

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 October 2, 2023
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Change of Zone (COZ) #2023-0007 proposing to change the zoning designation for approximately 0.39 acres located at 408 W 36th Avenue from Residential, Suburban (RS) to Residential, Low Density (RL). Applicant is Jim Brock, 411 W. 32nd Avenue, Kennewick, WA 99337 and owner is Stegall Trust, Claire Stegall Trustee, 408 W. 36th Avenue, Kennewick, WA 99337.

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
OCTOBER 2, 2023
WORKSHOP AGENDA & REGULAR MEETING MINUTES**

1. CALL TO ORDER

Vice Chair Helgeson called the workshop meeting to order at 6:00 p.m.; Commissioners Nikki Griffith, Tina Gregory, Ken Short (remotely), Lola Franklin and Vice Chair Helgeson were present.

Workshop Agenda – 1. CPA-2023-0003: Establish Findings & Conclusions

Vice Chair Helgeson adjourned the Workshop meeting at 6:30 pm.

Ms. Didier announced a ten-minute intermission to reconfigure the Council Chambers for the regular meeting.

CALL TO ORDER

Vice Chair Helgeson called the regular meeting to order at 6:40 p.m.

Vice Chair Helgeson led the Pledge of Allegiance.

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

PRESENT: Vice Chair Thomas Helgeson, Commissioners Tina Gregory, Lola Franklin, Nikki Griffith (*All in person*), and Commissioner Ken Short (*attended remotely*).

ABSENT: Chairman Victor Morris, Commissioner James Hempstead (*Excused*).

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

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

2. CONSENT AGENDA

a. Approval of the minutes dated September 18, 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:

Vice Chair Helgeson made the following statement:

“Good evening and welcome to the October 2, 2023 Kennewick Planning Commission meeting.

Please note that there is no Public Testimony at the Continued Public Hearing scheduled for tonight's meeting, as the Public Testimony portion of the September 18, 2023 meeting was closed."

4. VISITORS NOT ON AGENDA:

- a. None

5. OLD BUSINESS:

- a. September 18, 2023 *Continued* Planning Commission Meeting: Comprehensive Plan Amendment (CPA) 2023-0003.
- b. City Council Action Updates – CPA's 2023-0001, -0002, -0003 and the Development Code Amendment for ADU's to go to Council on October 17, 2023.

COMPREHENSIVE PLAN AMENDMENT (CPA) #2023-0003:

Vice Chair Helgeson opened the public hearing at 6:44 pm for Continued Comprehensive Plan Amendment (CPA) #2023-0003.

Vice Chair Helgeson made the following declaration: "Before we begin deliberations, I would like to make a statement on the record regarding my participation in the hearing for CPA-2023-0003. I was not present at the September 18, 2023 meeting, but since that time I have listened to the recording of the meeting, including the comments from the public and reviewed the material from the meeting, including all exhibits. Having done so, I believe that I can participate fairly in the proceedings this evening. Are there any other Commissioner declarations?"

Commissioner Griffith declared the same as Vice Chair Helgeson.

- 1. Mr. Donovan gave a brief review of the staff report and entered into record Exhibit A-11, Planning Commission Findings and Conclusions to support a recommendation of approval.

Planning Commission Questions of staff included: If the applicant wanted to withdraw & apply at the County, would that have an impact on what the City does; is all the land surrounding this area in the City's Urban Growth Area.

Vice Chair Helgeson stated that the Public Testimony portion of the Public Hearing for Comprehensive Plan Amendment (CPA) 2023-0003 closed at the September 18, 2023 meeting. As such, no further public Testimony is allowed.

The Public Hearing for Continued CPA-2023-0003 closed at 6:51 p.m.

MOTION: Commissioner Griffith moved that the Planning Commission concur with the Findings and Conclusions established in the preceding Workshop meeting as Exhibit A-11 and recommend to City Council APPROVAL of the request. Vice Chair Helgeson restated the motion for clarity; Commissioner Gregory seconded the motion.

DISCUSSION: None.

VOTE: The motion passed on a 4-1 call vote; Commissioners Gregory, Griffith, Short and Vice Chair Helgeson in favor, Commissioner Franklin opposed.

6. NEW BUSINESS:

- a. None

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

- a. Vice Chair Helgeson thanked staff for putting together the workshop and assisting the Planning Commissioners. Mr. Muai reported on the August Public Hearing item for Accessory Dwelling Units (ADU) – this item will go to the City Council on October 17th as well. Vice Chair Helgeson commented that it is not a light undertaking to disagree with staff, and the Commissioners appreciate their help with this.

8. ADJOURNMENT: The meeting concluded at 6:58 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2023-0007

Staff Report Date: 2 October 2023

Hearing Date & Location: 16 October 2023, City Council Chambers

Report Prepared By: Matt Halitsky, AICP
Senior Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 2023-0007

Summary of Proposal: A Change of Zone from Residential, Suburban (RS) to Residential, Low Density (RL) for 0.39 acres.

Proposal Location: 408 W 36th Ave

Legal Description: THE NORTH 164.00 FEET OF LOT 3 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 200, RECORDS OF BENTON COUNTY, WASHINGTON.

