

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

3. PUBLIC HEARING:

- a. Change of Zone (COZ) #2023-0009 proposing to change the zoning designation for approximately 5.9 acres located at 10601 & 10657 Ridgeline Drive from Business Park (BP) to Commercial, Community (CC). Applicant is Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338 and owners are Marjorie Van Zuyen, 1664 Sorrento Lane, Richland, WA 99352 & Tom Lachmann, Kooskooskia, Inc., 91905 E. Sagebrush Rd, Kennewick, WA 99338.

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
DECEMBER 18, 2023
MEETING MINUTES**

1. CALL TO ORDER

Chairman Morris called the meeting to order at 6:30 p.m.

Chairman Morris led the Pledge of Allegiance.

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

PRESENT: Chairman Victor Morris, Vice Chairman Thomas Helgeson, Commissioners Tina Gregory, Lola Franklin (*All in person*); Commissioner Nikki Griffith, James Hempstead (*attended remotely*).

ABSENT: Commissioner Ken Short (*Excused*).

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

Six commissioners were present and one absent; Ms. Didier declared a quorum was established.

2. CONSENT AGENDA

- a. Approval of the minutes dated November 20, 2023.
- b. Approval of the agenda.
- c. Motion to enter Staff Report(s) into the Record.

MOTION: Vice Chair Helgeson moved to approve the Consent Agenda; Commissioner Gregory seconded the motion.

DISCUSSION: None.

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

3. PUBLIC HEARINGS:

Chairman Morris made the following statement:

“Good evening and welcome to the December 18, 2023 Kennewick Planning Commission meeting.

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

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

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

The order of the hearings shall be as follows:

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

A. CHANGE OF ZONE (COZ) #2023-0008:

Chairman Morris opened the public hearing at 6:36 pm for Change of Zone (COZ) #2023-0008.

1. Mr. Halitsky described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ #2023-0008 to City Council.

Planning Commission asked clarifying questions of staff.

2. Testimony of Applicant/Applicant's Representative: Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive Ste. 160, Kennewick, WA 99338. Mr. Knutzen gave testimony to clarify in support of this request.
3. Testimony in Favor of the Request: Brian Anderson, 5861 W. Clearwater Avenue, Kennewick: owns property and is in support of this proposal.
4. Testimony Neutral/Against the Request: None
5. Testimony of Those Registered on Virtual Format: None
6. Applicant/Owner Final Testimony: Mr. Knutzen thanked Mr. Anderson for his clarifying comments.
7. Staff Final Comments: None
8. Public Testimony Closed at 6:49 p.m.

MOTION: Vice Chair Helgeson moved to concur with the findings and conclusions in staff report COZ-2023-0008 and recommend City Council APPROVE the request. Commissioner Hempstead seconded the motion.

DISCUSSION: Commissioner Griffith, Commissioner Gregory, Vice Chair Helgeson asked clarifying questions of staff.

VOTE: The motion passed on a 4-2 roll call vote; Commissioners Griffith, Hempstead, Vice Chair Helgeson & Chairman Morris in favor. Commissioners Gregory & Franklin opposed.

B. CHANGE OF ZONE (COZ) #2023-0010:

Chairman Morris opened the public hearing at 6:54 pm for Change of Zone (COZ) #2023-0010.

9. Ms. Piper described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ #2023-0010 to City Council.

Planning Commission asked clarifying questions of staff.

10. Testimony of Applicant/Applicant's Representative: Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive Ste. 160, Kennewick, WA 99338. Mr. Knutzen gave testimony to clarify in support of this request.
11. Testimony in Favor of the Request: None.
12. Testimony Neutral/Against the Request: Andrew Bruce, 6 S. McKinley, Kennewick - not necessarily against proposal, just has questions to clarify traffic & access, water/sewer fees. Eric Hansen, 6302 W. 1st Avenue, Kennewick – has light residential lot in the southeast corner of the map; has clarifying questions regarding ballfields, lighting/crowds, affect to abutting residential properties.
13. Testimony of Those Registered on Virtual Format: None
14. Applicant/Owner Final Testimony: Mr. Knutzen appreciated public concerns & made clarifying comments.
15. Staff Final Comments: Ms. Piper made clarifying comments regarding infrastructure questions.
16. Public Testimony Closed at 7:15 p.m.

