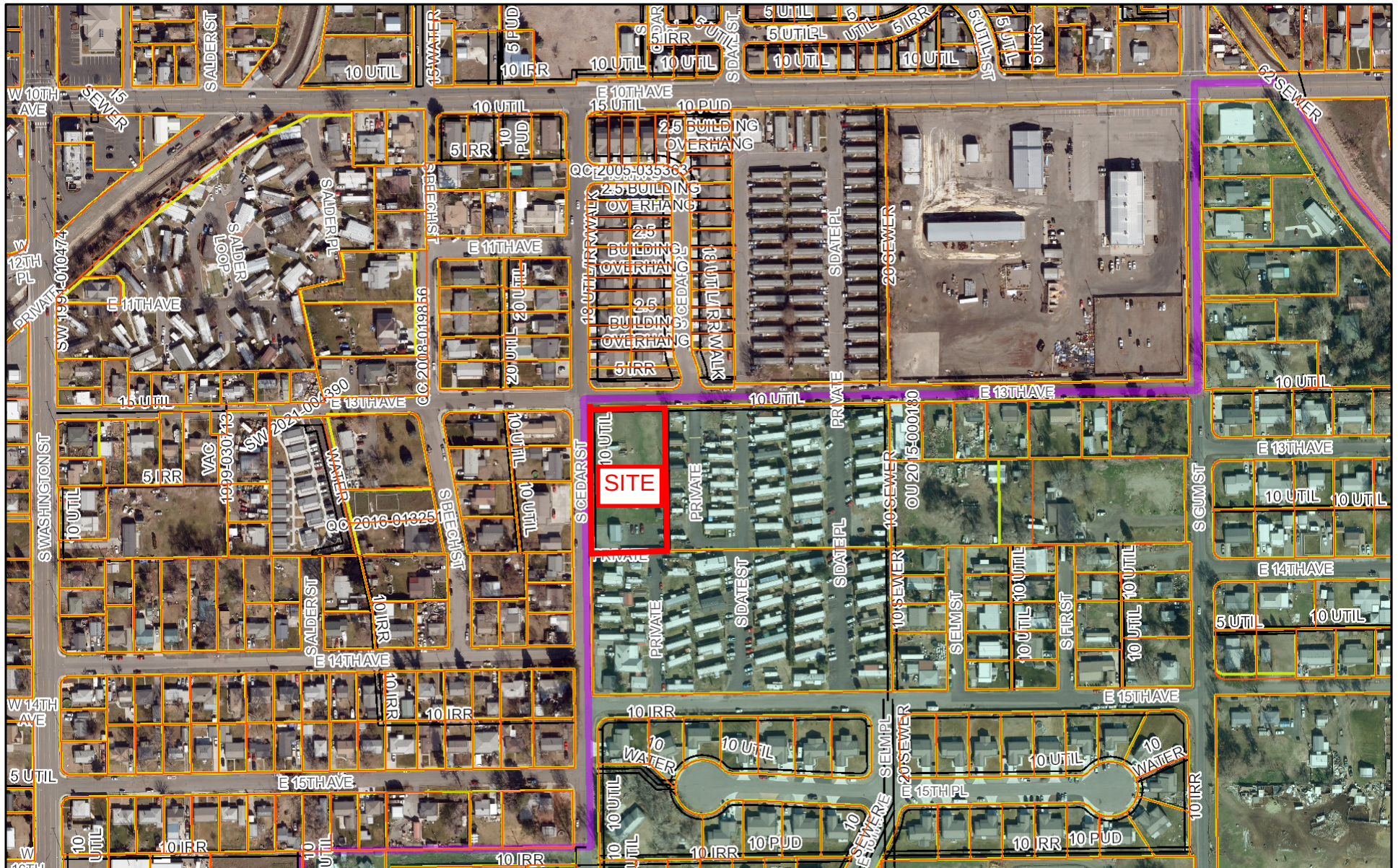
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for a 1.18-acre parcel from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan Urban Area Goal 2, Residential Goal 3 and Housing Goals 1 and 3.
4. The proposed amendment will increase population densities in the area.
5. Future development will be required to meet applicable development regulations and concurrency requirements.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA-2023-002 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA-2023-0002 contained in the staff report and recommend to City Council approval of the request.



September 6, 2023 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

CountyParcelLayer **SurveyAddressPoint**

StreetName

- <all other values>

 Apartment

 Building
Condo Mobile Home

Parcel

SurveyEasementPoint

SurveyEasement



1 inch = 300 feet

0 0.0275 0.055 0.11 mi

0	0.0425	0.085	0.17 km
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,



Exhibit A-2

CPA-2023-0002

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



Supplemental Questions

1. What are the reasons for the requested amendment?

The requested amendment to MDR will allow for a higher-density population near retail centers promoting shorter vehicle trips, cycling, and walking to and from homes and retail services. The request also addresses the current housing shortage crisis in the Tri-Cities by providing more residences within the amendment area.

2. Which elements of the comprehensive plan will be affected?

Capital Facilities

Transportation

Utilities

3. Please explain how the affected elements will be impacted if the proposal is approved. Include detailed information on utilities and their associated plans as well as the effect on emergency services, parks, schools, etc.

Utilities have already been extended along the sites frontages that can support a future MDR development. BPUD has overhead lines located along the east boundary of the site that the future development.

A new fire station is being constructed along 10th Ave. on the old KGH property, that will provide Fire and EMS to this project and the general area.

Impacts to fire, police, parks, and schools will likely result in only slight increases to the demands on each with the proposed increased density. As an example, with the City's 11.4 officers per 10,000 capita and a potential increase from 5 DU/Ac to 13 DU/Ac across the 1.2 acres, this would result in a net maximum potential increase of 10 DU. The City uses a household size of 3.0 for LDR and 2.4 for MDR for planning purposes which results in a net potential capita increase of 20. This increase in population would not result in need for additional officers. As it is unlikely the area will be developed at the maximum allowed density, the impacts will likely be much less. Impacts to parks and schools are anticipated to be similar in nature.

4. Please explain how the proposed amendment will implement the comprehensive plan and be in the best interest of Kennewick referencing appropriate goals and policies contained in the plan.

Land Use Residential Goals, Goal 3, Policy 4: Designating this area as MDR will complement and expand the existing designated MDR Land Use designation.

Housing Goals, Goal 1, Policy 3, 4, 5: It is anticipated that a portion of the 1.2 acres will be developed as zero lot line structures. The area surrounding the site has been developed in medium-density units.

Housing Goals, Goal 3, Policy 3: Development of this property at a higher density will allow for lower ownership costs promoting households of all incomes.

Transportation Goals, Goal 2, Policy 1, 2: Locating more residents within walking and biking distance of commercial areas reduces the load on the transportation system and encourages a healthy lifestyle, which is a part of the Complete Streets program.

Utilities Goals, Goal 3, Policy 1: All new utilities will be undergrounded within the planned development area.

5. Please explain any other substantiated information in support of the proposed amendment.
N/A



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

FILE/PROJECT NUMBER: ED-2023-0011

DESCRIPTION OF PROPOSAL: To change the land use designation of 1.18 acres from Low Density Residential to Medium Density Residential and to zone the property to Residential, Medium Density (RM).

PROPOSER: JF Engineering, c/o Daniel Kapsi 104 N Clover Island Drive, Suite 201, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1215 S Cedar Street

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: Planning Director

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

PHONE: (509) 585-4386

☐ 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: July 11, 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 and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED-2023-0011 File