CONTAINS 16,890 SF

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

Property Owner: Stegall Trust, Claire Stegall Trustee
408 W 36th Ave
Kennewick, WA 99337

Applicant: Jim Brock
411 W 32nd Ave
Kennewick, WA 99337

Regulatory Controls:

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

COZ Key Application Processing Dates:

Application Submittal	7 September 2023
Determination of Completeness Issued	12 September 2023
Notice of Application Posted	12 September 2023
Date of Mailed Notice of Public Hearing	29 September 2023
Property Posting Sign for Public Hearing	29 September 2023
Date of Published Notice of Public Hearing	1 October 2023

Exhibits:

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

Zoning Adjacent to the Site:

North: Residential, Low Density (RL)

East: Residential, Suburban (RS)

South: Residential, Low Density (RL)

West: Residential, Suburban (RS)

Applicable Goals and Policies of the Comprehensive Plan:**Residential Goals and Policies:**

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

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

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

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

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

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

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

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

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

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

The proposed Change of Zone will not impose an additional burden on public facilities. Future development shall be required to meet applicable levels of service. Both the RS and the RL zoning districts are single-family zones.

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

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

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

The proposed Change of Zone abuts land currently zoned RL to the north.

Public & Agency Comments:

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

Staff Analysis of Proposal & Discussion:

The subject property was annexed by the City on 19 June 2007 via Ordinance 5183 and established the zoning as Residential, Suburban (RS).

The proposed Change of Zone (COZ-2023-0007) is a request to change the zoning district of 0.39 acres located at 408 W 36th Ave from RS to RL. Pursuant to Table 1 of the Comprehensive Plan, the RL zoning district is an implementing zoning district of the Low Density Residential land use designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

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

RL - The purpose of the RL district is to establish areas for low density, single-family, residential buildings, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting.

It is the applicant's intent to complete a Boundary Line Adjustment with the property to the north, transferring the 0.39 acres currently under review to the property located at 411 W 32nd Ave. This property is currently zoned Residential, Low Density. In order to accommodate the Boundary Line Adjustment, both the receiving parcel and the transfer portion need to have the same zoning designation. The land transfer is between family members.

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

Findings:

1. The applicant is Jim Brock, 411 W 32nd Ave, Kennewick, WA 99337.
2. The property owner is Claire Stegall, Trustee, Stegall Trust, 408 W 36th Ave, Kennewick, WA 99337.
3. The proposed change of zone is located at 408 W 36th Ave. Parcel Number 1-1389-101-0200-003.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The request is to change the zoning from Residential, Suburban (RS) to Residential, Low Density (RL).
6. The Residential, Low Density (RL) zoning district is an implementing zone of the Low Density Residential Comprehensive Plan Land Use Map Designation.
7. On 7 September 2023, the application was submitted, and declared complete for processing on 12 September 2023.
8. The application was routed for review to City Departments and outside agencies for comment on 12 September 2023.
9. Access to the site is currently via W 36th Ave. This will change to W 32nd Ave after the completion of a Boundary Line Adjustment.
10. The Environmental Determination of Non-Significance (ED-2023-0025) was issued on 25 September 2023.
11. The Property Posting sign for the public hearing was posted on site 29 September 2023.

EXHIBIT 1

12. Notice of the public hearing for this application was published in the Tri-City Herald on 1 October 2023. Notices were also mailed to property owners within 300 feet of the site on 29 September 2023.
13. The proposed amendment is consistent with the Comprehensive Plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Low Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Land Use Goals 1 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2023-0007 and recommend approval to City Council.

Proposed Motion:

I move that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2023-0007 and recommend approval of the request to City Council.

Change-of-Zone 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 change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

NO

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

NO

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain

YES - ALL AREA IS RL AND RS

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:

YES

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

NO

6. Does the existing zoning prohibit reasonable use of the property? Please explain.

NO

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
NO
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
NO
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
NO
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
NO
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
NO
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
NO

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

Exhibit 2

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: James and Stephanie Brock

Address: 411 West 32nd Avenue, Kennewick WA 99337

Telephone: _____ Cell Phone: 509-521-0042 Fax: _____ E-mail: jimkbrock@charter.net

Property Owner (if other than applicant): _____

Address: _____

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

SITE INFORMATION

Parcel No. 113891020011008 Acres _____ Zoning: RL

Address of property: 411 West 32nd Ave, Kennewick WA 99337

Number of Existing Parking Spaces n/a Number of Proposed (New) Parking Spaces n/a

Present use of property Residential

Size of existing structure: n/a 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: Rezone

