



December 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 November 20, 2023
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #2023-0008 proposing to change the zoning designation for approximately 0.5093 acres located at 208 N. Kellogg Street from Residential, Low (RL) to Commercial, Community (CC). Applicant is Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338 and owner is Brian Anderson, 5861 W. Clearwater Avenue, Kennewick, WA 99336.
- b. Change of Zone (COZ) #2023-0010 proposing to change the zoning designation on an approximately 3.34-acre and an 8-acre lot located at 6311 W. Clearwater Avenue from Open Space, Limited (OS-L) to Open Space (OS). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338, and owner is Lee Adams, ACIS LLC, 6515 W. Clearwater Avenue #212, Kennewick, WA 99336.

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
NOVEMBER 20, 2023
MEETING MINUTES**

1. CALL TO ORDER

Vice Chair Helgeson called the meeting to order at 6:30 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 Chairman Thomas Helgeson, Commissioners Tina Gregory, Lola Franklin (*All in person*); Commissioner Nikki Griffith (*attended remotely*).

ABSENT: Chairman Victor Morris, Commissioners James Hempstead, Ken Short (*Excused*).

STAFF: Steve Donovan, AICP Development Services Manager; Alisha Piper 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 October 16, 2023.

b. Approval of the agenda.

c. Motion to enter Staff Report(s) into the Record.

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

DISCUSSION: None.

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

3. PUBLIC HEARINGS:

Vice Chairman Helgeson made the following statement:

“Good evening and welcome to the November 20, 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. DEVELOPMENT CODE AMENDMENT (DCA) #2023-0003:

Vice Chairman Helgeson opened the public hearing at 6:34 pm for Development Code Amendment (DCA) #2023-0003

1. Ms. Piper described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of DCA #2023-0003 to City Council.

Planning Commission asked clarifying questions of staff.

2. Testimony of Applicant/Applicant's Representative: None.
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 6:39 p.m.

MOTION: Commissioner Gregory moved to concur with the findings and conclusions in staff report DCA-2023-0003 and recommend City Council APPROVE the request. Commissioner Franklin 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. On November 7, 2023 City Council approved CPA-2023-0003 with additional properties added; all three 2023 Comprehensive Plan Amendments are now complete.

6. NEW BUSINESS:

a. None

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

None.

8. ADJOURNMENT: The meeting concluded at 6:42 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2023-0008

Staff Report Date: 22 November 2023

Hearing Date & Location: 18 December 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 2023-0008

Summary of Proposal: A Change of Zone from Residential, Low Density (RL) to Commercial, Community (CC) for 0.5093 acres.

Proposal Location: 208 N Kellogg Street

Legal Description: Parcel 104892020000003:

VIONE ADDITION, LOT 3. TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 8 NORTH, RANGE 29 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF THE PLAT OF VIONE ADDITION. THENCE SOUTH 00 DEGREES 30 MINUTES 05 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 3, 92.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3. THENCE SOUTH 89 DEGREES 43 MINUTES 45 SECONDS EAST 50 FEET. THENCE NORTH 00 DEGREES 30 MINUTES 05 SECONDS EAST 92.32 FEET. THENCE NORTH 89 DEGREES 43 MINUTES 45 SECONDS WEST 50 FEET TO THE POINT OF BEGINNING.

Property Owner: Brian Anderson
5861 W Clearwater Ave
Kennewick, WA 99336

Applicant: Knutzen Engineering
5401 Ridgeline Drive #160
Kennewick, WA 99338

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	18 October 2023
Determination of Completeness Issued	1 November 2023
Notice of Application Posted	1 November 2023
Date of Mailed Notice of Public Hearing	30 November 2023
Property Posting Sign for Public Hearing	30 November 2023
Date of Published Notice of Public Hearing	3 December 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: Commercial, Office (CO)
 East: Commercial, Community (CC)
 South: Residential, Low Density (RL)
 West: Residential, Low Density (RL)

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

Goal 2: Sustain and enhance viable commercial areas.

Policy 1: Encourage a mixture of commercial, office, and residential uses within commercial centers to support day and evening activities for all ages.

Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.

Policy 2: Enhance compatibility with adjacent residential neighborhoods.

Policy 4: Support mixed residential / commercial development in all Commercial districts in a manner that is compatible with nearby uses.

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

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

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

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

In staff's opinion, the proposed Change of Zone does not promote public necessity, convenience, or welfare as the CC zone is too intensive and allows too many uses incompatible with the adjacent RL zoning district. Staff recommends the property be rezoned to the Commercial, Office (CO) zoning district, which would allow the office uses proposed in the recent Comprehensive Plan Amendment, and are less intensive and more compatible with the adjacent residential neighborhoods. This finding is met by a Change of Zone to CO.

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

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

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

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

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

The finding is not applicable; the proposed zoning district is not a single-family residential zone.

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 6 August 1985 via Ordinance 2927 and established the zoning as Residential, Low Density (RL).

The proposed Change of Zone (COZ-2023-0008) is a request to change the zoning district of 0.5093 acres located at 208 N Kellogg Street from RL to CC. Pursuant to Table 1 of the Comprehensive Plan, the CC zoning district is an implementing zoning district of the Commercial land use designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

It is the applicant's intent to convert the existing single-family dwelling located on site to office space, as well as operate a retail business from an accessory structure located at the rear of the property.

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

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

Whereas the purpose of the CO district is:

CO - The purpose of the CO district is to provide areas for professional and business offices, medical clinics, and research laboratories. The district is primarily intended for non-retail sale commercial uses and restricted retail sale uses in compatible areas as transitions between more intensive uses and other commercial districts and residential districts.

A Comprehensive Plan Amendment (CPA-2023-0001) was adopted earlier this year to change the land use designation of the property from Low Density Residential to Commercial to allow for office use on the property. At that time, a future rezone to CO was envisioned by the applicant and supported by staff. Although office use is allowed in both the CO and CC zoning districts, a wide array of more intensive uses, such as bars, restaurants, gas stations, car dealerships, and lumber yards, are also allowed in the CC zone and not necessarily appropriate immediately adjacent to an existing low density residential neighborhood. These more intensive uses are allowed by right in the CC zone. For that reason, and the fact that as mentioned above, the purpose of the CO zone is to serve as a transition between more intensive uses and residential districts, staff recommends a Change of Zone to CO as opposed to CC, as requested by the applicant.

The proposed findings for a Change of Zone to CO meet the requirements of KMC 18.51.070(2).

Findings:

1. The applicant is Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338.
2. The property owner is Brian Anderson, 5861 W Clearwater Ave, Kennewick, WA 99336.
3. The proposed change of zone is located at 208 N Kellogg Street. Parcel Number 1-0489-202-0000-003.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
5. The applicant's request is to change the zoning from Residential, Low Density (RL) to Commercial, Community (CC).
6. Staff's recommendation is to change the zoning from Residential, Low Density (RL) to Commercial, Office (CO).
7. Both the Commercial, Community (CC) and the Commercial, Office (CO) zoning districts are implementing zones of the Commercial Comprehensive Plan Land Use Map Designation.
8. On 18 October 2023, the application was submitted, and declared complete for processing on 1 November 2023.
9. The application was routed for review to City Departments and outside agencies for comment on 1 November 2023.
10. Access to the site is currently via N Kellogg Street. This may change to W Clearwater Ave through an adjacent property to the east with the same owner.
11. The Environmental Determination of Non-Significance (ED-2023-0032) was issued on 20 November 2023.
12. The Property Posting sign for the public hearing was posted on site 30 November 2023.
13. Notice of the public hearing for this application was published in the Tri-City Herald on 3 December 2023. Notices were also mailed to property owners within 300 feet of the site on 30 November 2023.
14. The proposed amendment is consistent with the Comprehensive Plan.
15. A Change of Zone to CO promotes the public necessity, convenience and general welfare.
16. 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.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Commercial.
2. Approval will not result in an increase of adverse environmental impacts.

3. Approval will implement Commercial Land Use Goals 2 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval of the Change of Zone to CO 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-2023-0008 and recommend approval of the Change of Zone to CO (not CC as requested by the applicant) to City Council.

Proposed Motion:

I move that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2023-0008 and recommend approval of the Change of Zone to CO to City Council.