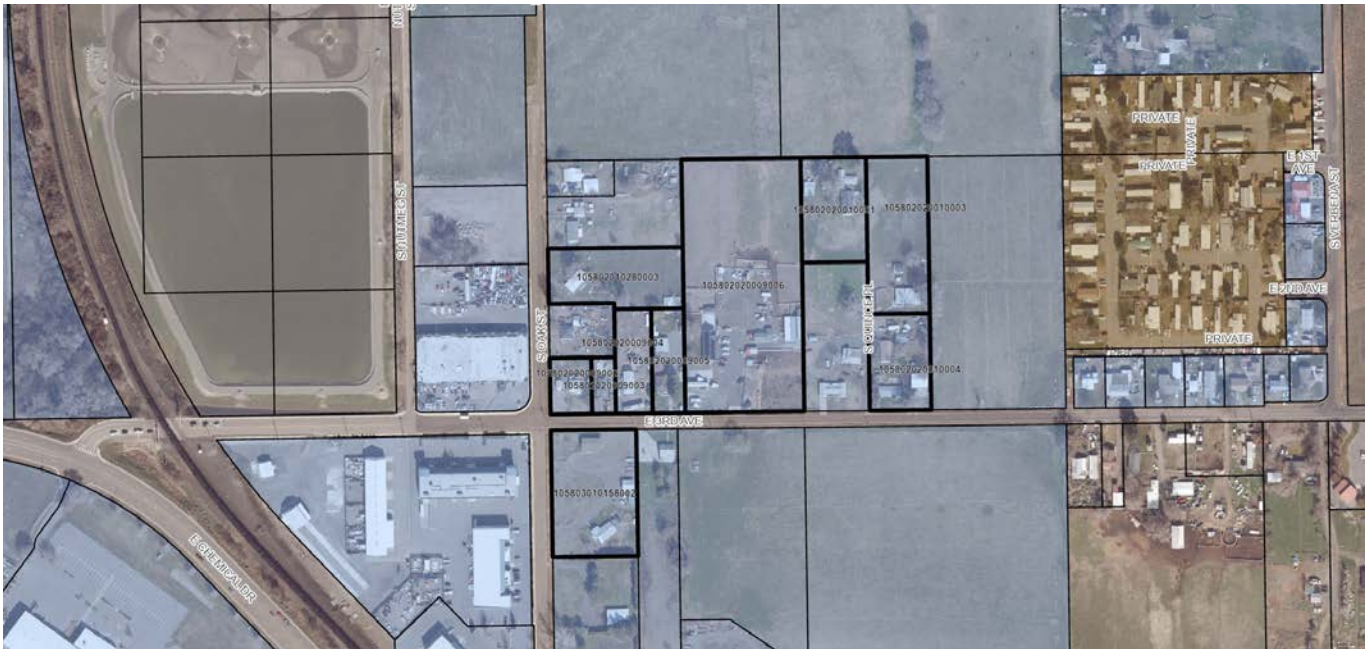


Comprehensive Plan Amendment CPA-2023-0003

REQUEST: Change 12.33-acres from Industrial (I) to Low Density Residential (LDR).

APPLICANT: Courtney Raeder

OWNERS: Roy Sitton, Shepard Commercial, LLC, Luis Licea, Enrique Cervantes, Alice Reser, Catherine Raeder, Barbara Mansfield, José and Beatriz Guizar, Robert and Sarah Cassano, and Chantal Nault



Not to scale

SITE INFORMATION



- ***Size:*** 12.33-acres
- ***Location:*** 205 & 331 S Oak Street, 102, 203 & 207 S Quince Place and 1411, 1511, 1531, 1543 & 1601 E 3rd Avenue
- ***Topography:*** Flat
- ***Existing Comprehensive Plan Designation:*** Industrial
- ***Existing Zoning:*** Unincorporated Benton County, Light Industrial
- ***Existing Land Use:*** Single-Family Residence and Pasture Land

EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application/Supplemental Questions
- **Exhibit A-4:** Environmental Determination
- **Exhibit A-5:** City of Kennewick Public Works Comments
- **Exhibit A-6:** Ziply Fiber Comments
- **Exhibit A-7:** Bonneville Power Administration Comments
- **Exhibit A-8:** Washington Department of Natural Resource Comments
- **Exhibit A-9:** Applicant and Public Comments

APPLICATION PROCESS

- Application Submitted: May 1, 2023
- Application routed for comments: June 21, 2023
- Determination of Non-Significance (DNS) was issued July 11, 2023.
- Appeal Period for the DNS ended July 25, 2023
- Notice of Public Hearing was posted August 31, 2023
- Notice of Public Hearing was published September 3, 2023
- Notice of Public Hearing was mailed August 31, 2023.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – Industrial, City of Kennewick Zoning – Industrial, Heavy (IH), City of Kennewick Existing Land Uses – Pastureland proposed to be a rock crushing operation.
South	Comprehensive Plan – Industrial, City of Kennewick Zoning – Industrial, Light (IL), City of Kennewick Existing Land Uses – Vacant Land and industrial businesses
East	Comprehensive Plan – Industrial, Benton County and High Density Residential, City of Kennewick Zoning – Light Industrial, Benton County and Residential, High (RH), City of Kennewick Existing Land Uses – Vacant, Multi-family and Single-Family Residential
West	Comprehensive Plan – Industrial , City of Kennewick Zoning – Industrial, Light (IL) and Industrial, Heavy (IH), City of Kennewick Existing Land Uses – Vacant Land and Industrial Businesses

REGULATORY CONTROLS

- Benton County Development Regulations
- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code (KMC) Title 4

DESCRIPTION OF REQUEST

The applicant has requested to change the land use designation of 12.33-acres from Industrial to LDR. The KMC contains specific criteria and additional factors to consider when approving the requested amendment. An evaluation of the criteria and additional factors follow:

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

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

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment is not likely to have a negative impact to the environment, future uses will be subject to Critical Area and Development Regulations. The proposed amendment has the potential to affect the welfare of adjacent industrial lands/uses in a negative manner. The LDR designation allows for an increased residential density on the properties and expansion of existing or future industrial uses may not occur because of that. The area has been designated Industrial since 1996 and in addition to City of Kennewick and Port of Kennewick properties there are existing private businesses/land in the immediate area. Industrial and residential uses are usually not compatible neighbors; increased residential density may affect the existing and future industrial businesses.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment;
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan. The City has approximately a 1,387.2-acre surplus of lands designated LDR. Additionally, the City has roughly a 500-acre deficit of Industrial designated lands. This proposed amendment will add to the deficit.

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

1. The effect upon the physical environment;
Only the possible remodel or replacement of a home at 331 S Oak Street is the proposed development to take place at the amendment site. Additional residential development may result from approving the request.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
All of the property involved in the amendment is under private ownership with no public access. No designated critical areas are on-site. At this time, it is unknown what the impact future development will have on the surrounding area.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
It is staff's opinion that the proposed amendment will not be compatible with the majority of the surrounding Industrial, Light and Heavy zoned properties. Although the applicant has stated she has no intention to develop her property, circumstances can change and increased residential development is a possibility at some time in the future.

Increased residential density adjacent to the existing industrial uses have the potential to limit future expansion of the industrial uses by reducing the desirability of the land due to the close proximity and added potential for increased residential development.

Future development of residences should have no substantial impact on the site's existing residences.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;

The City is in the process of expanding its wastewater treatment facility that is to the NE of the amendment site. The purpose of the expansion is to better serve the residents of Kennewick and allow for future growth. Residential growth in the general area may negatively affect the operation of the facility.

The City designated the area Industrial in 1996 to serve the industrial uses that existed and allow for future industrial uses.

The site will not be subject to the City's concurrency requirements until annexation into the City.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;

Comprehensive Plan Table 2: Land Inventory; shows that the City has a deficit of 774.5 acres for lands designated Industrial and a 1,387 acres surplus for lands designated LDR. The acreage deficit of Industrial land has decreased by 279.5 acres because of a 2019 annexation.

6. The current and projected project density in the area; and

Current densities for LDR vary between 4-5 units/acres, depending on the zoning district. The recently adopted Middle Housing Legislation that goes into effect no later than 2026 will allow the development of approximately 286 homes on the 12.33 acres, if the land use designation is amended to LDR and the properties are annexed into the City.

7. The effect, if any upon other aspects of the Comprehensive Plan.

The Capital Facilities Plan is what provides the framework for the City to provide adequate essential services to the residents and accommodate growth. It is unknown; what if any effect the proposed amendment will have on the operation of the expanded wastewater treatment facility.

PUBLIC COMMENT

Staff has received comments in favor of the proposal from the applicant and property owners within the proposed amendment area. All received public comments are included in Exhibit A-9.

AGENCY COMMENTS

The City of Kennewick Public Works Department submitted concerns about having increased residential density adjacent to its wastewater treatment plant, see Exhibit A-5.

Ziply Fiber stated that prior to developing locates will be needed, see Exhibit A-6.

The Bonneville Power Administration stated that the proposal would not have a direct impact on its facilities, see Exhibit A-7.

The Washington Department of Natural Resources, Washington Geological Survey stated that there are no changes related to mineral resource lands, see Exhibit A-8

ANALYSIS OF REQUEST

This request is to amend the land use designation of 12.33-acres from Industrial to LDR. The proposed land use designation and the Middle Housing Legislation will allow for approximately 286 homes on the properties at the time of annexation. The proposed amendment does not require annexation into the City.

The applicant may remodel or replace the existing home at 331 S Oak Street, no other residential development is proposed for the properties.

The amendment site is not in the Kennewick City Limits, but it is in the City's urban growth area. Since the properties are in the UGA, the City can establish a land use designation for them. All of the properties are under the jurisdiction of the Benton County Development Regulations.

The City is currently in the process of expanding its wastewater treatment plant on N Oak Street. Additionally, the property owner to the north has started the process to operate a rock crushing business on the adjacent property.

Staff is concerned that if additional homes are developed on the properties, they may limit or hinder future expansion or operation of the wastewater treatment plant. It is staff's opinion that industrial and residential uses are not compatible.