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

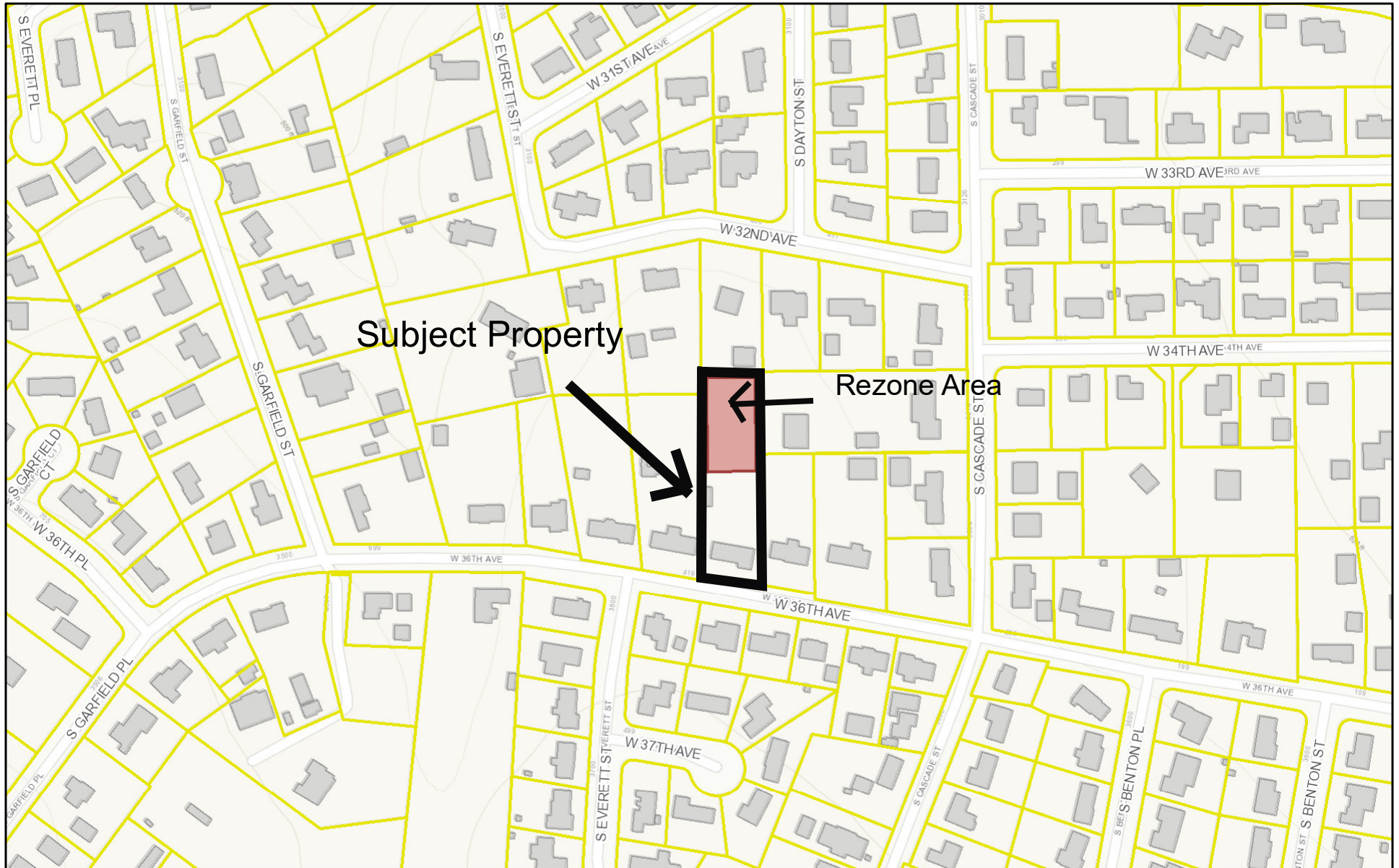
Applicant's Signature _____

Signature of owner or owner's authorized
representative _____

Date: _____

Vicinity Map

Exhibit 3



October 2, 2023

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

StreetName
SurveyAddressPoint
<all other values>

Apartment
Building
Condo

Mobile Home
Parcel

SurveyCityLimits
SV_CI_KENNEWICK_10
SV_CI_RICHLAND_10

SV_CI_COUNTY_1



1 inch = 250 feet

0 0.0225 0.045 0.09 mi

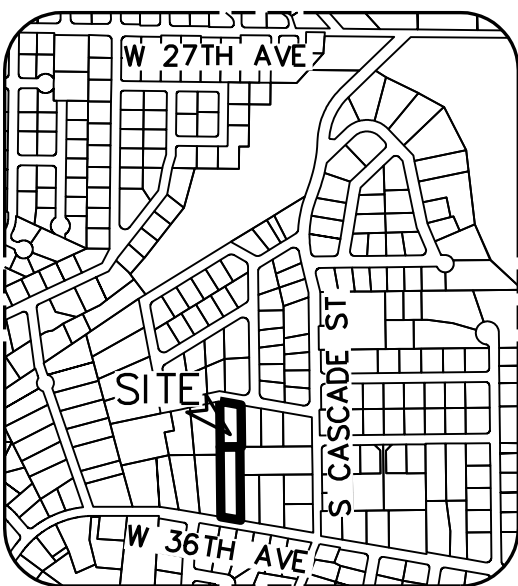
0 0.035 0.07 0.14 km

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

ArcGIS WebApp Builder
City of Kennewick

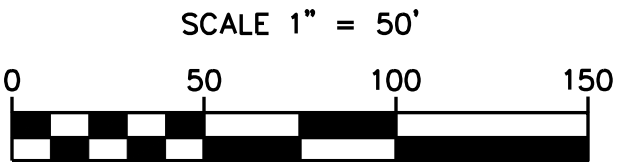
RECORD SURVEY NO. _____

FOR A BOUNDARY
LINE ADJUSTMENT
NE 1/4 OF SEC. 13,
T.08N., R.29E., W.M.
CITY OF KENNEWICK,
BENTON COUNTY,
WASHINGTON



VICINITY SKETCH
NOT TO SCALE

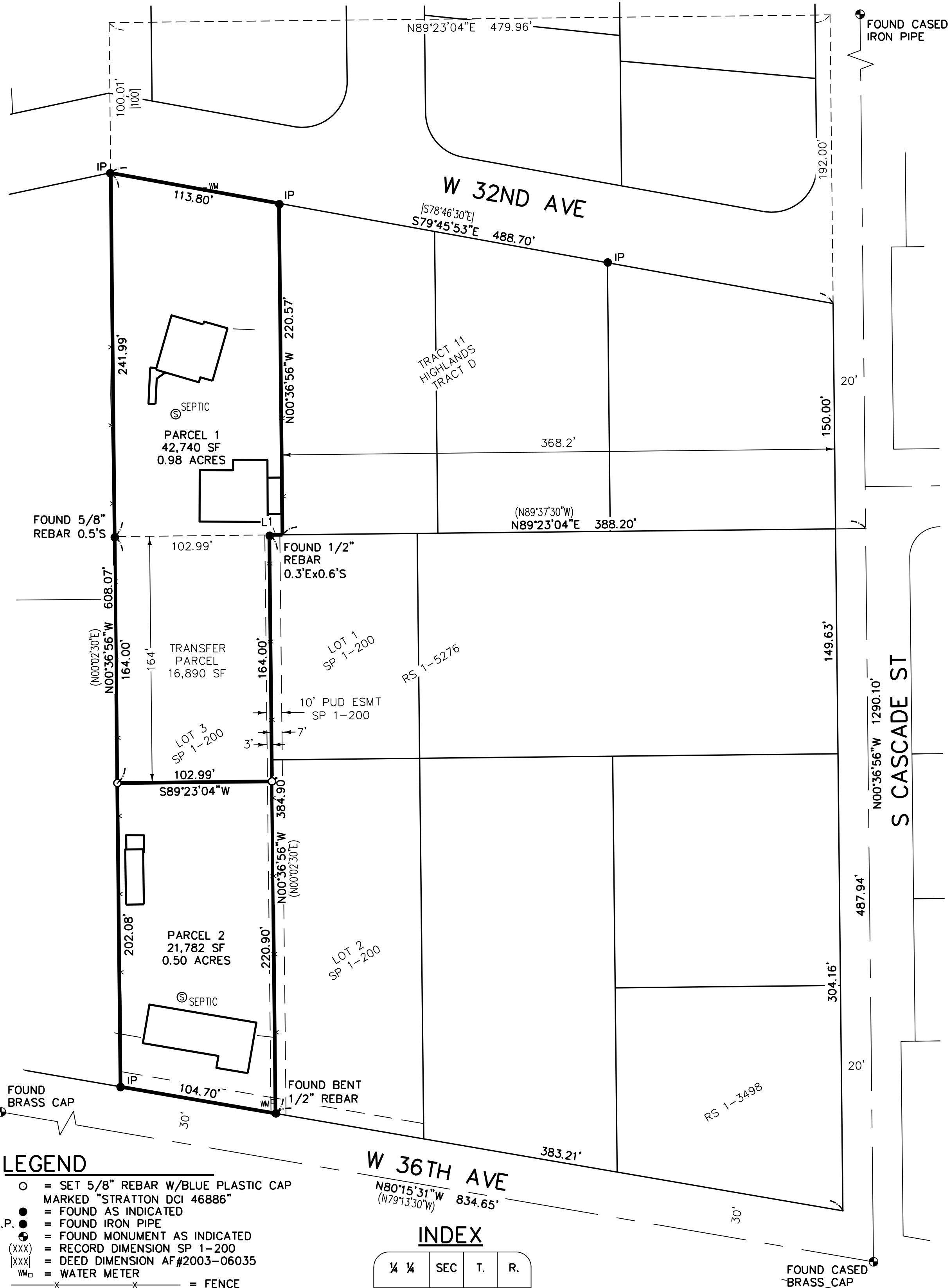
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	8.77	S89°23'04"W



BASIS OF BEARING
WA STATE GRID
NAD83(11)

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

SURVEY FOR
JIM BROCK



LEGEND

- = SET 5/8" REBAR W/BUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- = FOUND AS INDICATED
- I.P. = FOUND IRON PIPE
- = FOUND MONUMENT AS INDICATED
- (XXX) = RECORD DIMENSION SP 1-200
- [XXX] = DEED DIMENSION AF#2003-06035
- WM = WATER METER
- - - - - = FENCE
- - - - - = EASEMENT
- - - - - = PROPERTY BOUNDARY
- - - - - = OLD LOT LINE
- - - - - = CENTERLINE

INDEX

1/4	1/4	SEC	T.	R.
		13	08N	29E

STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JIM BROCK IN JUNE OF 2023.

DEREK C. INGALSBE LS46886

DATE _____



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20__ AT _____ M., IN VOLUME _____ OF SURVEYS AT PAGE _____ AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

BENTON COUNTY AUDITOR _____



STRATTON SURVEYING
& MAPPING P.C.