Exhibit 2

Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

Change-of-Zone Application Instructions

Application Information:

- ☒ 1. Application fee ([See fee schedule](#)).
- ☒ 2. Application form – General (attached.)
- ☒ 3. An accurate map drawn to scale showing the exact dimensions of the property for which the rezone is requested and its relation to adjoining streets.
- ☒ 4. A report submitted electronically in Microsoft Excel format showing the name and address of the owner of record of the property involved and a list of the names and addresses of all property owners within 300 feet of subject property and of such contiguous property under the same ownership. Example below:

Parcel #	Owner First Name	Owner Last Name	Owner Address	Owner City	Owner State	Owner Zip	Property Address
x-xxxx-xxx-xxxx- xxx	John & Jane	Dow	1234 W City St	Kennewick	WA	99336	1234 S Example St

- ☒ 5. A complete change of zone supplemental information sheet (attached).
- ☒ 6. Any other information necessary to aid in review of the application.
- ☒ 7. Complete Legal Description submitted electronically in Microsoft Word format.
- ☒ 8. A state [Environmental Policy Act checklist \(SEPA\)](#). **This is a separate application with additional fee.**

Process:

Zone change requests are processed pursuant to the requirements of KMC Chapter 18.51.

Once the above items are received, the matter will be scheduled for an open record hearing before the Kennewick Planning Commission, typically about six to eight weeks after the application is deemed complete. City Staff will post the property with the public notice sign; a notice of the public hearing will be published in the Tri-City Herald, and mailed to owners within 300 feet of the subject property. All information received by the Kennewick Planning Commission and its findings and recommendation will be submitted to the Council for the final decision, usually about 30 days after the public hearing.

All items submitted to be included on the record become exhibits and will be numbered upon receipt by the Commission secretary. In accord with RCW 42.11.020, all exhibits and items will become part of the public record and be retained on file and kept available for public inspection by the Planning Division.

Appeal:

Any person aggrieved by a decision of the City Council may appeal to the Benton County Superior Court within 21 calendar days of the date of the Council's decision.

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:

The public will benefit from the adoption of the proposed amendment because of the future business opportunities it will generate.

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, the two parcels directly adjacent to the property are correctly zoned for the proposed use but are already in use.

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

The proposed amendment would be consistent with all existing land use patterns in the area. There are two CO zoned parcels adjacent to the property as well as CC zoned parcels along W Clearwater Ave.

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

Yes, the property is currently zoned RL as is much of the surrounding neighborhood.

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

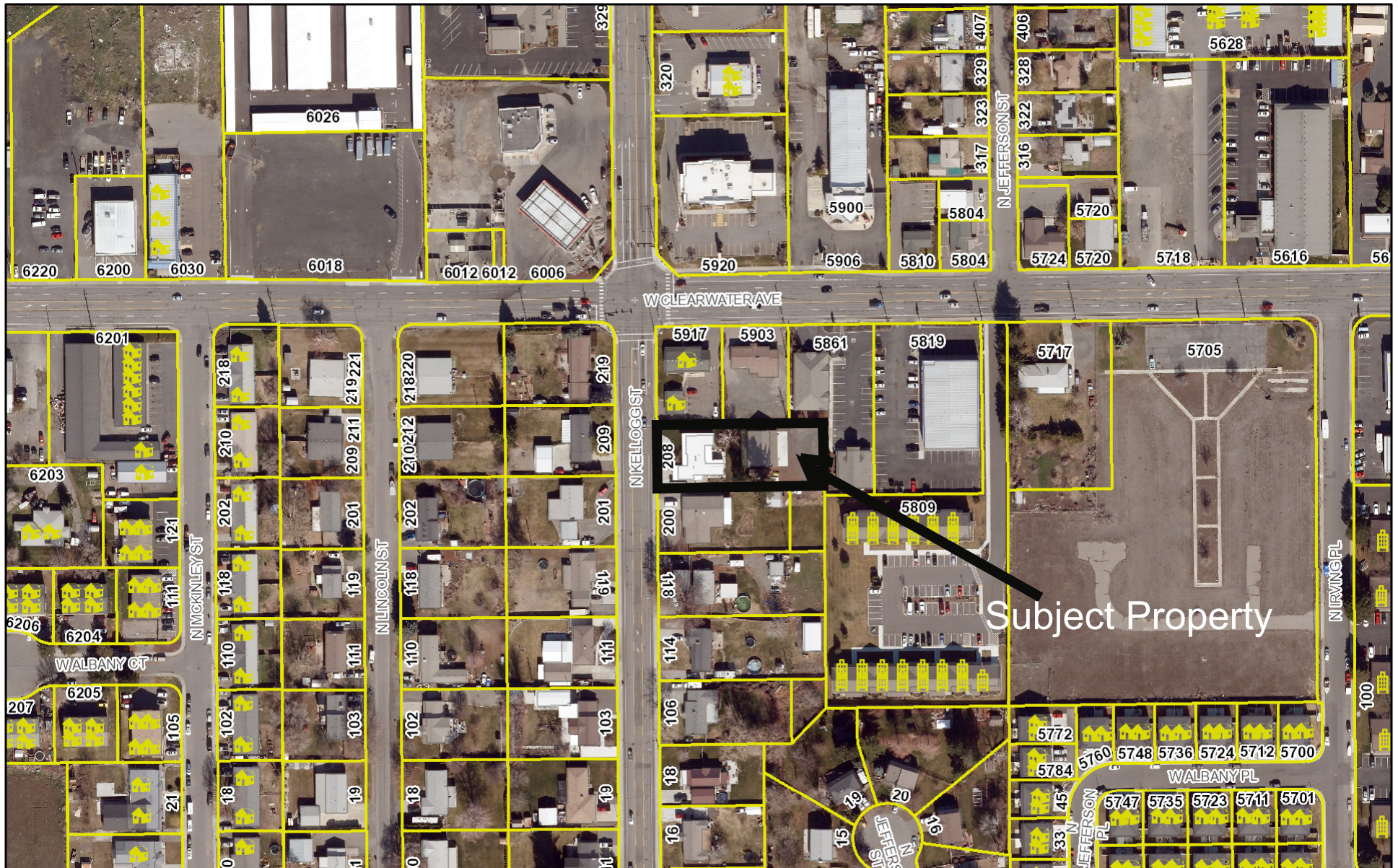
No, the proposed amendment would be consistent with adjacent zoning. It would not have any adverse affects on the surrounding residences nor the existing traffic flow on North Kellogg.

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

Yes. The property is currently zoned RL but is adjacent to land that is zoned CO. If future business growth is to be expected for the area, additional office spaces will be required but are currently not allowed as a result of the existing RL zoning.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
Possible adverse effects, such as a greater traffic flow to the property will be mitigated in conformance with City of Kennewick standards.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
Property values in the vicinity may increase as a result of the proposed amendment because of the potential for a successful commercial development.
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:
The approval of this proposed amendment will not set a precedent for other similar proposals or uses, as this zone change is for a specific future development.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
The proposed amendment will encourage more private investments which will be beneficial to the immediate commercial and residential districts, but the immediate area is well-developed and not deteriorated.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
The proposed amendment will not combat any economic segregation or allow greater choice in the market as these are currently not issues in need of addressing.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
The proposed amendment will create a change regarding transportation patterns but not safety concerns. The current zoning of the property results in approximately 9.43 vehicle trips per day, and the proposed zoning would result in approximately 14.39 vehicle trips per day per 1,000 square feet.