The City has an approximate 1,387.2-acre surplus of LDR and an approximate 500-acre deficit for Industrial. The impact to the industrial land supply will most likely be minimal. Pursuant to Table 3: Acres Per Capita – Capital Facilities (public facilities and schools), in 2037 the city will need an additional 215.9-acres for Capital Facilities. When considering the proposed changes to the comprehensive plan and ultimately rezoning the property, other factors and issues must be considered rather than only looking at the immediate issue.

Staff's review to the comprehensive plan has determined that the following goal and policy provides a basis to deny the request:

Industrial Goal 1:

Policy 3. Protect industrial lands from encroachment by incompatible land uses, which would reduce the Economic viability of industrial lands.

Industrial Goal 3: Maintain an adequate amount of industrial land within the City Limits and Urban Growth Boundary.

FINDINGS

1. The applicant is Courtney Raeder, 66511 S Meals Road, Kennewick, WA 99337.
2. The owners are Roy Sitton, Shepard Commercial, LLC, Luis Licea, Enrique Cervantes, Alice Reser, Catherine Raeder, Barbara Mansfield, José and Beatriz Guizar, Robert and Sarah Cassano, and Chantal Nault.
3. The request is to change the land use designation for the subject parcels from Industrial to Low Density Residential.
4. The City received the application on May 1, 2023 and routed it for review to various City Departments and other local, state and federal agencies for comment on June 21, 2023.
5. City water and sewer are adjacent to the properties.
6. S Oak Street and E 3rd Avenue provide access to the properties.
7. The proposed amendment is adjacent to property designated Industrial.
8. The City issued a Determination of Non-Significance on July 11, 2023.
9. No appeal was filed for the Determination of Non-Significance.
10. A public hearing notification sign was posted at the SE corner of the S Oak Street and E 3rd Avenue intersection.
11. The Notice of Public Hearing was published in the Tri-City Herald on September 3, 2023
12. Staff mailed or emailed the hearing notice to property owners within 300 feet of the site and parties of record on August 31, 2023.
13. The proposed amendment will not allow the property to be rezoned to a zoning district that will permit uses that may negatively influence the public health, safety, welfare and protection of the environment.
14. This proposed amendment is consistent with the review/processing requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
15. The proposed amendment does not correct an obvious mapping error.
16. Proposed amendment does not address an identified need in the comprehensive Plan.

CONCLUSIONS

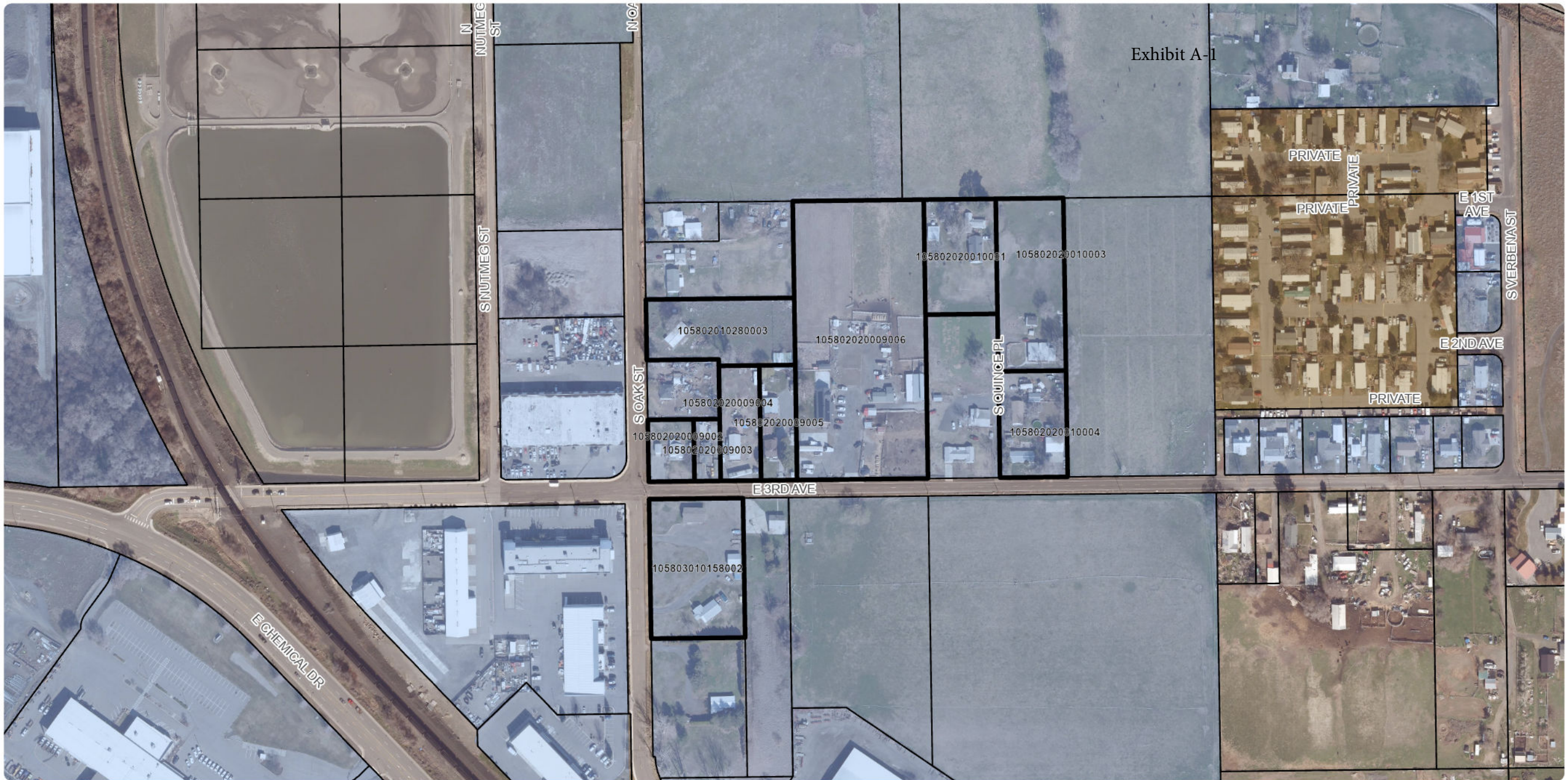
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that no mitigating measures are required to reduce probable significant adverse impacts on the environment.
2. The proposed amendment will change the land use designation for the subject sites from Industrial to Low Density Residential.
3. The proposed amendment is not consistent with the City of Kennewick Comprehensive Plan Industrial Goal 1, Policy 3 and Industrial Goal 3.
4. The proposed amendment will permit an increase to residential activities in the immediate area of the industrial properties.
5. Future development of the site(s) has the potential to affect the future development of the City's Waste Water Treaty Facility expansion and the operation of the proposed adjacent rock crushing operation.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA-2023-0003 contained in the staff report and recommend denial to City Council.

Motion

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

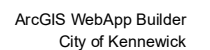


CPA-2023-0003

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



Exhibit A-2



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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other _____

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

Applicant: Courtney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 591-2921 Cell Phone: _____ Fax: _____ E-mail csraeder217@gmail.com

Property Owner (if other than applicant): Please see the attached pages for each property included in this application.

Address: _____

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. _____ Acres _____ Zoning: _____

Address of property: _____

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

Present use of property _____

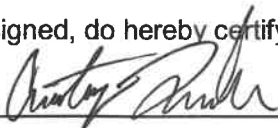
Size of existing structure: _____ sq. ft. Size of Proposed addition/New structure: _____ sq. ft.

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

Benton County Assessor Market Improvement Value: _____

Description of Project: _____

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


Applicant's Signature

Signature of owner or owner's authorized representative

Date: 4-30-23

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Courtney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 591-2921 Cell Phone: _____ Fax: _____ E-mail CSraeder217@gmail.com

Property Owner (if other than applicant): Catherine Raeder

Address: 331 South Oak St Kennewick, WA 99337

Telephone: (509) 582-8461 Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. 105803010158002 Acres 1.58 Zoning: County ? Light Industrial

Address of property: 331 S Oak St Kennewick, WA 99337

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

Present use of property Residential Home

Size of existing structure: 1,470.00 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

Benton County Assessor Market Improvement Value: _____

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Catherine Raeder
 Applicant's Signature

Catherine Raeder
 Signature of owner or owner's authorized representative

Date: April 20, 2023

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Courtney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 591-2921 Cell Phone: _____ Fax: _____ E-mail: csraeder212@gmail.com

Property Owner (if other than applicant): Alice Reser

Address: 1511 E 3rd Ave Kennewick, WA 99337

Telephone: 509-586-1421 Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. 105802020009002 Acres .44 Zoning: Light Industrial ^{County?}

Address of property: 1511 E 3rd Ave Kennewick, WA 99337

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

Present use of property Residential Home

Size of existing structure: 963 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

: _____

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 4-15-23

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Courtney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99357

Telephone: (509) 991-2921 Cell Phone: _____ Fax: _____ E-mail csraeder217@gmail.com

Property Owner (if other than applicant): Luis Licea

Address: 1411 E. 3rd Ave Kennewick WA 99337

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. ~~10980202~~ 109802020009003 Acres .22 Zoning: County? Light Industrial

Address of property: 1411 E 3rd Ave Kennewick, WA 99337

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

Present use of property Residential Home

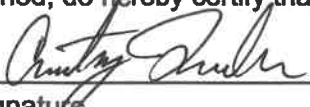
Size of existing structure: 676 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

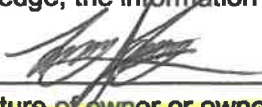
Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: _____

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Applicant's Signature 

Signature of owner or owner's authorized representative 

Date: 2/16/2023

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Courtney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 911-2921 Cell Phone: _____ Fax: _____ E-mail csraeder217@gmail.com

Property Owner (if other than applicant): Jose And Beatriz Guizar

Address: 1543 E. 3rd Ave Kennewick, WA 99337

Telephone: (509) 308-1823 Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 105802020009005 Acres .48 Zoning: Light Industrial County: !