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

6110BLA1A.DWG	© 2023
DATE: 09/28/23	SHT. 1 OF 2
DRAWN BY: DCI	JOB # 6110

Legal Description

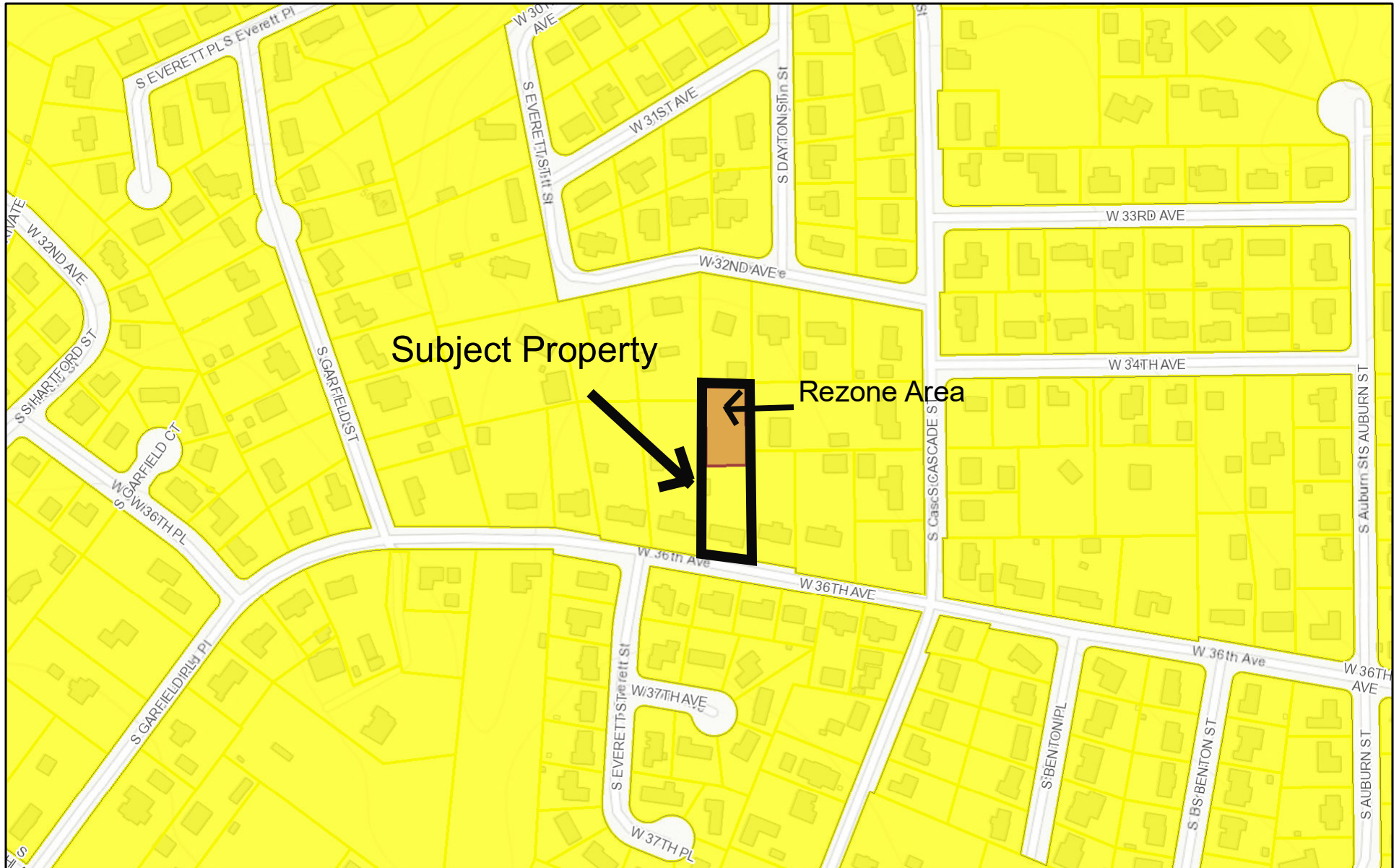
THE NORTH 164.00 FEET OF LOT 3 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 200, RECORDS OF BENTON COUNTY, WASHINGTON.