Exhibit 3



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

SV_CI_KENNEWICK_10

SV CI RICHLAND 10



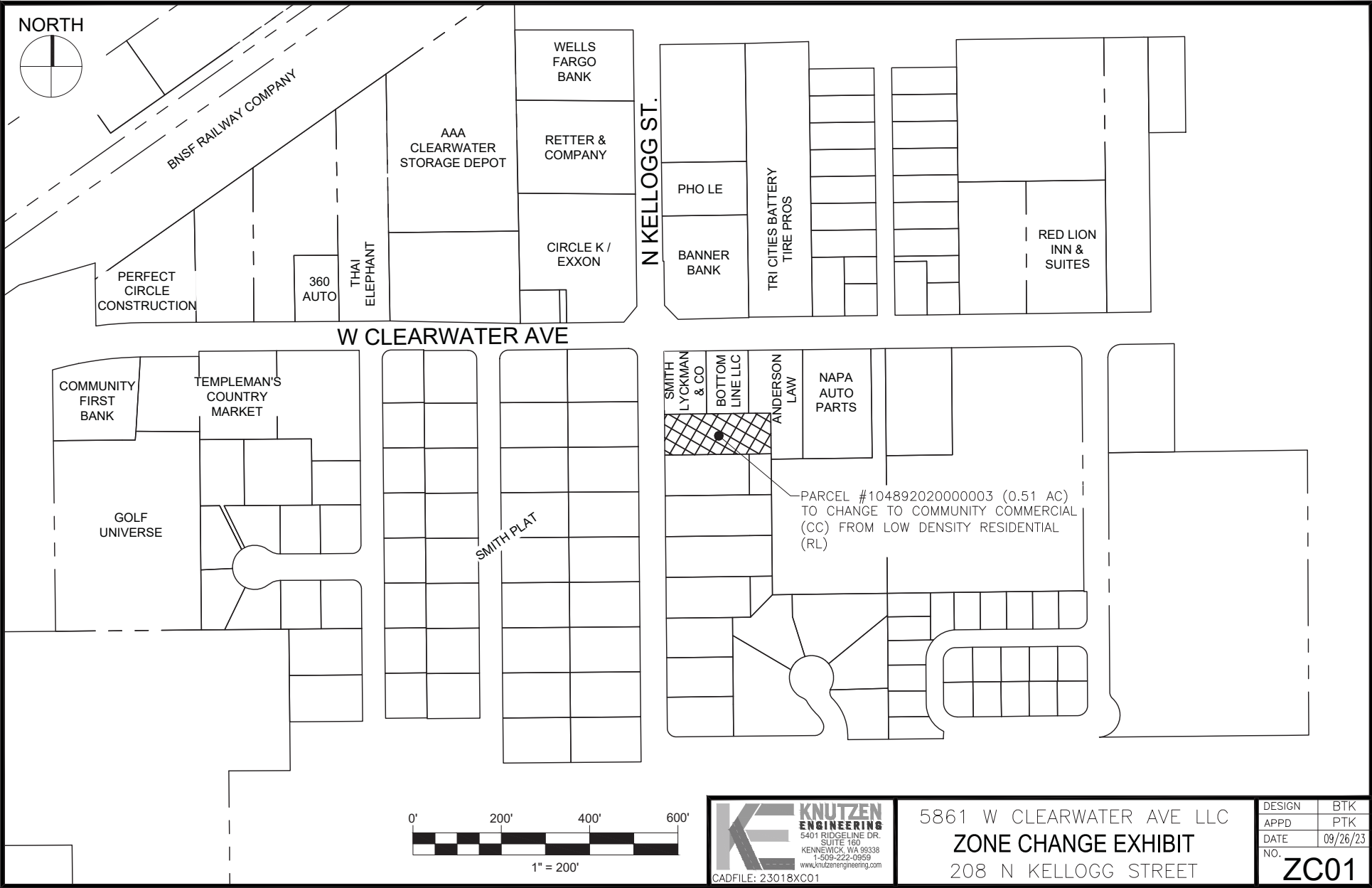
1 inch = 200 feet

1:2,400

0 0.0175 0.035

0 0.0275 0.055 0.11 km

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



KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 98338
1-509-222-0959
www.knutzenengineering.com
CADFILE: 23018XC01

5861 W CLEARWATER AVE LLC
ZONE CHANGE EXHIBIT
208 N KELLOGG STREET

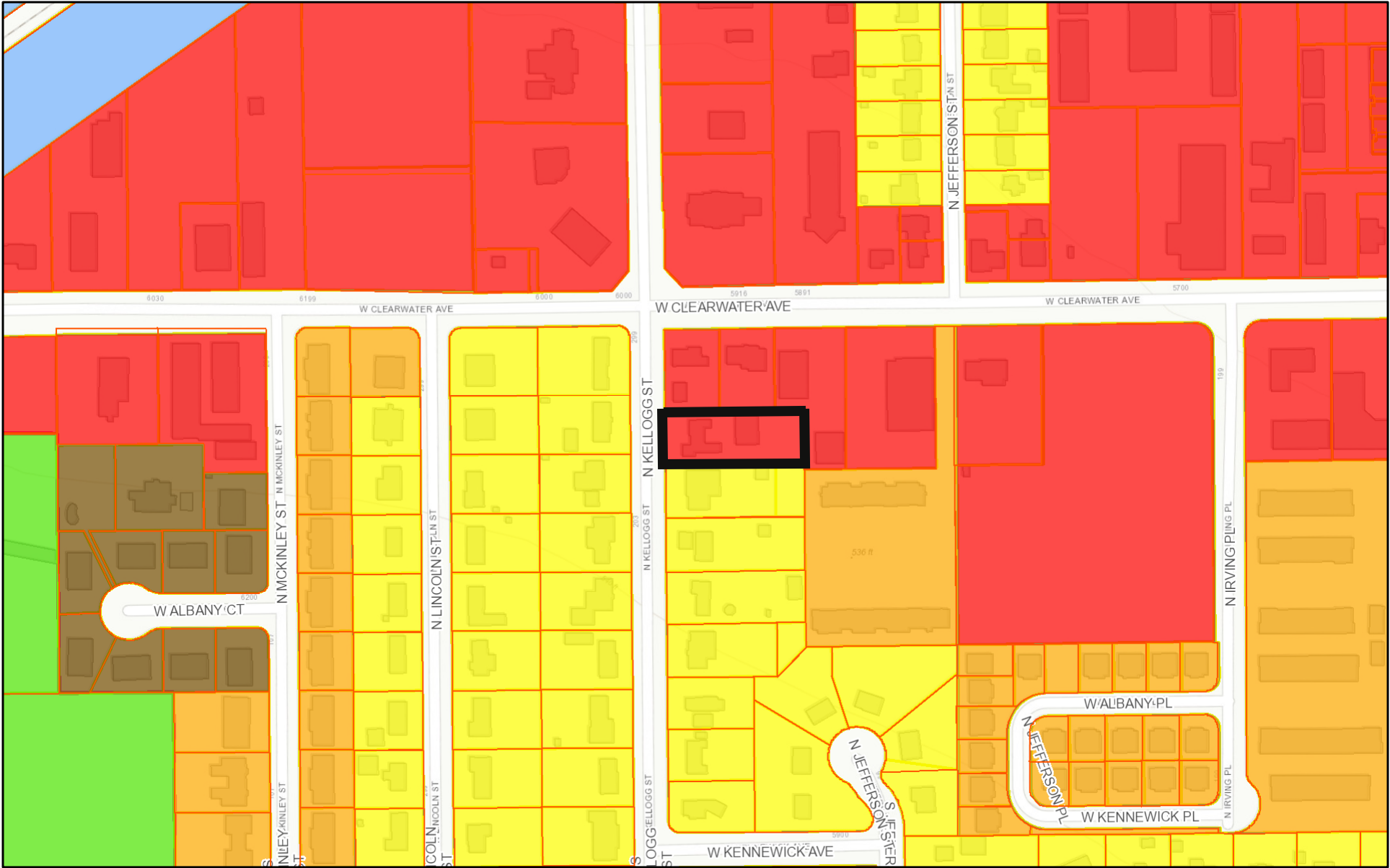
DESIGN	BTK
APPD	PTK
DATE	09/26/23
NO.	ZC01

Legal Description

Parcel 104892020000003:

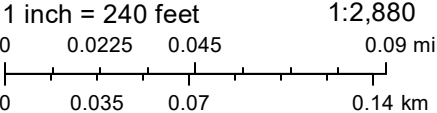
VIONE ADDITION, LOT 3. TOGETHER WITH THAT PORTION OF GOVERNMENT LOT 4, SECTION 4, TOWNSHIP 8 NORTH, RANGE 29 DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF LOT 3 OF THE PLAT OF VIONE ADDITION. THENCE SOUTH 00 DEGREES 30 MINUTES 05 SECONDS WEST ALONG THE EASTERLY LINE OF SAID LOT 3, 92.32 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3. THENCE SOUTH 89 DEGREES 43 MINUTES 45 SECONDS EAST 50 FEET. THENCE NORTH 00 DEGREES 30 MINUTES 05 SECONDS EAST 92.32 FEET. THENCE NORTH 89 DEGREES 43 MINUTES 45 SECONDS WEST 50 FEET TO THE POINT OF BEGINNING.

Land Use Map



November 29, 2023 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

CountyParcelLayer	SurveyAddressPoint		Building	Parcel
StreetName	 <all other values>		Condo	
			Mobile Home	



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

Zoning Map

Exhibit 7



November 29, 2023 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

CountyParcelLayer	SurveyAddressPoint	Building	Parcel
StreetName	<all other values>	Condo	
	Apartment	Mobile Home	



1 inch = 200 feet 1:2,400
 0 0.0175 0.035 0.07 mi
 0 0.0275 0.055 0.11 km

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

ArcGIS WebApp Builder
 City of Kennewick

KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING**

December 18, 2023 6:30 p.m.