Address of property: 1543 E 3rd Ave Kennewick, WA 99337

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

Present use of property Residential Home

Size of existing structure: 1008 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Applicant's Signature

Date: 4-15-23

Signature of owner or owner's authorized representative

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Courtney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 591-2921 Cell Phone: _____ Fax: _____ E-mail csraeder217@gmail.com

Property Owner (if other than applicant): Barbara A. Mansfield

Address: 203 S. Quince Pl. Kennewick, WA 99337

Telephone: (509) 492-1243 Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 105 802020010003 Acres 1.39 Zoning: Light Industrial ^{County?}

Address of property: 203 S Quince Pl Kennewick, WA 99337

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

Present use of property Residential Home

Size of existing structure: 1428 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

Benton County Assessor Market Improvement Value: _____

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Applicant's Signature

Date:

Signature of owner or owner's authorized representative

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Courtney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 941-2921 Cell Phone: _____ Fax: _____ E-mail csraeder217@gmail.com

Property Owner (if other than applicant): Robert & Sarah Cassano

Address: 1531 E. 3rd Ave. Kennewick, WA 99337

Telephone: 509-851-1192 Cell Phone: _____ E-mail Sarahcassano76@gmail.com

SITE INFORMATION

Parcel No. 105802020009004 Acres .5 Zoning: Light Industrial County: 3

Address of property: 1531 E. 3rd Ave. Kennewick, WA 99337

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

Present use of property Primary residence

Size of existing structure: 1034 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

Benton County Assessor Market Improvement Value: _____

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Sarah Cassano
 Applicant's Signature Courtney Raeder

Sarah Cassano
 Signature of owner or owner's authorized representative

Date: 4/15/23

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Courtney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 591-2921 Cell Phone: _____ Fax: _____ E-mail: csraeder217@gmail.com

Property Owner (if other than applicant): Roy L Sutton

Address: 102 So. Quince Pl. Kennewick, WA 99337

Telephone: 509-586-1845 Cell Phone: 509-528-5950 E-mail: _____

SITE INFORMATION

Parcel No. 105802020010001 Acres 1.00 Zoning: County 3 Light Industrial

Address of property: 102 S Quince Pl Kennewick, WA 99337

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

Present use of property Residential Home

Size of existing structure: 1464.5 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

Benton County Assessor Market Improvement Value: _____

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 2-20-2023

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Carthney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 91-2921 Cell Phone: _____ Fax: _____ E-mail: csraeder217@gmail.com

Property Owner (if other than applicant): Shepard Commercial, LLC

2 places: ① Address: 207 S Quince Pl Kennewick WA 99336 ② 1621 E 3rd Ave
Kennewick WA 99336

Telephone: 509 528 5765 Cell Phone: 509 539 3158 E-mail: tinatshp@yahoo.com

SITE INFORMATION

Parcel No. 105802020010004 Acres .87 Zoning: Light Industrial County: _____

Address of property: 207 S Quince Pl Kennewick, WA 99336 / 1621 E 3rd Ave Kennewick, WA 99336

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

Present use of property Residential Home

Size of existing structure: 1338 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

Benton County Assessor Market Improvement Value: _____

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Shepard Commercial, LLC
Applicant's Signature Carthney Raeder

Shepard Commercial, LLC
Signature of owner or owner's authorized representative

Date: 3-17-23

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Courtney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 991-2921 Cell Phone: _____ Fax: _____ E-mail: csrader217@gmail.com

Property Owner (if other than applicant): Enrique Cervantes

Address: 1601 E 3rd Ave Kennewick, WA 99337

Telephone: (509) 947-3272 Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. 105802020009006 Acres 4.70 Zoning: County: Light Industrial

Address of property: 1601 E 3rd Ave Kennewick, WA 99337

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

Present use of property Residential Home

Size of existing structure: 2,640 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

: _____

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 4/15/23

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

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

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Land use designation change

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

Applicant: Carthney Raeder

Address: 66511 S Meals Rd Kennewick, WA 99337

Telephone: (509) 591-2921 Cell Phone: _____ Fax: _____ E-mail csraeder217@gmail.com

Property Owner (if other than applicant): Ryan Nourse

Address: 2055 Oak St Kennewick, WA 99337

Telephone: 509 438 8850 Cell Phone: _____ E-mail _____

SITE INFORMATION

Robert Nourse 208 576 1587 County: Benton
Parcel No. 105802010280003 Acres 1.15 Zoning: Light Industrial

Address of property: 205 S Oak St Kennewick, WA 99337

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

Present use of property Residential Home

Size of existing structure: 1680 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

Benton County Assessor Market Improvement Value: _____

Description of Project: No project. This application is being submitted to ask that the land use designation be changed from industrial to residential based on the current use of the property.

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

Applicant's Signature Carthney Raeder

Ryan Nourse
Signature of owner or owner's authorized representative

Date: 4/13/23

Comprehensive Plan Amendment Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

I am asking that the properties included in this amendment application have their land use designation changed from industrial to residential.

2. What are the reasons for the requested amendment:

The land use designation of industrial has caused Benton County to rezone these properties from residential to light industrial because these properties are included in the City of Kennewick urban grown area and their zoning must be compatible with the land use designation in the comprehensive plan. Although these properties are already residential properties and always have been used as residential properties (in my Grandma's case for almost 50 years), the Benton County's non-conforming use code severely limits how these property owners are allowed to use their property. Changing the land use designation to residential will make it possible for Benton County to rezone these properties back to a more appropriate residential zoning.

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

Nothing will be changed or affected outside of the land use designation. There is no change in utilities or services.

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

There won't be a change to the Kennewick area, but to the owners of the properties it makes a huge difference. Right now the owners of these properties can't update their homes, add an outbuilding, and wouldn't even be permitted to rebuild a shop or garage if it were to burn down due to the Benton County light industrial zoning and non-conforming use code.

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

Please see attached page labeled, Comprehensive Plan Amendment Supplemental Information - Question 5.

Comprehensive Plan Amendment Supplemental Information – Question 5

5. I have spoken to many people within the city and county about why these properties were rezoned and why there seems to be so much pushback against getting them zoned back to residential. Basically, it comes down to the sewage treatment plant and the planned expansion. I understand if you don't live in this area how that can seem like a valid reason, but the sewage treatment plant goes completely unnoticed most days. It's not a daily threat, it just smells bad from time to time. Residential homes being mixed into industrial areas isn't a new thing. There are plenty of examples throughout Benton County of homes being near places where it may not be considered ideal. A couple of examples are the homes in finely near the chemical plants on E Lechelt Rd and E SR 397/Chemical Rd which have hazardous chemicals and can smell like sulfur or the homes that have a train track practically going through their backyard. I spent a lot of my childhood with my grandparents, so I grew up in this neighborhood as well. Not once did the sewage treatment plant become anything more than an occasional smelly nuisance. It's nothing more than a barking dog or annoyingly nosy neighbor. Well, it's actually probably significantly less of a nuisance than that. The businesses and the sewage treatment plant should not cause an industrial land use designation on the homes around them. It's no different than living next to a gas station or a business in town. Does it come with some annoyances? Yes, but it's not a big deal. There are people who have lived here for well over 20 years, and a couple of people, my grandma included, for 50 or more years and they are being denied the opportunity to build, add on, and fix their homes due to the land use designation and zoning.

While making this decision I ask that you put yourself in the shoes of these homeowners. A home is something you quite literally work your entire life for. It's no secret that this situation is unfair, that fact is obvious, but it is an unfair situation that can be corrected. The actual land use won't be changed with this amendment, it's only the land use designation label. The properties are already being used, sold, and bought as residential properties. With the residential land use designation, Benton County will be able to rezone these properties from light industrial back to residential, removing the unfair restrictions placed on these properties.