CONTAINS 16,890 SF

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

Land Use Map

Exhibit 6



October 2, 2023

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

StreetName

Apartment



Mobile Home

SurveyCityLimits

SV_CI_COUNTY_1

SurveyAddressPoint

Building

Parcel

SV_CI_KENNEWICK_10

<all other values>

Condo

SV_CI_RICHLAND_10



1 inch = 300 feet

1:3,600

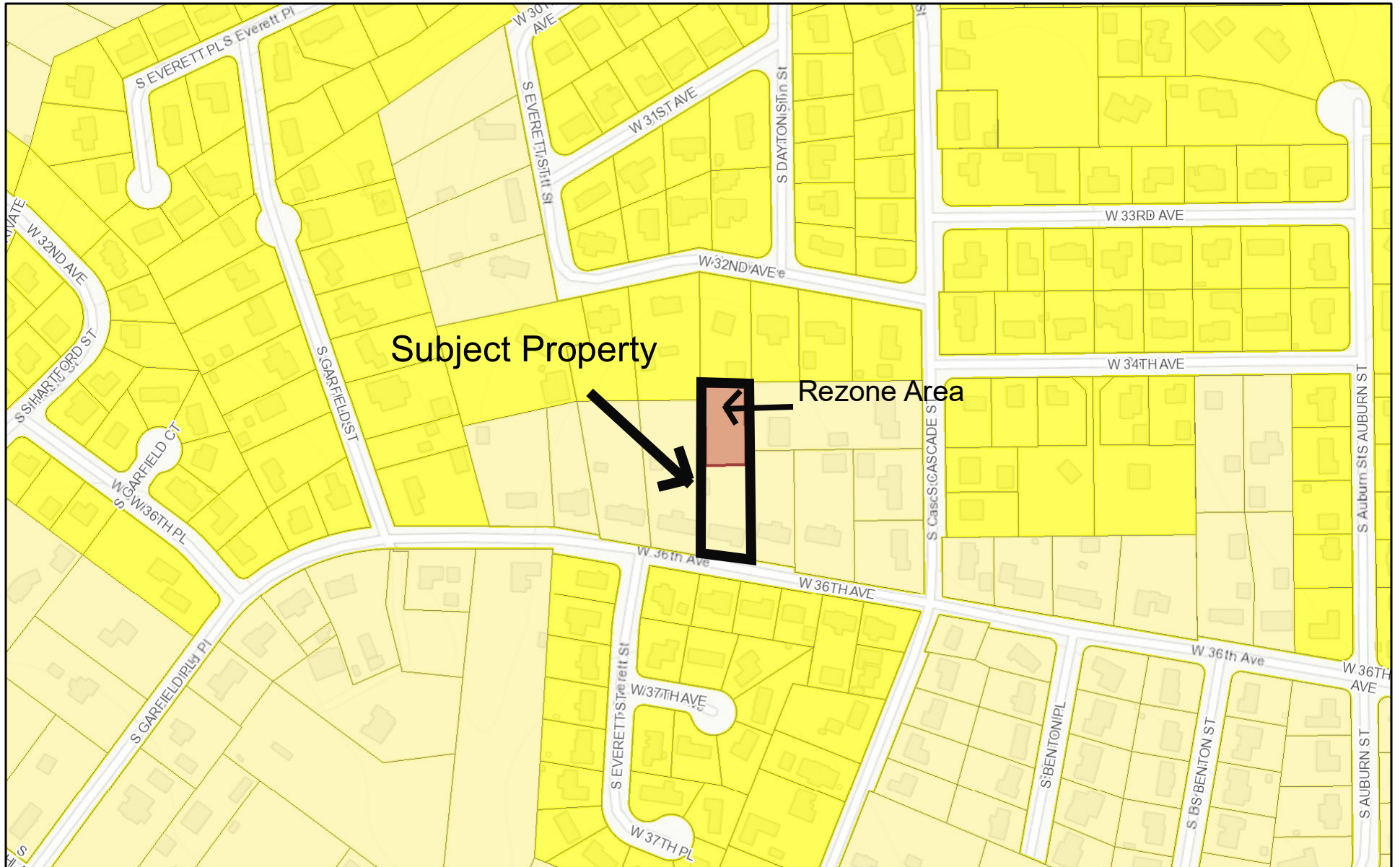
0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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

Zoning Map

Exhibit 7



October 2, 2023

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StreetName
SurveyAddressPoint
Apartment
Building
Condo
Mobile Home
Parcel
SurveyCityLimits
SV_CI_KENNEWICK_10
SV_CI_RICHLAND_10

SV_CI_COUNTY_1



1 inch = 300 feet

1:3,600

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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

ArcGIS WebApp Builder
City of Kennewick



NOTIFICATION OF MAILING

I, Matt Halitsky, on 29 September, 2023

Mailed 30 copies of Notice of Public Hearing

for COZ-2023-0007

to property owners within 300'

as shown on the attached list.

A handwritten signature in black ink, appearing to read "M. Halitsky", is written above a horizontal line.