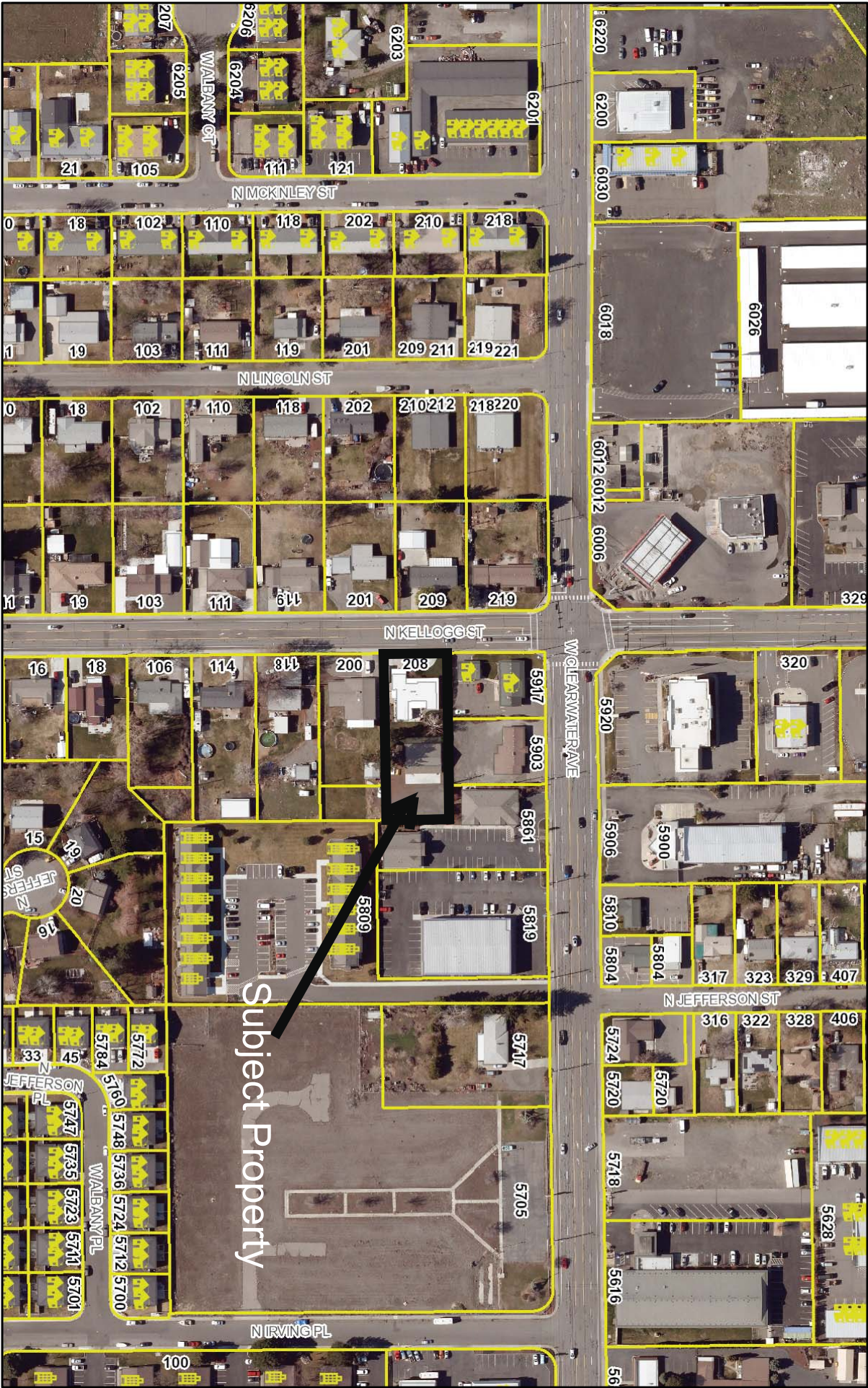
The Kennewick Planning Commission will hold a Public Hearing on Monday, December 18, 2023, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed Change of Zone. Staff will be presenting their analysis and the Planning 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-2023-0008 – A Change of Zone of 0.5093 acres from Residential, Low Density (RL) to Commercial, Community (CC), located at 208 N Kellogg Street. The property has a Comprehensive Plan land use designation of Commercial. **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.

Vicinity Map



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

StreetName

SurveyAddressPoint

SurveyCityLimits

Mobile Home

Apartment

Building

Condo

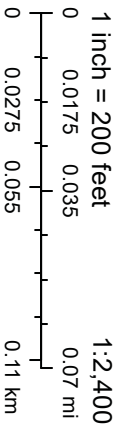
Parcel

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

SV_CI_COUNTY_1

<all other values>



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



NOTIFICATION OF MAILING

I, Matt Halitsky, on 30 November, 2023

Mailed 28 copies of Notice of Public Hearing

for COZ-2023-0008

to property owners within 300'

as shown on the attached list.

A handwritten signature in black ink that reads 'M. Halitsky'.

Signature



Exhibit 8

37

5861 W CLEARWATER AVE LLC
5861 W CLEARWATER AVE
KENNEWICK, WA 99336

37

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

37

SUMIRA LLC
23806 S 823 PR SE
KENNEWICK, WA 99338

37

37

S L VENTURES PARTNERSHIP
5917 W CLEARWATER AVE
KENNEWICK, WA 99336-1847

37

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
PO BOX 270518
SAN DIEGO, CA 27051

37

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

37

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

37

KORSVIK HOLDING LLC
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

37

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

37

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

37

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



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-2023-0032

DESCRIPTION OF PROPOSAL: Change of Zone from Residential, Low Density (RL) to Commercial, Community (CC).

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: 21 November 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.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2023-0010

Staff Report Date: December 11, 2023

Hearing Date & Location: December 18, 2023

Report Prepared By: Alisha Piper
Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 2023-0010.

Summary of Proposal: A Change of Zone from Open Space, Limited (OS-L) to Open Space (OS) on a 3.34-acre and an 8-acre lot.

Proposal Location: 6311 W. Clearwater Ave.

Legal Description: See Exhibit 3

Property Owner: ACIS, LLC.
c/o Lee Adams
6515 W. Clearwater Ave. #212
Kennewick, WA 99336

Applicant: Knutzen Engineering
c/o Paul Knutzen
5401 Ridgeline Drive, Unit #160
Kennewick, WA 99338

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	October 31, 2023
Determination of Completeness Issued	November 3, 2023
Notice of Application Posted	November 3, 2023
SEPA Threshold Determination Issued	November 28, 2023
Date of Mailed Notice of Public Hearing	December 1, 2023
Property Posting Sign for Public Hearing	November 30, 2023
Date of Published Notice of Public Hearing	December 3, 2023

Exhibits:

1. Staff Report
2. Supplemental Questions
3. Legal Description
4. Vicinity/Site Map
5. Comprehensive Plan Map
6. Zoning Map
7. Notice of Mailing
8. SEPA DNS
9. Public comments

Zoning adjacent to the site:

North: Commercial, Community (CC)

East: Residential, High (RH)/ Residential, Medium (RM), Residential, Suburban (RS)

South: Residential, Low (RL)/ Residential, Suburban (RS)

West: Commercial, Community (CC)/ Residential, Medium (RM)

Kennewick Municipal Code Findings:

The following findings shall be met in order to approve a change of zone:

KMC 18.51.070(2): Findings:

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

- a. The proposed amendment conforms with the comprehensive plan; and
Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the OS Zoning District is an implementing zoning district of the site's current Open Space Land Use Designation.
- b. Promotes the public necessity, convenience and general welfare; and
Staff Response: The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with the surrounding properties.
- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
Staff Response: The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.
- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and

Staff Response: The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The OS Zone is an implementing zone of the site's Open Space Land Use Designation.

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

Staff Response: The finding is not applicable; the proposed zoning district is not a single-family residential zone. That said, the higher-intensity Commercial, Community (CC) zone is located to the north and west of the subject property.

Public Comments:

Staff responded to one email and one phone call from nearby property owners.

Agency Comments:

Staff did not receive any agency comments.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ-2023-0010) is a request to change the zoning district for a 3.34-acre and an 8-acre parcel. Pursuant to Table 1 of the Comprehensive Plan, the Open Space Zoning District is an implementing zoning district of the Open Space 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 (20), the purpose of Open Space zoning district is as follows:

- OS - The purpose of the OS district is to offer areas for those types of activities which require open space such as critical area environments, schools, parks, other outdoor recreation, and similar compatible uses.

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

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

Findings:

1. The applicant is Knutzen Engineering.
2. The property owner is Lee Adams.
3. The proposed Change of Zone is located at 6311 W. Clearwater Ave.: 1-0589-101-0398-006 and 1-0589-102-0008-008.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Open Space.
5. The request is to change the zoning from Open Space, Limited to Open Space.
6. The Open Space Zoning District is an implementing zone of the Open Space Comprehensive Plan Land Use Map Designation.
7. The application was submitted on October 31, 2023.