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

FILE/PROJECT NUMBER: ED-2023-0014

DESCRIPTION OF PROPOSAL: To change the land use designation of 12.33 acres, acres from Industrial to Low Density Residential. With the potential to add an additional 3.79 acres for a total of 16.12 acres.

PROPONENT: Courtney Raeder, 66511 S Meals Drive, Kennewick, WA 99337

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 205 & 331 S Oak Street, 102, 203 & 207 S Quince Place and 1411, 1511, 1531, 1543 and 1601 E 3rd Avenue. With the potential to add 201, 203 and 211 S Oak and 1619 E 3rd to the proposal.

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: Planning Director

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

PHONE: (509) 585-4386

☐ 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: July 11, 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 and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED-2023-0014 File

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](#).

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Tuesday, May 23, 2023 7:15 AM
To: John Cowling <John.Cowling@ci.kennewick.wa.us>
Subject: RE: CPA-2023-0003

John,

Attached are the comments from 2020.

This years proposed Comprehensive Plan Amendment is to the change the land use designation from Industrial to Low Density Residential.

Thanks,

Steve

From: John Cowling <John.Cowling@ci.kennewick.wa.us>
Sent: Tuesday, May 23, 2023 7:11 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: CPA-2023-0003

Morning Steve,

Do you have the comments we had for the previous rezone? 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](#).

From: [Rodgers,Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Matt Halitsky](#)
Cc: [Cummings,Nicole M \(BPA\) - TERR-TRI CITIES RMHQ](#)
Subject: RE: [EXTERNAL] City of Kennewick CPA-2023-0003, ED-2023-0014
Date: Wednesday, July 5, 2023 4:08:18 PM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)
[image008.png](#)

Matt,

Bonneville Power Administration's (BPA) has had the opportunity to review City of Kennewick CPA-2023-0003, ED-2023-0014, to change the land use designation of 12.33 acres from INDUSTRIAL (I) to LOW DENSITY RESIDENTIAL (LDR), located at 205 & 331 S Oak Street; 102, 203 & 207 S Quince Place; and 1411, 1511, 1531, 1543 & 1601 E 3rd Avenue, in Unincorporated Benton County, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1 mile from 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.



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
dxrogers@bpa.gov

From: Matt Halitsky <Matt.Halitsky@ci.kennewick.wa.us>

Sent: Thursday, June 22, 2023 4:52 PM

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. - Sean Domagalski <seand@bfhd.wa.gov>; Benton Franklin Health Dept. - Jack Howard <Jack.howard@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ

EXHIBIT A-6

<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 Archaeology 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 Beck - Spectrum <Mike.Beck@charter.com>; 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 <scsplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Zipl Fiber Christy Ross <christy.ross@ziply.com>

Cc: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Subject: [EXTERNAL] City of Kennewick CPA-2023-0003, ED-2023-0014

Hello

The City of Kennewick has received applications for a Comprehensive Plan Amendment and associated Environmental Determination:

Project Description: Comprehensive Plan Amendment to change the land use designation of 12.33 acres from INDUSTRIAL (I) to LOW DENSITY RESIDENTIAL (LDR), located at 205 & 331 S Oak Street; 102, 203 & 207 S Quince Place; and 1411, 1511, 1531, 1543 & 1601 E 3rd Avenue, in Unincorporated Benton County.

Please review the attached files relative to your agency's applicable regulations and submit any comments on or before **7 July 2023**. Comments may be submitted via e-mail to steve.donovan@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Thank you.

Matthew Halitsky, AICP
Senior Planner
Community Planning Department
City of Kennewick

EXHIBIT A-6



O: 509.585.4416 | F: 509.585.4442

matt.halitsky@ci.kennewick.wa.us



From: [Gonzalez, Homero](#)
To: [Matt Halitsky](#)
Subject: RE: City of Kennewick CPA-2023-0003, ED-2023-0014
Date: Friday, June 23, 2023 7:15:21 AM
Attachments: [image002.png](#)
[image008.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)
[image001.png](#)

Matt,

ZiPLY has existing facilities withing right of way and if any dig work would be needed prior to starting locates would be needed.

Thank you,

Homero Gonzalez, OSP Engineer
509.736.3734 (o)
Homero.gonzalez@ziPLY.com
ziPLYfiber.com



From: Matt Halitsky <Matt.Halitsky@ci.kennewick.wa.us>
Sent: Thursday, June 22, 2023 4:52 PM
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. - Sean Domagalski <seand@bfhd.wa.gov>; Benton Franklin Health Dept. - Jack Howard <Jack.howard@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Nicole Cummings <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)

From: [Sears, Tricia \(DNR\)](#)
To: [Matt Halitsky](#)
Cc: [Sears, Tricia \(DNR\)](#); [Davenport, Steve \(COM\)](#)
Subject: Kennewick's Comprehensive Plan update: WGS comments
Date: Wednesday, June 28, 2023 12:14:23 PM

6/28/23

Hello Matt,

In keeping with the interagency correspondence principles, I am providing you with draft comments on Kennewick's Critical Areas Comprehensive Plan update (Commerce ID# 2023-S-6188).

I looked at the entire proposal and focused on areas related to WGS work.

-

There are no changes related to mineral resource lands. There are no changes to geologically hazardous areas in the text.

If you have not checked our interactive database, the WGS Geologic Information Portal, lately, you may wish to do so. [Geologic Information Portal | WA - DNR](#)

If you have not checked out our Geologic Planning page, you may wish to do so. [Geologic Planning | WA - DNR](#)

Thank you for considering our comments. If you have any questions or need additional information, please contact me. For your convenience, if there are no concerns or follow-up discussion, you may consider these comments to be final as of the 60-day comment deadline of 8/120/23.

Cheerio,
Tricia

Tricia R. Sears (she/her/hers)

Geologic Planning Liaison

Washington Geological Survey (WGS)

Washington Department of Natural Resources (DNR)

Cell: 360-628-2867 | Email: tricia.sears@dnr.wa.gov

From: [Courtney Raeder](#)
To: [Steve Donovan](#)
Subject: Re: Comprehensive Plan Application
Date: Tuesday, May 23, 2023 8:07:39 PM

Realistically speaking only a few of these properties could add additional homes, but let's say they all add one or two more homes. I think it's safe to say there wouldn't be 4 homes added to each property in a realistic situation. One home added to each property isn't even realistic but I'll go with it. All it would take is an additional 10 - 20 adults complaining or opposing the sewage treatment expansion to stop or postpone it? That's it?

I don't know of anyone who wants to add a home to their property. From what I've been told they just want to fix up their home up, tear down and rebuild a home for themselves, or add an outbuilding. But I'm failing to see your reasoning. The expansion is either so needed that it would take hundreds of people opposing it to stop it or it's so unimportant that it won't take very many people opposing it to stop it. And from what I've been told so far, it doesn't really matter who opposes it, it'll ultimately happen anyway.

These properties are being treated like they're the only ones who can oppose the expansion. Outside of a few businesses, there are only homes in this area. All homes which could do the same thing yet they are allowed to keep their residential zoning and have no restrictions.

It's a real disappointment how little you all care about the lives you're impacting. You could support this application and make it easy, but you're choosing to make it difficult for no reason at all.

On Tue, May 23, 2023 at 4:57 PM Steve Donovan <Steve.Donovan@ci.kennewick.wa.us> wrote:

Anyone can complain about the facility, it would have to be determine what merit or standing the person has in regard to the issue they are complaining about.

You are correct in regard to the UGAR Zoning.

It is a collective recommendation from the City of Kennewick Planning and Public Works Staff (Directors/Managers).

From: Courtney Raeder <csraeder217@gmail.com>
Sent: Tuesday, May 23, 2023 2:40 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Re: Comprehensive Plan Application

Can anyone complain about the facility or do they have to specifically live in that area? And same question for the expansion. Can anyone oppose the expansion or do they have to specifically live in that area?

So with the UGAR zoning that would be assigned by Benton County with the land use designation change, more homes would be allowed to be built on the land whereas before the recent changes, additional homes wouldn't have been allowed? Am I understanding that correctly?

I don't think the potential of additional homes justifies the restrictions that are being placed on the property owners by any means. Most people live there because they like having the extra land. But I want to make sure I'm understanding your reasoning correctly.

When you say the staff will not be recommending that the application be put on the 2023 Docket, who is ultimately making that decision? Is it you making the decision or is it a collective decision by all the City of Kennewick planning staff?

Thank you!

Courtney

On Tue, May 23, 2023 at 12:53 PM Steve Donovan <Steve.Donovan@ci.kennewick.wa.us> wrote:

You are correct, the land use designation will can only change for the property on the application.

The change to Low Density Residential has the potential to increase the density of residential units in the area. If the designation changes, County Code will then allow duplexes on the properties. With the changes approved by the governor last week, within the few years an additional four residential units have the potential to be added to each of the properties.