Signature



Exhibit 8

37

JONES WILLIAM KIM
3217 S GARFIELD STREET
KENNEWICK, WA 99337

37

WOOD RICHARD W & KATHLEEN A
3004 S DAYTON ST
KENNEWICK, WA 99337-5060

37

JOHNSON WILLIAM D
3016 S EVERETT ST
KENNEWICK, WA 99337-5078

37

URSUA XAVIER P
431 W 30TH AVE
KENNEWICK, WA 99337-5019

37

PAINTER MARK L
425 N COLUMBIA CENTER BLVD #J111
KENNEWICK, WA 99337

37

WILLIAMS DARIA & BRANDY
429 W 30TH AVE
KENNEWICK, WA 99337

37

DUNHAM RANDALL A & NANCY K
426 W 31ST AVE
KENNEWICK, WA 99337

37

HAWKINS LISA D
425 W 30TH AVE
KENNEWICK, WA 99337-5019

37

HELTON JOHN W & BARBARA A
424 W 31ST AVE
KENNEWICK, WA 99337-5024

37

GREENWALT ADAM R & GALEN M
421 W 31ST AVE
KENNEWICK, WA 99337

37

MCINTOSH JOHN D & LINDA S
420 W 31ST AVE
KENNEWICK, WA 99337-5024

37

HOCKING MICHAEL J
416 W 31ST AVE
KENNEWICK, WA 99337-5024

37

FOUTS JOHN P
3303 S GARFIELD ST
KENNEWICK, WA 99337

37

PEREZ MARCELLA
3221 S GARFIELD ST
KENNEWICK, WA 99337

37

KIMBALL TONY L
3216 S AUBURN ST
KENNEWICK, WA 99337

37

KIMBALL TONY L
3216 S AUBURN ST
KENNEWICK, WA 99337

37

KING JAKE M & ROBIN J
3214 S AUBURN ST
KENNEWICK, WA 99337

37

SAUTELL SCOTT J
3212 S AUBURN ST
KENNEWICK, WA 99337

37

KIMBALL JERRY A
3202 S AUBURN ST
KENNEWICK, WA 99337

37

LEMUS MENDOZA ISRAEL & KIMBERLY
3205 S CASCADE ST
KENNEWICK, WA 99337

37

HAGAN PAUL B & NANCY K SIMS
3125 S EVERETT PL
KENNEWICK, WA 99337

37

ANGELES ESTEBAN
3310 W HOOD AVE
KENNEWICK, WA 99336

37

WEIR KATHERINE A
3111 S CASCADE ST
KENNEWICK, WA 99337-5053

37

FIOCCHI ROBERT J & ELECE M
3107 S EVERETT PL
KENNEWICK, WA 99337-5073

37

LEONARD ROBERT J & LINDA M
3107 S DAYTON ST
KENNEWICK, WA 99337

37

DIMOND CHERYL L
3106 S DAYTON ST
KENNEWICK, WA 99337-5062

37

GAJEWSKI TRUSTEE MARY C
3103 S EVERETT PL
KENNEWICK, WA 99337-5073

37

DAVEY CLAYTON G
3103 S DAYTON ST
KENNEWICK, WA 99337

37

MOON JEREMY J & CASSIDY P
3102 S CASCADE ST
KENNEWICK, WA 99337

37

WILLIAMS KENT R & RONETTE F
3017 S DAYTON ST
KENNEWICK, WA 99337-5061

KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING**

October 16, 2023 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, October 16, 2023, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed Change of Zone. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item. The public hearing will be conducted in a hybrid setting which will allow interested parties to participate in person or virtually. To participate virtually in the hearing, use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

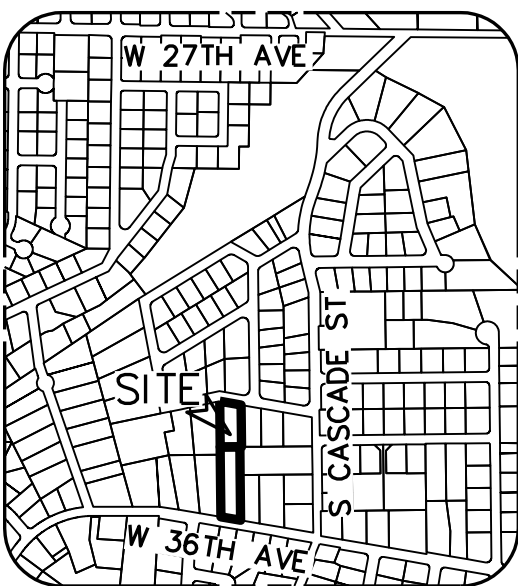
Project# COZ-2023-0007 – A Change of Zone of 0.39 acres from Residential, Suburban (RS) to Residential, Low Density (RL), located at 408 W 36th Ave. The property has a Comprehensive Plan land use designation of Low Density Residential. (See map on back)

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 meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Matt Halitsky at (509) 585-4416 or 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.

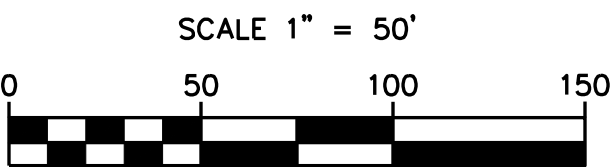
RECORD SURVEY NO.