8. The application was declared complete, routed for review to City Departments and outside agencies on November 3, 2023.
9. Access to the site is via W. Clearwater Avenue.
10. The Environmental Determination of Non-Significance, ED-2023-0033, was issued November 28, 2023.
11. The Property Posting sign for the public hearing was posted on site November 30, 2023.
12. Notice of the public hearing for this application was published in the Tri-City Herald on December 3, 2023. Notices were mailed to property owners within 300 feet of the site on December 1, 2023.
13. The proposed amendment conforms to the comprehensive plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

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

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ-2023-0010 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2023-0010 and recommend approval of the request to City Council.

Supplemental Questions

1. Please explain how the public necessity, convenience, and general welfare require the adoption of the proposed amendment.
The general welfare of the public will be greatly improved by the adoption of this proposal because the resulting community college will create an affordable higher education option for prospective Tri-Cities students.
- 2.a. Are there sites presently available on the market which are correctly zoned for the proposed use? No
- 2.b. Are these sites within a 1/2 mile of the proposed site? No
- 2.c. Within 1 mile of the proposed site? No
- 2.d. If you answered yes to any of the above, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized.
3. Please explain how the proposed amendment is consistent with the existing land use pattern in the area.
The future proposal we will be re-purposing the existing building for a college and that is not allowed in the current zoning.
- 4.a. Are the existing uses in the area in conformance with the area's zoning classification? Yes
- 4.b. If NO, please explain the differences. If YES, please type NA. NA
- 5.a. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? No
- 5.b. Please explain:
The properties were already an isolated district being OS-L. We are just proposing to make it unrestricted and zoning it OS.
6. Please explain how the existing zoning prohibits reasonable use of the property.
With the current zoning classifications, you are only allowed to put what is currently there (Golf Store / Driving Range). Changing these properties to OS will allow for the properties to be used for efficiently as well as allow us to add the College.
7. Please explain how residential character, in the immediate area, will or will not be adversely affected by the proposed amendment.
The proposed amendment will not have an effect on any residential character.
8. Please explain how the proposed amendment will affect property values in the vicinity.
The proposed amendment will not affect property values in the vicinity.
- 9.a. Please explain how approval of the proposed amendment will or will not set a precedent for other similar proposals or uses.
This will not set any precedent for other proposals.
- 9.b. Please explain how approval of the proposed amendment will or will not deter the use, improvement or development of adjacent property in accordance with the existing zoning.
The site has already been developed and zones OS-L for years. Changing the zone will allow the property owner to utilize the land better.
10. Please explain how approval of the proposed amendment will or will not encourage more private investments which will be beneficial to the redevelopment of a deteriorated area.

The proposal will not encourage more private investments of a deteriorated area.

11. Please explain how approval of the proposed amendment will or will not combat any economic segregation and allow greater choice in the market.
This is not expected.
12. Please explain how approval of the proposed amendment will or will not create conflict between potential land uses and transportation patterns.

This is not expected.

LEGAL DESCRIPTIONS

EXHIBIT 3

Parcel #: 105891010398006

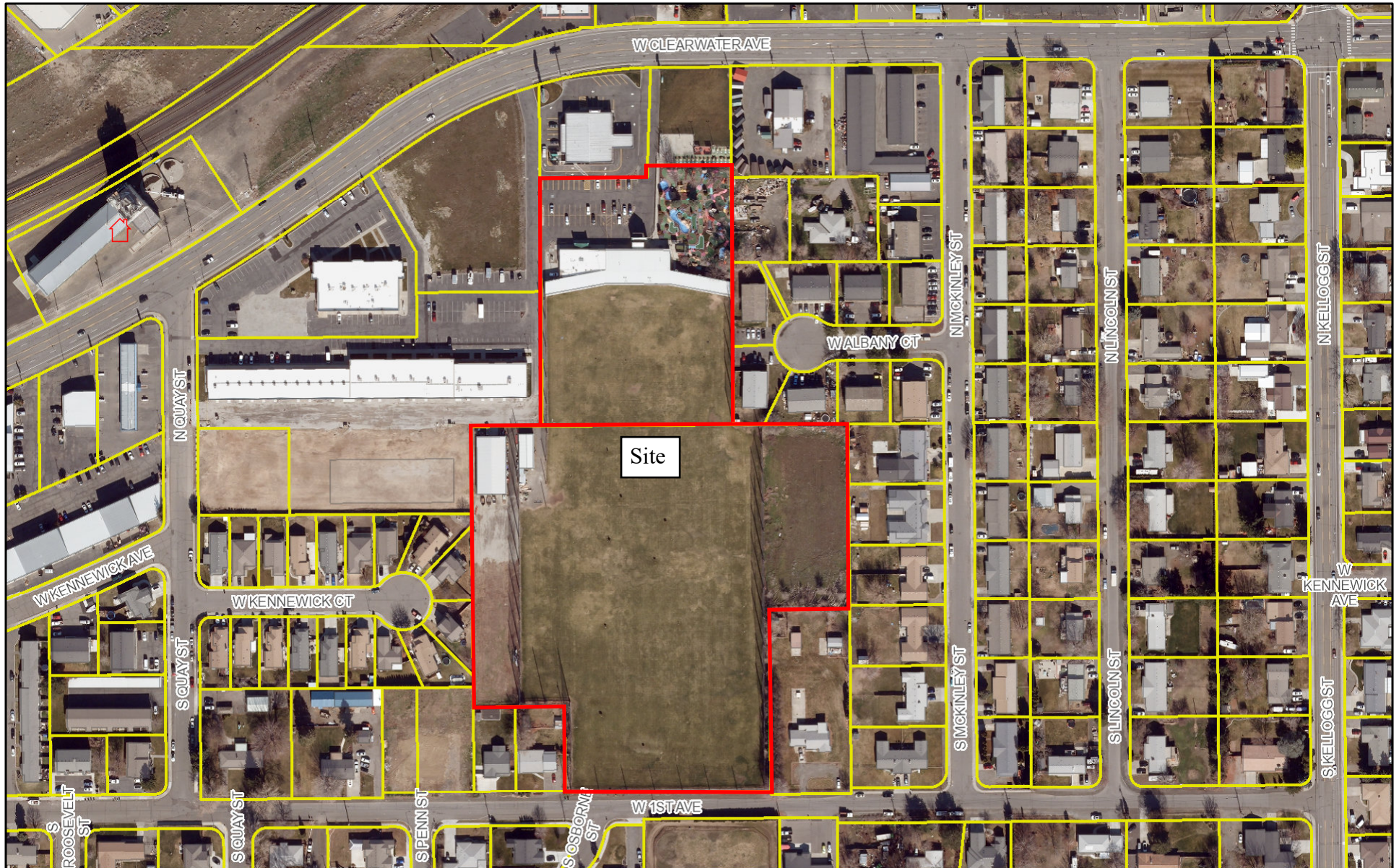
Section 05 Township 8 Range 29. . THAT PORTION OF LOTS 1 AND 3, SHORT PLAT NUMBER 398, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 735100, RECORDS OF BENTON COUNTY, WASHINGTON, AND OF THE EAST 34 FEET OF TRACT 4, THE HIGHLANDS PLAT E, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 55, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
COMMENCING AT THE NORTHWEST CORNER OF LOT 1, SAID SHORT PLAT NUMBER 398, BEING A CORNER COMMON TO LOT 3: THENCE NORTH 89 DEGREES 26 MINUTES 15 SECONDS WEST, ALONG THE NORTH LINE OF SAID LOT 3, FOR 5.53 FEET TO THE POINT OF CURVATURE WITH A 760.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTH: THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 00 DEGREES 49 MINUTES 51 SECONDS, FOR AN ARC DISTANCE OF 11.02 FEET: THENCE LEAVING SAID CURVE SOUTH 02 DEGREES 46 MINUTES 11 SECONDS WEST FOR 168.58 FEET TO THE TRUE POINT OF BEGINNING: THENCE SOUTH 88 DEGREES 51 MINUTES 25 SECONDS EAST FOR 144.91 FEET TO THE EAST LINE OF SAID LOT 1: THENCE SOUTH 00 DEGREES 26 MINUTES 18 SECONDS WEST, ALONG THE EAST LINE OF SAID LOTS 1 AND 3, FOR 450.05 FEET TO THE SOUTHEAST CORNER OF SAID LOT 3: THENCE NORTH 89 DEGREES 26 MINUTES 30 SECONDS WEST, ALONG THE SOUTH LINE OF SAID LOT 3 AND SAID SOUTH LINE EXTENDED WESTERLY, FOR 331.06 FEET TO THE WEST LINE OF SAID EAST 34 FEET OF TRACT 4: THENCE NORTH 00 DEGREES 26 MINUTES 18 SECONDS EAST, ALONG SAID WEST LINE FOR 430.11 FEET: THENCE SOUTH 89 DEGREES 26 MINUTES 30 SECONDS EAST, ALONG THE SOUTH LINE OF SAID LOT 2 AND SAID SOUTH LINE EXTENDED WESTERLY, FOR 185.29 FEET: THENCE NORTH 02 DEGREES 46 MINUTES 11 SECONDS EAST FOR 21.43 FEET TO THE TRUE POINT OF BEGINNING. CONTAINING 145397 SQ FT OR 3.34 ACRES, MORE OR LESS.