The issue is not what is allowed at the waste water treatment site. The issue is what happens once the treatment facility is surround by more dense residential development and what impact will that have once the residents start complaining about the facility.

The Planning Commission will receive an overview of the proposal at the 6/5 meeting. If the application is added to the docket the Planning Commission and City Council then review the entire application.

Steve

From: Courtney Raeder <csraeder217@gmail.com>
Sent: Tuesday, May 23, 2023 11:15 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Re: Comprehensive Plan Application

Hello,

My understanding was that the land use designation will only change for the properties that were on the application. How does that affect what can be done on the site that's designated for the expansion?

What are the possible uses that you are concerned about that can or cannot take place on the site if the land use designation changes for the properties included on the application?

Also does the planning commission and the city council review the application or is it just the staff?

Thank you!

Courtney

On Tue, May 23, 2023 at 10:21 AM Steve Donovan
<Steve.Donovan@ci.kennewick.wa.us> wrote:

Ms. Raeder,

It is the impacts from the waste water treatment facility expansion. We look at the all the possible uses that can take place on the site if the land use designation changes.

Thanks,

Steve

From: Courtney Raeder <csraeder217@gmail.com>
Sent: Tuesday, May 23, 2023 9:56 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Re: Comprehensive Plan Application

Good Morning,

Can you please let me know why the staff is not recommending that my application be placed on the 2023 docket?

Thank you!

Courtney

On Tue, May 23, 2023 at 8:38 AM Steve Donovan
<Steve.Donovan@ci.kennewick.wa.us> wrote:

Ms. Raeder,

The Planning Commission will hold a meeting on June 5th at 6:30 at City Hall. The meeting is for the Planning Commission to make a recommendation on what Comprehensive Plan Amendment Applications should be placed on the 2023 Docket. Staff will not be recommending that your application be placed on the 2023 Docket.

There will be no opportunity to speak or comment at the June 5th meeting, it is not a public hearing.

It is important to note, that just because staff recommends not placing the application on the docket, that does not mean that the Planning Commission and City Council won't have a different decision.

Feel free to contact me if you have questions.

Steve

From: Courtney Raeder <csraeder217@gmail.com>
Sent: Monday, May 22, 2023 5:20 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Re: Comprehensive Plan Application

Good Evening!

Can you let me know about any meetings where this application or these properties will be discussed? Some of the property owners would like to attend as well so I just want to make sure I don't miss anything.

Thank you!

Courtney

On Mon, May 15, 2023 at 6:07 AM Courtney Raeder <csraeder217@gmail.com> wrote:

Good morning,

The low residential land use designation will work. Sorry it took me awhile to respond. It was a busy end of the week with Mother's Day.

Thank you!

Courtney

On Wed, May 10, 2023 at 12:47 PM Steve Donovan <Steve.Donovan@ci.kennewick.wa.us> wrote:

Ms. Raeder,

Those are the City's land use designations.

The land use designations do not establish what uses are permitted or not, the zoning district is what establishes what uses are permitted. The County is who will establish the zoning district for the site.

For reference you can review the Kennewick Municipal Code 18.12.010 A.1 and 18.12.010 B.1 to see what is allowed in the RS and RL Zones. The City's zoning district only comes into play when the site is annexed by the City.

Steve

From: Courtney Raeder <csraeder217@gmail.com>
Sent: Wednesday, May 10, 2023 12:06 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Re: Comprehensive Plan Application

I looked it up and the only land use designations I could find are mixed use, open space, low, medium, and high density residential, commercial, industrial, and public facility. Are those the only options for land use designations?

Can you send me the information or the links if it's online, on what is allowed for the low, medium, and high density residential designations and what instances farm animals are allowed in? I'm assuming since they're county properties the farm animals shouldn't be an issue, but I just want to double check. There are only a couple people with animals so it's not a big deal, I'm just trying to meet everyone's needs the best I can.

Sorry, I would've had this figured out if I knew there were different designations. I thought it was just industrial vs residential.

Thank you!

Courtney Raeder

On Wed, May 10, 2023 at 11:02 AM Steve Donovan
<Steve.Donovan@ci.kennewick.wa.us> wrote:

Low Density Residential will allow for single-family residential and farm animals in certain instances.

Steve

From: Courtney Raeder <csraeder217@gmail.com>
Sent: Wednesday, May 10, 2023 10:50 AM

To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Subject: Re: Comprehensive Plan Application

Yeah, I think Low Density Residential is appropriate. Their goal is to be able to use and update the homes/property as a normal homeowner would while keeping their animals (pigs, cows, chickens, etc.) There is a property with a second address associated with it. Would that designation still work for them?

Thank you!

Courtney

On Wed, May 10, 2023 at 6:56 AM Steve Donovan
<Steve.Donovan@ci.kennewick.wa.us> wrote:

Ms. Raeder:

I need to know what land use designation you are applying for. You have the option of three residential designations, Low Density Residential, Medium Density Residential and High Density Residential.

I am assuming that you are requesting Low Density Residential, but I need confirmation.

Let me know if you have questions.

Thanks,

Steve

From: Courtney Raeder <csraeder217@gmail.com>

Sent: Tuesday, May 9, 2023 8:38 PM

To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Subject: Comprehensive Plan Application

Hello,

Sorry I missed your call today! What was the question you have about the application?

Thank you!

Courtney Raeder

From: [Melinda Didier](#)
To: [Steve Donovan](#)
Subject: FW: Online Form Submittal: Planning Commission Public Comments - Agenda Item No. 4. - Visitors Not on Agenda
Date: Monday, June 5, 2023 11:57:46 AM

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Sunday, June 4, 2023 5:35 PM
To: Melinda Didier <Melinda.Didier@ci.kennewick.wa.us>
Subject: Online Form Submittal: Planning Commission Public Comments - Agenda Item No. 4. - Visitors Not on Agenda

Planning Commission Public Comments - Agenda Item No. 4. - Visitors Not on Agenda

City Council passed Resolution 20-08 on June 23, 2020, which temporarily designates the location for regular, special and study session meetings to the virtual location until Benton County enters into Phase Three of the Governor's Safe Start Reopening Plan. This form allows the public to submit comments for the Visitors section on the agenda. Please submit your comments no later than 4:30 p.m. on the Thursday before the meeting, to allow time to forward to the Planning Commissioners.

Public Comments

This is an opportunity for anyone who would like to speak about any issue NOT covered under a public hearing.

First Name	Sarah
Last Name	Cassano
Planning Commission Meeting Date	6/5/2023
Address	1531 E 3rd Ave
City	Kennewick
Email Address	knnsarah@aol.com
Phone Number (optional)	5098511192

4.a. - Visitors: Public Comment

This is an opportunity for anyone who would like to speak about any issue NOT covered under a public hearing.

Subject/Comments

Land use for our address.

My husband and I purchased the address above almost 10 years ago with the intent to rebuild in 12 to 15 years to something slightly larger and more accommodating for our retirement years.

It has been brought to our attention as we have paid the land off and are in process of changing it over to our name to start the new build project that we had planned may not be possible.

Now I know I am in a small part of county land surrounded by the city. This said the city should not be able to dictate how I use my land. If I choose to live and die here and build a bigger house or a shop to house our grandchildren's toys the city should not be allowed to tell me that it doesn't meet the code. I should be allowed to have animals and a home.

Give the county back the land and allow those of us living in the area the ability to use it as residential. After all we choose to live here and smell human poop so it really shouldn't be the cities choice to tell us it's industrial. It's families and animals out here after all.

Sarah Cassano

Email not displaying correctly? [View it in your browser.](#)

From: [Anthony Muai](#)
To: [Steve Donovan](#)
Subject: FW: Seven Planning Commission Members - Leadership
Date: Monday, June 5, 2023 9:47:05 AM

From: Tom Raeder <t2raeds@gmail.com>
Sent: Sunday, June 4, 2023 10:18 PM
To: Anthony Muai <anthony.muai@ci.kennewick.wa.us>
Subject: Seven Planning Commission Members - Leadership

E 3rd Avenue and S Oak Street Area: Zoning Change from Residential to Light Industrial and BCC Chapter 11.51

A Leadership or Servant of the People should never put upon others what they would not put upon themselves.

All 7 Planning Commission Members please state whether you will or will not voluntarily apply BBC Chapter 11.51 to their residence in the same manner they as the Planning Commission Members have forced BBC Chapter 11.51 on the Benton County Residents in the E 3rd Avenue and S Oak Street area.

This means they cannot change the foot print of their home in anyway. If more than 50% of your home is destroyed, you will remain homeless.

The Planning Commission Members have attacked these easy target residents (many are elderly and have incomes far below the poverty level) taking away their rights to live on their property, may not engage in normal residential activity, not be allowed to modify their resident. A grandchild could not build her grandmother a new place to live on her property.