FOR A BOUNDARY
LINE ADJUSTMENT
NE 1/4 OF SEC. 13,
T.08N., R.29E., W.M.
CITY OF KENNEWICK,
BENTON COUNTY,
WASHINGTON



VICINITY SKETCH
NOT TO SCALE

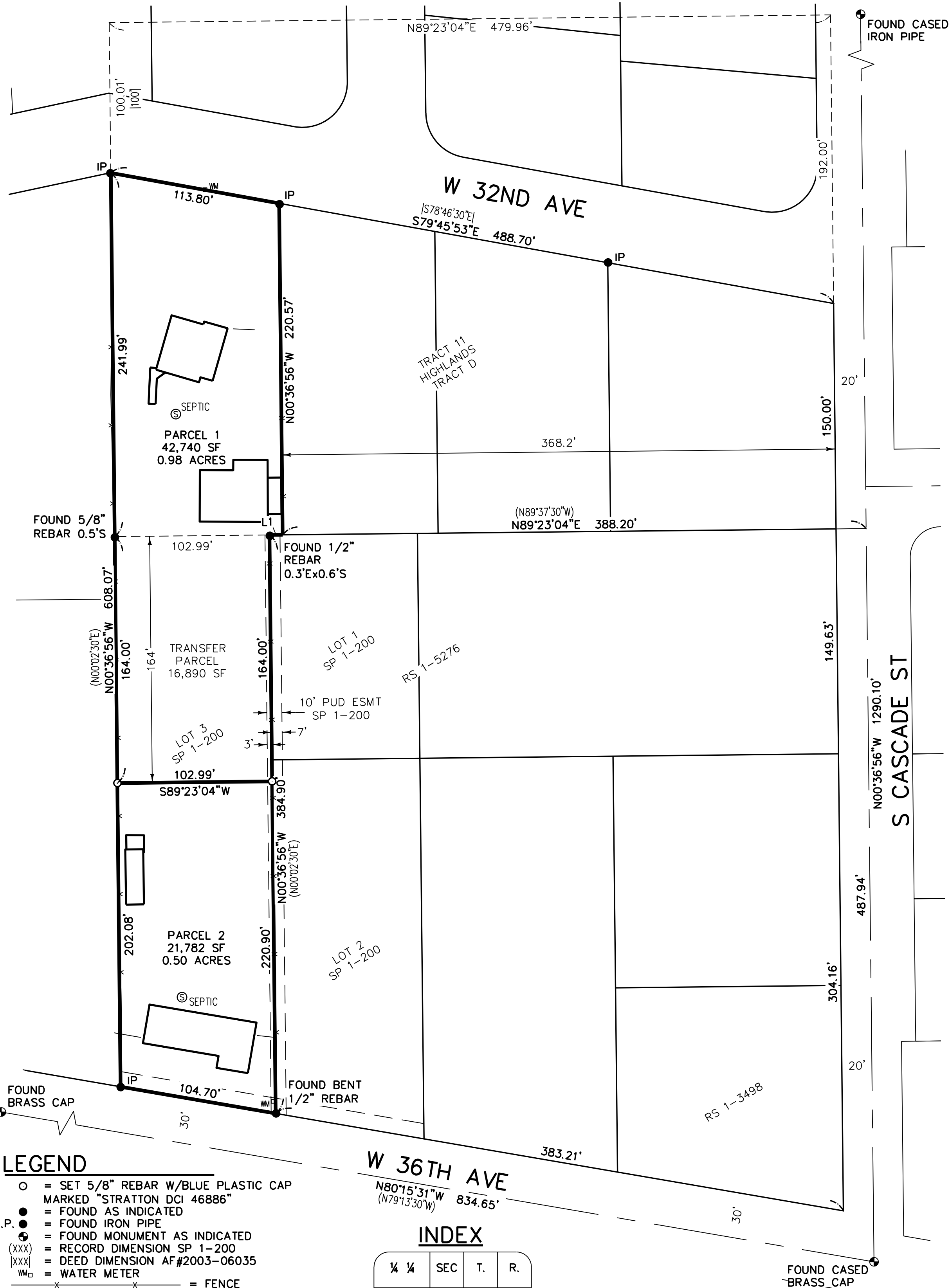
LINE TABLE		
LINE	LENGTH	DIRECTION
L1	8.77	S89°23'04"W



BASIS OF BEARING
WA STATE GRID
NAD83(11)

EQUIPMENT USED
A THREE-SECOND TOTAL STATION
SPECTRA PRECISION RTK GPS

SURVEY FOR
JIM BROCK



LEGEND

- = SET 5/8" REBAR W/BUE PLASTIC CAP MARKED "STRATTON DCI 46886"
- = FOUND AS INDICATED
- I.P. = FOUND IRON PIPE
- = FOUND MONUMENT AS INDICATED
- (xxx) = RECORD DIMENSION SP 1-200
- [xxx] = DEED DIMENSION AF#2003-06035
- WM = WATER METER
- - - - - = FENCE
- - - - - = EASEMENT
- - - - - = PROPERTY BOUNDARY
- - - - - = OLD LOT LINE
- - - - - = CENTERLINE

INDEX

1/4	1/4	SEC	T.	R.
		13	08N	29E

STRATTON SURVEYING AND MAPPING MAKES NO WARRANTIES AS TO MATTERS OF UNWRITTEN TITLE, SUCH AS, ADVERSE POSSESSION, ACQUIESCENCE, ESTOPPEL, ETC.

SURVEYOR'S CERTIFICATE

THIS MAP CORRECTLY REPRESENTS A SURVEY MADE BY ME OR UNDER MY DIRECTION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY RECORDING ACT AT THE REQUEST OF JIM BROCK IN JUNE OF 2023.

DEREK C. INGALSBE LS46886

DATE



AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20__ AT _____ M., IN VOLUME ____ OF SURVEYS AT PAGE ____ AT THE REQUEST OF DEREK C. INGALSBE, P.L.S.

BENTON COUNTY AUDITOR



STRATTON SURVEYING & MAPPING P.C.

313 NORTH MORAIN STREET
KENNEWICK, WA 99336
(509) 735-7364
FAX: (509) 735-6560
stratton@strattonsurvey.com

6110BLA1A.DWG	© 2023
DATE: 09/08/23	SHT. 1 OF 2
DRAWN BY: DCI	JOB # 6110



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED-2023-0025

DESCRIPTION OF PROPOSAL: Change of Zone from Residential, Suburban (RS) to Residential, Low Density (RL).

PROPONENT: Jim Brock

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 408 W 36th Avenue

LEAD AGENCY: City of Kennewick

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

- ☒ There is no comment period for this DNS.
- ☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- ☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by ___. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: 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: 25 September 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.