MOTION: Vice Chair Helgeson moved to concur with the findings and conclusions in staff report COZ-2023-0010 and recommend City Council APPROVE the request. Commissioner Gregory seconded the motion.

DISCUSSION: Vice Chair Helgeson, Commissioner Franklin asked clarifying questions of staff.

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

4. VISITORS NOT ON AGENDA:

- a. None

5. OLD BUSINESS:

- a. None

6. NEW BUSINESS:

- a. None

7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF: Vice Chair Helgeson commented on good discussion and comments during the process.

ADJOURNMENT: The meeting concluded at 7:25 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ-2023-0009

Staff Report Date: January 25, 2024

Hearing Date & Location: February 5, 2024 at Kennewick City Hall and Virtual

Report Prepared By: Joseph Laris
Assistant Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone, COZ-2023-0009.

Summary of Proposal: A Change of Zone from Business Park (BP) to Commercial, Community (CC) for 5.9 acres.

Proposal Location: 10601 Ridgeline Dr, 10657 Ridgeline Dr

Legal Description: **Lot 1**
THAT PORTION OF LOT 1, BINDING SITEPLAN 5309, ACCORDING TO THE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008775, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 29°16'59" EAST ALONG THE EASTERLY LINE OF SAID LOT 426.12 FEET TO THE MOST EASTERLY CORNER OF SAID LOT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 34°38'05" EAST 626.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND THE NORTHERLY LINE OF SAID LOT 149.30 FEET THROUGH A DELTA ANGLE OF 13°39'54"; THENCE NORTH 41°42'01" WEST ALONG SAID NORTHERLY LINE 207.40 FEET; THENCE SOUTH 48°17'59" WEST 257.98 FEET TO THE SOUTHERLY LINE OF SAID LOT AND THE BEGINNING ON A NON-TANGENT CURVE TO

THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 52°43'36" WEST 910.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND LINE 207.63 FEET THROUGH A DELTA ANGLE OF 13°04'22"; THENCE SOUTH 24°12'01" EAST ALONG SAID SOUTHERLY LINE 202.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 65°47'59" EAST 1390.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID LINE 101.76 FEET THROUGH A DELTA ANGLE OF 04°11'41" TO THE SAID POINT OF BEGINNING. (AF# 2023-023437, 11/3/2023)

Lot 2

LOT 2, BINDING SITE PLAN 5309, ACCORDING TO THE SURVEY RECORDED UNDER AUDITOR'S FILE NO. 2020-008775, RECORDS OF BENTON COUNTY, WASHINGTON; TOGETHER WITH THAT PORTION OF LOT 1, SAID BINDING SITE PLAN, DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST SOUTHERLY CORNER OF SAID LOT; THENCE NORTH 29°16'59" EAST ALONG THE EASTERLY LINE OF SAID LOT 426.12 FEET TO THE MOST EASTERLY CORNER OF SAID LOT AND THE BEGINNING OF A NON-TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 34°38'05" EAST 626.00 FEET; THENCE NORTHWESTERLY ALONG SAID CURVE AND THE NORTHERLY LINE OF SAID LOT 149.30 FEET THROUGH A DELTA ANGLE OF 13°39'54"; THENCE NORTH 41°42'01" WEST ALONG SAID NORTHERLY LINE 207.40 FEET; THENCE SOUTH 48°17'59" WEST 257.98 FEET TO THE SOUTHERLY LINE OF SAID LOT AND THE BEGINNING ON A NON-TANGENT CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS SOUTH 52°43'36" WEST 910.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND LINE 207.63 FEET THROUGH A DELTA ANGLE OF 13°04'22"; THENCE SOUTH 24°12'01" EAST ALONG SAID SOUTHERLY LINE 202.00 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 65°47'59" EAST 1390.00 FEET; THENCE SOUTHEASTERLY ALONG SAID CURVE AND SAID LINE 101.76 FEET THROUGH A DELTA ANGLE OF 04°11'41" TO THE SAID POINT OF BEGINNING. (AF# 2023-023439, 11/3/2023) (AF# 2023-023439, 11/3/2023)