How many of the 7 Planning Commission Members will give up their normal residential activity at their home? All should gladly succumb to the laws they have forced upon others. If the 7 Planning Commission Members will not succumb, then remove BCC Chapter 11.51 from the residents in the E 3rd Avenue and S Oak Street area.

As the Lord said in Matthew 7:12 (NIV):

So in everything, do to others what you would have them do to you, for this sums up the Law and the Prophets.

Concerned Citizen,
Tom Raeder
509-551-3573

From: [Courtney Raeder](#)
To: [Steve Donovan](#)
Subject: June 5th Meeting Comment
Date: Monday, June 5, 2023 4:19:50 PM

Hello,

I just tried to submit the comment below to the form online. It stated that I had until 4:30pm today to submit it, but it's telling me the form is no longer available. Can you please make sure this gets submitted?

Thank you!

Courtney

After a year of working on this issue, I have spent a substantial amount of time, effort, and money just to submit this comprehensive plan amendment application. Now all that time, effort, and money has finally come down to your decision. Last week I wrote the email below to the City Council members. I would like the Planning Commission to read it as well. I would have included you in the email, but I couldn't find your email addresses. After the email, I have added an additional few paragraphs. It is a long email, but this is very important to me. This process started with me trying to help my grandma and has turned into so much more.

Good Evening,

I am writing to you regarding my concerns with a Comprehensive Plan application that I submitted to the City of Kennewick that the planning and public works staff has told me they will not be recommending be put on the 2023 docket. I was also informed that neither I nor any of the property owners will be allowed to speak or comment at the meeting so I decided to reach out to you now. I'll briefly explain why I submitted the application and then go into more detail about why the staff told me they would not be recommending it and why I disagree with their reasoning. I also attached the application in case you would like to review it first before reading this email.

I submitted an application to change the land use designation of 10 properties with residential homes on them from industrial to residential. The land use designation of industrial caused Benton County to rezone these properties in 2011 from residential to light industrial because they are included in the City of Kennewick urban growth area and their zoning must be compatible with the land use designation in the comprehensive plan. Benton County chose not to inform the homeowners of this change at that time. Although these properties are already used as residential properties and have always been used as residential properties, Benton County's non-conforming use code severely limits what these homeowners can do to their homes and land. Changing the land use designation to residential will make it possible for Benton County to rezone these properties back to a more appropriate residential zoning.

In the very beginning of this process I spoke with Benton County about revising their non-conforming use code and was told that they are happy with it and do not wish to make any changes. That has landed me where I'm at today trying to change the land use designation in the City of Kennewick Comprehensive Plan so I can ultimately get the zoning corrected with the county. I have been working on this issue for the past year or so and as of this last week I

was informed by a member of the planning and public works staff that they will not be recommending my application for the 2023 docket. When I asked why they would not be recommending it I was given this response,

"The change to Low Density Residential has the potential to increase the density of residential units in the area. If the designation changes, County Code will then allow duplexes on the properties. With the changes approved by the governor last week, within the few years an additional four residential units have the potential to be added to each of the properties.

The issue is not what is allowed at the waste water treatment site. The issue is what happens once the treatment facility is surround by more dense residential development and what impact will that have once the residents start complaining about the facility."

I have a few different issues with this reasoning. The first is the City of Kennewick planning and public works staff justifying 14 property owners not being able to update their homes as a normal homeowner would or, according to the Benton County planning staff, rebuild their homes if they were to be damaged more than 50%, all so the City of Kennewick doesn't have to deal with the potential of more complaints about the sewage treatment facility. I can't imagine any scenario where a homeowner would be okay with this situation or would agree with their reasoning.

The second issue I have with this reasoning is what happens in the future if these homes really do stay with the industrial land use designation and light industrial zoning. Some day the properties might get sold, possibly to a business now that everyone is aware of the zoning and why they have been denied the updates they've wanted to do. New businesses will attract a lot of people to the area. Not only will they attract new people in the form of employees, but there will be clients and customers as well. I asked a member of the planning and public works staff if anyone can complain about the sewage treatment facility and they said, "Anyone can complain about the facility, it would have to be determine what merit or standing the person has in regard to the issue they are complaining about." If you add just one business to this area, let alone 10 plus businesses instead of homes, that means every employee and customer that goes to those businesses will be able to complain about the sewage treatment facility. A complaint from a homeowner is one thing. The argument can always be made that they chose to live there, but a complaint from a business owner, employees, and/or a concerned customer, has the potential to cause a lot more issues than a few homeowners. Not only can they complain to the City of Kennewick themselves, but they can also complain to the business owner who in return could approach the city over the issue. Even if you look at a business that doesn't require a lot of employees like a storage facility. I'm sure there would be complaints and concerns from customers of that business regarding the possibility that their possessions could end up smelling like the sewage treatment facility. For any business owner, those types of concerns and feedback could provoke them to approach the city because they would be concerned about the impacts on their income and reputation. One business has the potential to produce far more complaints than one home.

The third issue I have with their reasoning simply comes down to what is realistic. An additional four homes or a duplex added to every property is not a realistic scenario. The City of Kennewick has received a 29 million dollar loan from the Department of Ecology and already has plans to start the sewage treatment facility expansion at the end of the year. The possibility of a few more complaints from homeowners IF a homeowner decides to build a new home on their property is not going to stop the facility from being built, nor would that

cause some massive issue with the existing sewage treatment facility which is what the planning and public works staff seem to be so concerned about. I can say from first-hand experience, changing something with the City of Kennewick or Benton County takes a massive amount of work and dedication. This zoning issue for instance includes 14 different properties and even with 10 of them signing to change their land use designation (I couldn't contact the other 4) and addressing their concerns with their own properties, it has still been a year-long fight that I have had to stay consistently dedicated to. I can't even imagine the number of complaints, work, years, and dedication it would take to have even the smallest effect on a sewage treatment facility that is necessary for the community.

The City of Kennewick and Benton County planning departments aren't denying these people a silly or simple request. They're openly denying these people the right to use their land as every other homeowner can, including the other homes in this area that have a residential zoning. There is even a mobile home park right next to these properties that alone has the potential to generate more complaints than all of these properties combined.

Throughout this entire process I have been met with nothing but resistance with the exception of one person who was genuinely helpful. I have been told time and time again that what I'm doing is not wanted and is near impossible. My dad was recently told by a planning member at Benton County that if more than 50% of my grandma's home were to be destroyed they would not allow her to rebuild it and they would have effectively made her homeless after living there for 50 years. He was also told at this time that the zoning is essentially set in stone.

This zoning isn't written in stone. It ultimately just comes down to a decision made by individuals. These properties are already used as homes. The actual use isn't changing and they can complain about the sewage treatment facility whether the land use designation is changed or not. The other homeowners in the area not affected by this zoning can add additional homes to their properties generating the potential for more complaints as well, but the city staff still continues to argue the necessity of these 14 properties keeping their industrial designation to mitigate the possibility of development. Are these properties the closest to the facility? Yeah, but a few hundred feet doesn't miraculously make the sewage treatment facility smell like roses instead of sewage on bad days. It doesn't matter whether there are homes or businesses on these properties, there will always be the potential for complaints. The land use designation and zoning will not change that fact.

Someone reached out to me that heard about this issue and let me know that you have gone against the planning and public works staff's recommendations in the past and I hope you choose to do so for my application. These homeowners go to work every day to pay their mortgage, pay homeowners insurance, and pay taxes on a home they can't add on to or rebuild. They can't even build a shop, garage, or other outbuilding if they wanted to nor could they rebuild their existing ones if they were to burn down. These aren't just parcel numbers on a zoning map. They're real people.

Thank you for reading this email. I really appreciate your time. I attached the application that I submitted to the City of Kennewick in case you would like to look it over. I also attached a second version with just my answers to the application questions and the signature pages from the property owners that I collected (one signature page is missing because I picked it up on my way in to submit the application.)

Thank you for your time,

[End of email]

The other day I came across another location that is a prime example of why the homes included on my application should be allowed to be zoned residential and the smell as I drove by is what caught my attention. The Waste Management facility located on the corner of S Ely St and W 27th Ave in Kennewick not only has an entire neighborhood of townhomes built right across the street, but it has homes that share a boundary with it as well. The zoning for the homes in this area is medium density. The only reasoning I have been given against my application, and I quote again is, "The issue is what happens once the treatment facility is surround by more dense residential development and what impact will that have once the residents start complaining about the facility." The waste management facility stinks just as bad if not worse than the sewage treatment facility and it's allowed to have medium density development next to it, but existing homes next to the sewage treatment facility are not even allowed to keep a low density residential land use designation.