Parcel #: 105891020008008

THE HIGHLANDS, PLAT E: PORTION OF LOT DEFINED AS FOLLOWS: THE NORTH 485 FEET OF THE EAST 157.5 FEET OF TRACT 7 AND LOT 8, EXCEPT THAT PORTION OF SAID LOT 8 DESCRIBED AS FOLLOWS: COMMENCING AT A POINT WHICH IS 4 FEET DUE EAST OF THE HEADSTAND PIPE SITUATE ON THE SOUTHEAST CORNER OF THE ABOVE DESCRIBED LOT 8, AND PROCEEDING THENCE FROM SAID POINT OF BEGINNING DUE WEST A DISTANCE OF 300 FEET TO A POINT: THENCE FROM SAID POINT NORTHERLY ALONG A LINE PARALLEL WITH THE WESTERLY BOUNDARY LINE OF SAID LOT 8: THENCE FROM SAID POINT ALONG SAID NORTHERLY BOUNDARY LINE IN A EASTERLY DIRECTION A DISTANCE OF 300 FEET TO A POINT: THENCE FROM SAID POINT ON A STRAIGHT LINE TO THE POINT OF BEGINNING: ALL IN THE HIGHLANDS PLAT E, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 2 OF PLATS, PAGE 55, RECORDS OF BENTON COUNTY, WASHINGTON LESS PORTION DEEDED FOR CITY OF KENNEWICK FOR STREET PURPOSES 11/18/91 TOGETHER WITH THE NORTH 320 FEET OF THAT PORTION OF LOT 8 DEFINED AS COMMENCING AT A POINT 4 FEET DUE EAST OF HEADSTAND PIPE SITUATED ON THE SOUTHEAST CORNER OF SAID LOT: THENCE DUE WEST 161 FEET, THE TRUE POINT OF BEGINNING: THENCE WEST 139 FEET: THENCE NORTHERLY PARALLEL WITH THE WEST LINE OF SAID LOT TO NORTHERLY BOUNDARY OF LOT 8: THENCE ALONG NORTHERLY BOUNDARY LINE 139 FEET EAST: THENCE SOUTHERLY PARALLEL WITH SAID WEST LINE IN A STRAIGHT LINE TO TRUE POINT OF BEGINNING. TOGETHER WITH EASEMENT. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD. (6/4/98 AF#1998-015485)