Property Owner:

Lot 1

VAN ZUYEN MARJORIE
1664 SORRENTO LANE
RICHLAND, WA 99352

Lot 2

KOOSKOOSKIA INC
 91905 E SAGEBRUSH RD
 KENNEWICK, WA 99338

Applicant: Knutzen Engineering
 c/o Paul Knutzen
 5401 Ridgeline Dr 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:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	October 20, 2023
Determination of Completeness Issued	October 24, 2023
Notice of Application Posted	October 24, 2023
SEPA Threshold Determination Issued	November 14, 2023
Property Posting Sign for SEPA Determination	November 14, 2023
SEPA Appeal Period	November 28, 2023
Date of Mailed Notice of Public Hearing	January 18, 2024
Property Posting Sign for Public Hearing	January 18, 2024
Date of Published Notice of Public Hearing	January 21, 2024

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity/Site Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. Determination of Non-Significance
8. Benton Public Utility District Email
9. Kennewick Irrigation District Email
10. Columbia Irrigation District Email
11. State of Washington Department of Fish and Wildlife Comments
12. Bonneville Power Administration Email

Zoning adjacent to the site:

North: Commercial, Community (CC)
 East: Commercial, Community (CC)
 South: I-82 Right-of-Way and Unincorporated County
 West: Commercial, Community (CC)

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goals and Policies:

Goal 2: Sustain and enhance viable commercial areas.

Policy 4: Encourage compatible commercial activities to concentrate near each other.

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

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 CC Zoning District is an implementing zoning district of the site's current Commercial Land Use Designation.
- b. Promotes the public necessity, convenience and general welfare; and
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 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.
Staff Response: N/A

Public Comments:

The public did not submit any comments.

Agency Comments:

The Bonneville Power Administration, Kennewick Irrigation District, Columbia Irrigation District, and Benton Public Utility District have no comments on the proposal.

The State of Washington Department of Fish and Wildlife did provide general comments directed more towards future development of the site.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ-2023-0009) is a request to change the zoning district for 5.9 acres. 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.

The City annexed the site in 1995 and zoned the property CC. In 2001, the property was rezoned from CC to BP.

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 accord with the Comprehensive Plan. CC Districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

Per KMC 18.03.040 (16), the purpose of the BP Zoning District is a follows:

BP - The BP District is established to provide lands for and encourage the development of technological/industrial parks which will accommodate certain light industrial, technological, professional offices, and other similar activities. Building massing should be sensitive to human scale. High standards of architecture, landscaping, and site planning are encouraged, as is the creation of well-defined building entries with features such as canopies and recessed entries.

The CC District permits approximately double the amount of uses compared to the BP District. Service and retail uses are the main uses permitted in the CC District.

The applicant has not proposed any new development on the site. Future development of the site will be limited to only the permitted uses of the CC Zoning District and subject to the applicable development and design standards. Additionally, development will be subject to meeting applicable concurrency requirements, such as utility and street improvements.