I understand that one is considered a public facility and one is a business and the city may not deal with the complaints about the waste management facility, but the concerns that would arise for each are the same. If complaints by the 56+ homeowners in the townhomes across the street and the 49+ homes that are right next to it haven't caused that facility to move somewhere else, then I have a hard time believing future potential complaints from 10 properties will have any sort of impact on the sewage treatment facility. After my own experience with this application, I think it would take a good amount of community involvement to make any sort of impact. And I get it, it's the potential of more homes being built in the area if the land use designation is changed to low density residential, but even if we indulge in the unrealistic situation that each property owner adds an additional 4 homes to their property, that's still a fraction of what is next to the waste management facility. And an actual developer was allowed to build right next to it with a higher density zoning and a low density land use designation.

What is being done to these homeowners goes beyond what is fair and what is right. I'm assuming many of you, if not all, are homeowners, and if one day you found out your home was rezoned industrial with the purpose of stopping you from being able to use your home and land as you bought it and so you couldn't build additional homes on it for the sake of the City of Kennewick, how would you feel? How would you feel knowing you've now involuntarily sacrificed your home, land, mortgage, and decades of working? Not to mention the stress it would cause to know that if a structure on your property burns down you couldn't rebuild it.

I could obviously go on, but I've said more than enough so I'll end here. If I'm having to try this hard to change the land use designation and zoning of 10 properties, there is no way a few more complaints from homeowners will have any sort of significant impact on the sewage treatment facility.

Thank you for your time.

From: [Courtney Raeder](#)
To: [Steve Donovan](#); [Dana Dollarhyde](#)
Subject: 6/13 Meeting Verification (Please forward to City Manager)
Date: Tuesday, June 13, 2023 10:47:36 AM
Attachments: [June 5th Meeting Email.pdf](#)

Good Morning,

I wanted to verify that we can go in and listen to the workshop meeting today at 6:30pm. I know it was mentioned that we cannot speak, but I wanted to make sure we are able to attend in person as well since it wasn't on the schedule that Steve sent me.

I also want to apologize to both of you (Steve and Marie) for letting my emotions get the best of me last week. I do my best to keep my personal feelings out of this as much as I can. Everything just came to the surface between my grandma, the email fiasco and the focus on annexing into the city. I put a lot of pressure on myself when I took this on. I asked before I submitted the application if this would put anyone in the city and I was told no, but the focus on annexing still makes me uneasy. I asked that question before I submitted the application because I knew I had some signatures from those who specifically didn't want to be included if the application put them in the city. From what I understand that is a separate process, but it is still stressful knowing that was the favored discussion over changing the land use designation. I know this isn't personal. Sometimes it just gets hard to separate everything we, and others, have gone through because of the zoning from this process.

I do want to ask that an explanation be sent to the planning commission as to why no one showed up to the June 5th meeting that includes the attached email. I would send one, but I don't have their email addresses. I don't know the ins and outs of these meetings and when I was told I would not have the opportunity to speak at the meeting, I understood that as I couldn't speak or comment at the meeting at all. I had stumbled upon the online comment submission form and sent it to everyone because I thought we couldn't speak and to me that was an opportunity to maybe get some eyes on comments other than mine before the meeting. At the meeting it was said that if those who submitted the comments had shown up in person they could have stated their comments at the meeting. Some of them would have shown up if we had known. I definitely would have been there. From an outsider's perspective, the email was really confusing.

I planned to send this email last week, but I needed some time away from this process to clear my head. I'm sorry this email is a week later, but I just needed to step back for a bit.

Thank you!

Courtney Raeder



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Comprehensive Plan Application

Courtney Raeder <csraeder217@gmail.com>

Mon, May 22, 2023 at 5:20 PM

To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Good Evening!

Can you let me know about any meetings where this application or these properties will be discussed? Some of the property owners would like to attend as well so I just want to make sure I don't miss anything.

Thank you!

Courtney

[Quoted text hidden]



Comprehensive Plan Application

Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
To: Courtney Raeder <csraeder217@gmail.com>

Tue, May 23, 2023 at 8:38 AM

Ms. Raeder,

The Planning Commission will hold a meeting on June 5th at 6:30 at City Hall. The meeting is for the Planning Commission to make a recommendation on what Comprehensive Plan Amendment Applications should be placed on the 2023 Docket. Staff will not be recommending that your application be placed on the 2023 Docket.

● There will be no opportunity to speak or comment at the June 5th meeting, it is not a public hearing.

It is important to note, that just because staff recommends not placing the application on the docket, that does not mean that the Planning Commission and City Council won't have a different decision.

Feel free to contact me if you have questions.

[Quoted text hidden]

From: [Keri Mansfield](#)
To: [Steve Donovan](#)
Subject: CPA2023003
Date: Saturday, July 1, 2023 5:22:22 PM

Sat, Jul 1 at 3:28 PM

To whom it may concern.

Thank you in advance for your consideration of changing back the properties listed in the above claim back to low density residential from the light industrial designation they currently hold. Many of the families listed on the application have been in their homes for 50+ years. My parents moved to our home 1966 and have been here every since (dad passed in 1988, Mom and I are still here, she is 87.) We have always been proud Kennewick residents. My brothers and I all attending Eastgate, Park and Kennewick High School, GO LIONS! In fact my dad and all of his siblings went there as well. Again thank you in advance.

Keri Mansfield

It is clear the cons for changing the land use designation are now centered around the industrial development close to these homes, but I want to put that aside for the moment and address the more personal aspects that surround these properties.

A stranger may pull up to my grandma's property and only see a home that needs to be replaced or a shop that needs fixing up, but that's not what I see. When I pull into the driveway of her home, I see nothing but memories and my home away from home. I see my grandma in her apron in the kitchen, I see where I almost fell into a cactus only to be caught by my grandpa right before the needles went through my coat. I see where I learned to ride a motorcycle and drive a golf cart.

I see the shop and remember all the times I followed my dad and grandparents out there and played while they worked on projects. I see all the Christmases, Thanksgivings, and homemade pies and cakes. I see my grandpa pulling up in his El Camino or van as I run out to greet him and Mitsy.

I feel the bond that was created between myself and my grandparents when I was 12 weeks old and my mom got sick and was paralyzed. And although everyone helped take care of me and my brother, I stayed mostly with my grandparents. There are not enough words to describe how amazing of a woman my grandma was. Not to just me, but to anyone who met her. Even the business that bought the property next to her from the Port of Kennewick immediately showed her the utmost respect and that is something I will never forget. When I pull into her driveway, I see a safe haven.

You see, the sewage treatment plant and the buildings across the street didn't make an impact on any of those memories, but listening to my grandparents and dad worry about what would happen to their property when I was a little girl did. I may not remember what was said, but those conversations stuck with me and now I have witnessed what they dealt with for myself as an adult.

Most of the owners in this area have lived there themselves or their parents/grandparents did for well over 40 years before they bought their home. They all have their own memories and values attached to their home the same way I do to my grandma's home. They don't talk about the businesses; they talk about their memories.

If you take away the rock crusher, what are you left with? A sewage treatment plant that will soon smell less, some office buildings, the humane society, and some other miscellaneous businesses. The rock crusher is the oddball, not the standard. In the same way homeowners can't buy a property in this area without noticing the sewage treatment plant, the rock crusher business bought a property knowing there are homes and businesses surrounding it.

There are approximately 70+ homes in this area and maybe a dozen business-related buildings. And if you keep going down third and seventh, there are only homes. If you look in town and in the county, there are plenty of areas with mixed industrial/commercial/residential areas that have heavy truck traffic by homes. I know a lot of truck drivers and they're some of the most respectful people you'll meet. If countless semis can drive down Bowles Road past all those

homes to Nutrien and Lineage Logistics and trucks can drive in and out of Waste Management or the businesses farther up S Ely St in Kennewick, I see no reason why that can't be okay in this area as well. Especially when there are already semis in this area because of the homeowners themselves.

You can see homes backed up to an industrial area near Southridge Blvd in Kennewick. In Burbank, you can see homes backed up to heavy and light industrial areas with plenty of truck traffic, all of which are still zoned residential as well. Not to mention trucks are constantly traveling down Ice Harbor Dr past all those homes at much higher speeds than they will be traveling by these properties. If it can be allowed everywhere else, why not in this neighborhood?

The businesses in this area did not go beyond Oak St until very recently. The sewage treatment plant may have a bad smell sometimes, but it really doesn't cause any other disturbances. But again, it's no different than the Waste Management building off 27th which stinks just as bad if not worse. The Port of Kennewick may eventually sell off some of their land and I'm sure buildings will be put up, but how is that any different than living next to a Walmart, Costco, or any other large store in town?

The county put you in this position and the county put the homeowners in this position. I had a choice to walk away and leave it alone or to help and fight for what I believe is right. I made my choice with no hesitation, and no matter what happens, I will always be glad I did.

I really appreciate everyone's time and all the effort that has gone into this process. I cannot express how grateful I am to finally feel heard.