Vicinity Map

EXHIBIT 4



December 5, 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

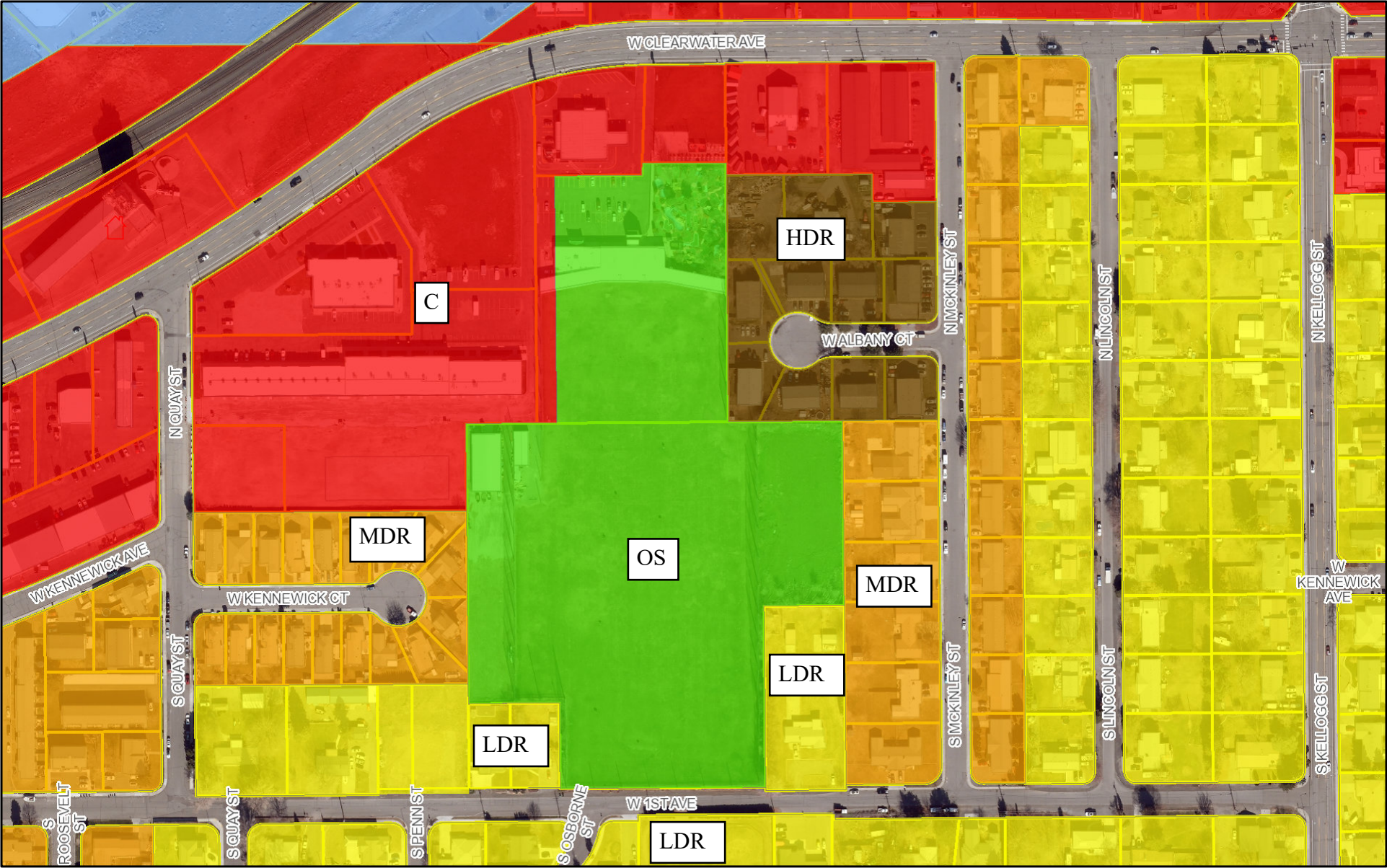


1 inch = 240 feet
0 0.0225 0.045 0.09 mi
0 0.035 0.07 0.14 km

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

Land Use Map

EXHIBIT 5



December 5, 2023 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName

Apartment

Mobile Home

Parcel

SurveyCityLimits

SurveyAddressPoint

Building

Condo

<all other values>

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

SV_CI_COUNTY_1

1 inch = 240 feet

1:2,880

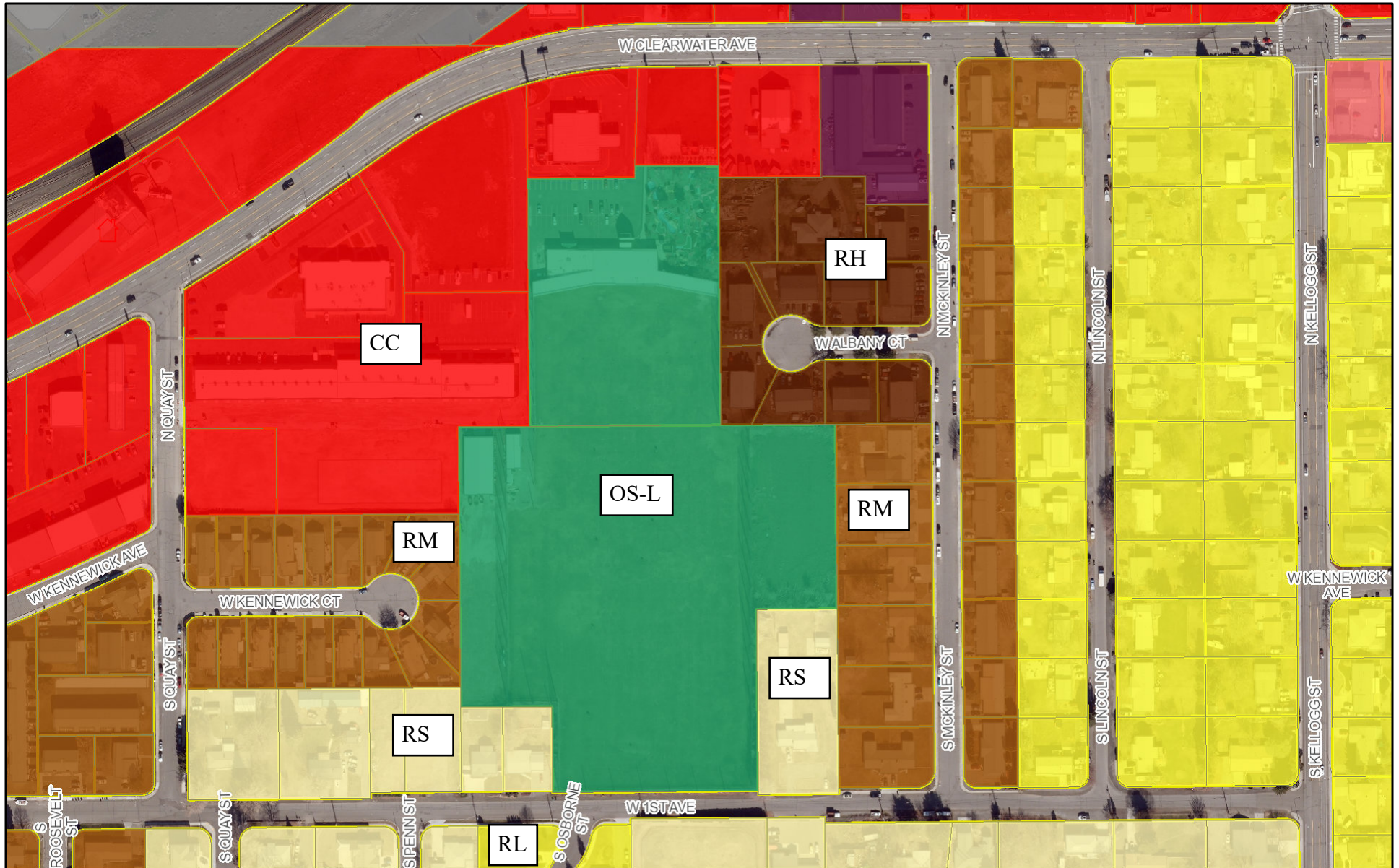
0 0.0225 0.045 0.09 mi

0 0.035 0.07 0.14 km

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

Zoning Map

EXHIBIT 6



December 5, 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 = 240 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.,



NOTIFICATION OF MAILING

I, Alisha Piper, on December 1st, 2023

Mailed 61 copies of Notice of Public Hearing

for COZ-2023-0010 at 6311 W. Clearwater Ave.

to Properties within a 300' radius

as shown on the attached list.