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

Findings:

1. The applicant is Knutzen Engineering., c/o Paul Knutzen, 5401 Ridgeline Dr. Unit #160, Kennewick, WA 99338.
2. The property owners are Marjorie Van Zuyen, 1664 Sorrento Ln., Richland, WA 99352 for lot 1 and Kooskooskia Inc, 91905 E. Sagebrush Rd., Kennewick, WA 99338 for lot 2.
3. The proposed change of zone is located at 10601 Ridgeline Dr. and 10519 Ridgeline Dr. Parcel Numbers: 1-1288-2BP-5309-001 and 1-1288-2BP-5309-002, respectively.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
5. The request is to change the zoning from Business Park to Commercial, Community.

6. The Commercial, Community Zoning District is an implementing zone of the Commercial Comprehensive Plan Land Use Map Designation.
7. The application was submitted on October 20, 2023.
8. The application was declared complete, routed for review to City Departments and outside agencies on October 24, 2023.
9. Access to the site is via Ridgeline Drive.
10. The Determination of Non-Significance, ED-2023-0031, was issued on November 14, 2023.
11. The property posting sign for the public hearing was posted on site January 18, 2024.
12. The Notice of Public Hearing was published in the Tri-City Herald on January 21, 2024.
13. Hearing notices were mailed to property owners within 300 feet of the site on January 18, 2024.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment 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 Goals 2 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ-2023-0009 and recommends approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2023-0009 and recommend approval of the request to City Council.

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

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ 1184.00

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 Change of Zone

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

Applicant: Paul Knutzen (Knutzen Engineering)

Address: 5401 Ridgeline Drive Suite 160, Kennewick, WA 99338

Telephone: (509) 222-0959 Cell Phone: (509) 440-1817 Fax: _____ E-mail paul@knutzenengineering.com

Property Owner (if other than applicant): Marjorie Van Zuyen

Address: 1664 Sorrento Ln Richland, WA 99352

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 112882BP5309001 Acres 4.38 Zoning: BP

Address of property: 10601 Ridgeline Dr Kennewick, WA 99338

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 0

Present use of property vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: _____ Cost of new construction _____

Benton County Assessor Market Improvement Value: \$0

Description of Project: Changing the Zone Designation from Business Park (BP) to Community Commercial (CC).

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

Paul Knutzen
 Applicant's Signature

Date: 10/19/23

DocuSigned by:
Scott Musser
 Signature of owner or owner's authorized representative

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

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ 1184.00

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 Change of Zone

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

Applicant: Paul Knutzen (Knutzen Engineering)

Address: 5401 Ridgeline Drive Suite 160, Kennewick, WA 99338

Telephone: (509) 222-0959 Cell Phone: (509) 440-1817 Fax: _____ E-mail paul@knutzenengineering.com

Property Owner (if other than applicant): Gravenslund Fitness LLC

Address: 91905 E Sagebrush Rd Kennewick, WA 99338

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 112882BP5309002 Acres 1.5 Zoning: BP

Address of property: 10519 Ridgeline Dr Kennewick, WA 99338

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 0

Present use of property vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: _____ Cost of new construction _____

Benton County Assessor Market Improvement Value: \$0

Description of Project: Changing the Zone Designation from Business Park (BP) to Community Commercial (CC).