Alisha Piper

Signature



37

AP PROPERTIES LLC
725 N 26TH AVE
PASCO, WA 99301

37

ARNOLD ELIAS L & CHANTELL
PO BOX 6539
KENNEWICK, WA 99336

37

ATKINSON TAYLOR
6416 W 10TH AVE
KENNEWICK, WA 99336

37

BNSF RAILWAY COMPANY
ATTN: ALAN ANNIS PO BOX 961089
FORT WORTH, TX 76161-0089

37

BOECKMAN JEFFREY R & DENISE C
121 N MCKINLEY
KENNEWICK, WA 99336

37

BROWN JESSICA
6510 W KENNEWICK CT
KENNEWICK, WA 99336

37

BRUCE AMMON & MELANIE
6 S MCKINLEY ST
KENNEWICK, WA 99336

37

CLARK JAMESON M & JENNIFER R
6855 W CLEARWATER AVE
STE A101-130
KENNEWICK, WA 99336

37

COATES CHRIS S & DEBORAH L
6507 W KENNEWICK CT
KENNEWICK, WA 99336-6701

37

COCKERAM JANICE ELAINE
6301 W 1ST AVE
KENNEWICK, WA 99336-1872

37

DAFAIE MUSTAFA
313 S WILLIAMS ST
KENNEWICK, WA 99336

37

DIZMANG NEAL S & JANESEA R
193 S OSBORNE ST
KENNEWICK, WA 99336

37

DOUBRAVA RICHARD F & JOY M
6502 W KENNEWICK CT
KENNEWICK, WA 99336

37

FEE M GRACE
6505 W KENNEWICK CT
KENNEWICK, WA 99336

37

FINGER TERRAL
6203 W CLEARWATER AVE
KENNEWICK, WA 99336-1842

37

FINGER TERRAL G & VICKI F
6203 W CLEARWATER AVE
KENNEWICK, WA 99336-1842

37

G & C RAWLINGS LLC
6250 W CLEARWATER AVE STE 201
KENNEWICK, WA 99336

37

GARVIN JR MICHAEL R & KRISTIE L
6500 W KENNEWICK CT
KENNEWICK, WA 99336

37

GODINEZ VALENCIA CRISTIAN J
7704 W CLEARWATER AVE
KENNEWICK, WA 99337

37

GOIRI PATRICIA K
807 S YOUNG PL
KENNEWICK, WA 99336

37

GONZALEZ JOSE LUIS
4408 JANET RD
PASCO, WA 99301

37

HAMBROOK TRUSTEE LORI J
8270 GLENWICK DR.
WAXAHACHIE, TX 75167

37

HANSON ERIK R & KRISTINA L
6302 W 1ST AVE
KENNEWICK, WA 99336

37

HARRIS RAY L & MARY ELLEN
6508 W FIRST AVE
KENNEWICK, WA 99336

37

HUFFAKER MITCHELL & LISA
3414 FM1821
MINERAL WELLS, TX 76067

37

JACKSON ROBERT J & DONNA F
309 CATSKILL ST
RICHLAND, WA 99354-2001

37

JLA INVESTMENTS LLC
15308 E RIDGEVIEW LN
KENNEWICK, WA 99338

37

JMR LLC
2141 SUNNYSIDE MABTON RD
SUNNYSIDE, WA 98944

37

JOHNSON ALEXA K
107 W 48TH AVE
KENNEWICK, WA 99337

37

KINTER RENTALS LLC
PO BOX 577
SUNNYSIDE, WA 98944

37
LAIC INC
6515 W CLEARWATER AVE #214
KENNEWICK, WA 99336

37
LOWE TYLER J & YOLANDA M
171 S OSBORNE ST
KENNEWICK, WA 99336

37
MAY FONG BOLEFAHR JUSTIN A
& MAY JULIA L
6501 W KENNEWICK CT
KENNEWICK, WA 99338

37
NEEL WILLIAM R & NEEL DORIS E
& NEEL SCOTT W
615 S JEFFERSON ST
KENNEWICK, WA 99336-9364

37
NORTHWEST CASH FLOW LLC
1420 S ROOSEVELT ST
KENNEWICK, WA 99338

37
POWELL CHRISTOPHER J &
DANI'EL SHALOM
1524 S JEFFERSON PL
KENNEWICK, WA 99338

37
SARRAZIN ANDREW A & MINDY L
116 S MCKINLEY PL
KENNEWICK, WA 99336

37
STORY JR BETTY A & JOEL G
6351 W 1ST AVE
KENNEWICK, WA 99336

37
TRAN NGOC HUONG THI
6506 W KENNEWICK CT
KENNEWICK, WA 99336

37
WHITE RONALD R
6217 W 1ST AVE
KENNEWICK, WA 99336

37
LEE MAPLE L
7 N MCKINLEY #B
KENNEWICK, WA 99336

37
MARTIN BARRY
6508 W KENNEWICK CT
KENNEWICK, WA 99336

37
MCMAHGAN ASSOCIATES LLC
416 S WILSON ST
KENNEWICK, WA 99336

37
NELSON CALVIN & MARGARET
102 S PENN STREET
KENNEWICK, WA 99336

37
NORTHWEST PACIFIC
DEVELOPMENT LLC
PO BOX 1964
WENATCHEE, WA 98870

37
REIDT MICHAEL PAUL
C/O TEMPLETON'S MARKET
6205 W CLEARWATER AVE
KENNEWICK, WA 99336

37
SMEDSRUD ERIC WESLEY & HANNAH
ROSE
107 S PENN ST
KENNEWICK, WA 99336

37
SWANBY RONALD J & CHRISTINA
251 MATA RD
KENNEWICK, WA 99338

37
TRL ENTERPRISES
1103 S JURUPA ST
KENNEWICK, WA 99336

37
WILLIAMS RICHARD D
2006 PENNY ROYAL AVE
RICHLAND, WA 99352

37
LIU TAO & WU YUXIA
507 SUMMERVIEW LN
RICHLAND, WA 99352

37
MASON THERESA ELLEN
17 S MCKINLEY ST
KENNEWICK, WA 99336-1707

37
MOZQUEDA NIETO JOSE ARTURO
& MOZQUEDA SANDRA
126 S OSBORNE ST
KENNEWICK, WA 99336

37
NEMECIO MARCOS HERNANDEZ
400 E 14TH ST UNIT 27A
BENTON CITY, WA 99320

37
PENNINGTON JUDI M
192 S OSBORNE ST
KENNEWICK, WA 99336

37
ROMERO TATIANA C
6511 W KENNEWICK CT
KENNEWICK, WA 99336-6701

37
STOREY CONNIE
148 S OSBORNE ST
KENNEWICK, WA 99336

37
THIELEMANN WILFRED H
3507 S MCKINLEY ST
KENNEWICK, WA 99338

37
WEESE III JOHN T & KAREN L
6320 W CLEARWATER AVE
KENNEWICK, WA 99336-1711

37
WINGET SHAWN M & DIANE K
6504 W KENNEWICK CT
KENNEWICK, WA 99336

37
ZUNIGA MARTHA
6503 W KENNEWICK CT
KENNEWICK, WA 99336

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

37

KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING**

December 18, 2023 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, December 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 Change of Zone. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item. The public hearing will be conducted in a hybrid setting which will allow interested parties to participate in person or virtually. To participate virtually in the hearing, use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

Permit# COZ-2023-0010 – A Change of Zone for a 3.34-acre parcel and an 8-acre parcel, located at 6311 W. Clearwater Ave., from Open Space- Limited (OS-L) to Open Space (OS). The site has Open Space comprehensive plan land use designation.

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

The City of Kennewick welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Alisha Piper at (509) 585-4463 or through the Washington Relay Service Center TTY by dialing 711, at least ten days prior to the date of the meeting to make arrangements for special needs.

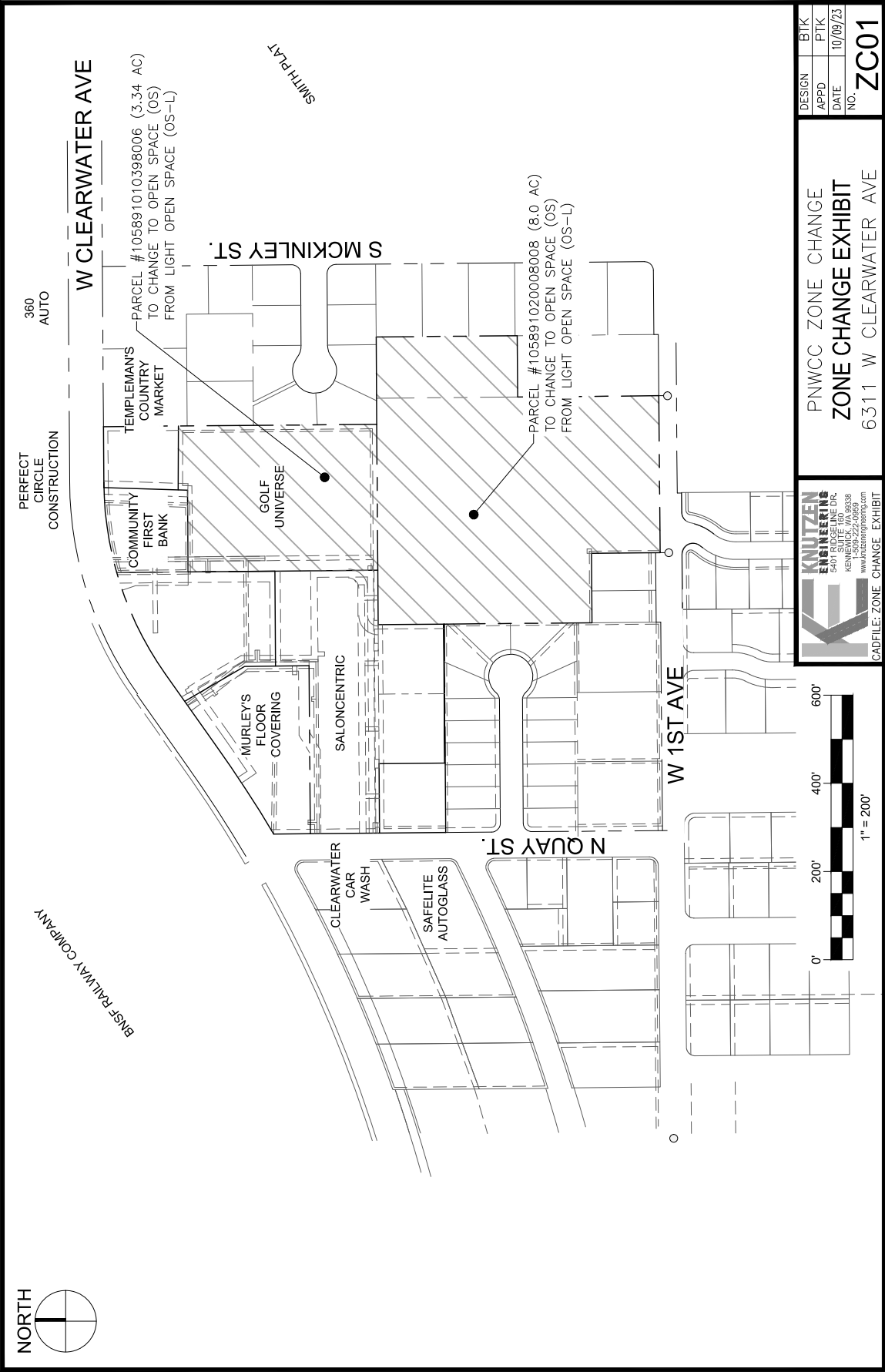




EXHIBIT 8
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED-2023-0033

DESCRIPTION OF PROPOSAL: Rezone of a 3.34-acre parcel and an 8-acre parcel, from Open Space, Limited (OS-L) to Open Space (OS).

PROPONENT: Knutzen Engineering, Paul Knutzen

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 6311 W. Clearwater Ave.

LEAD AGENCY: City of Kennewick

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

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

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Community 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: November 28, 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.

Alisha Piper

From: Alisha Piper
Sent: Monday, December 4, 2023 3:09 PM
To: 'Melanie Wagner'
Subject: RE: Coz-2023-0010 reasoning 6311 Clearwater ave

Ms. Wagner,

Thank you for reaching out for answers to your questions. The change of zone was requested because Open Space, Limited (OS-L), was specifically created to allow the mini-golf and golf range. The Open Space (OS) zoning is to offer areas for those types of activities which require open space- such as critical areas, schools, parks, other outdoor recreation, and similar compatible uses. This change of zone request, only drops the "limited" designation, whereby allowing the development of the other Open Space uses I just mentioned.

The applicant has had preliminary discussion with the city to use the existing structure for a private college. This would only be upgrading the existing building for now, but likely adding buildings in the future. The mini-golf would stay as part of the college. I believe they hope to have classes (in the existing building) by Fall of 2024.

This change of zone does not affect the current easement you have in your backyard, and any new development should not either. The water, sewer, power, design standards, etc. are all addressed at the time an actual site plan is submitted to the City. The change of zone has to be approved before a site plan can be approved.

Please let me know if you have any further questions.

Sincerely,

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

-----Original Message-----

From: Melanie Wagner <melanannie@yahoo.com>
Sent: Sunday, December 3, 2023 7:10 PM
To: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Subject: Coz-2023-0010 reasoning 6311 Clearwater ave

Hi we received our letter inviting us to the Kennewick planning commission for the reasoning of 6311 Clearwater ave. We are seeking answers as to what will be built in place of Golf Universe, driving range and empty lot? The height of this new structure? How long this new project is project to take? How will this affect our current power grid, sewer, water and noise? We currently have an easement in our backyard and cannot put

any permanent structure the last 15 ft of our yard. Will we possibly be affected more than others on our street? Sorry lots of questions and probably have more when we know what will be built. Thanks for all help!

6 s McKinley

-Melanie Bruce Sent from my iPhone

Public Comments on COZ-2023-0010

On 12/5/23, I received a phone call from Joel Story, 509-572-5287, property owner at 6351 W. 1st Ave., in Kennewick. He received a notice of the Public Hearing that was mailed to the surrounding property owners.

He had general questions regarding the rezone, but his main concern was if it was going to be developed into housing. I explained that the Open Space zoning cannot be used for residential development.