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

Applicant's Signature

Date: 10/19/23

[Signature]
Signature of owner or owner's authorized representative



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

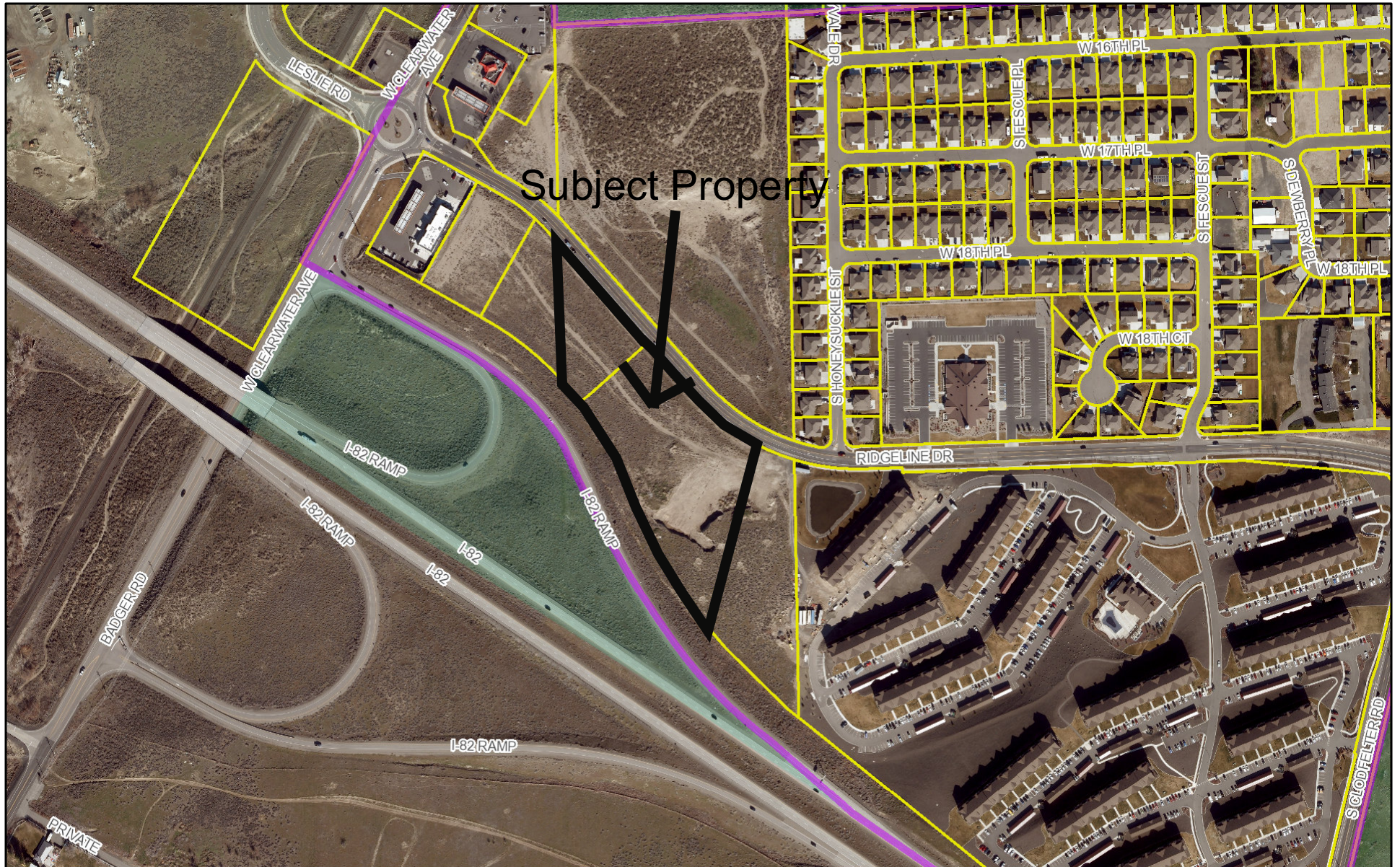
The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

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 commercial 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 parcels 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 existing land use patterns in the area. There are CC zoned parcels adjacent to the property and along Ridgeline Dr.
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
No, the property is currently zoned BP but the surrounding parcels are zoned CC, RL or RM.
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 parcels and would result in increased traffic on Ridgeline Drive.
6. Does the existing zoning prohibit reasonable use of the property? Please explain.
Yes. The property is currently zoned BP but is adjacent to land that is zoned CC. If future commercial growth is to be expected for the area, additional commercial land is required but currently not allowed as a result of the existing BP 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 areas, 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 in this particular area.
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.

Vicinity Map

Exhibit 3



January 24, 2024

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

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

SV_CI_COUNTY_1

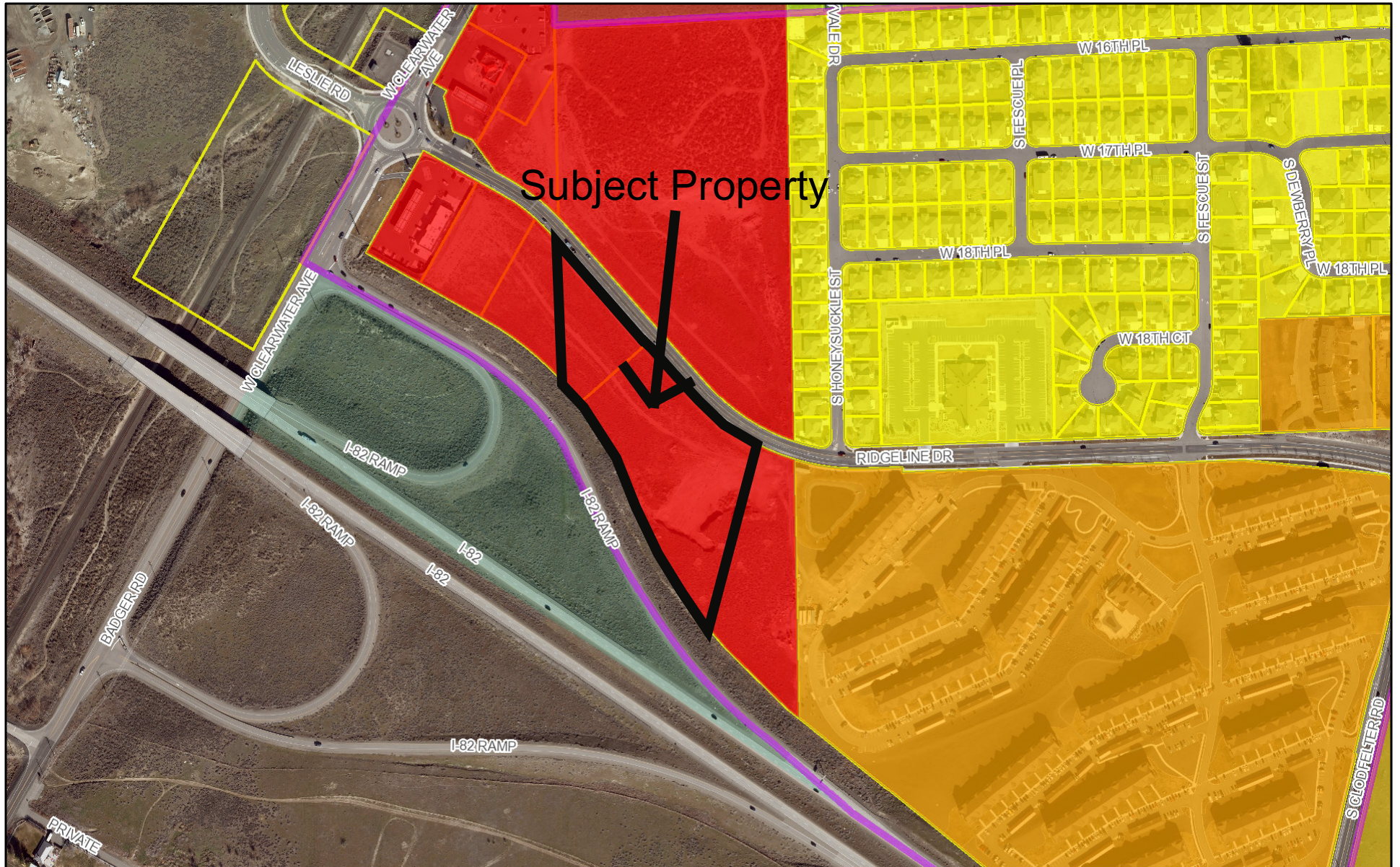


1 inch = 400 feet
 0 0.0375 0.075 0.15 mi
 0 0.05 0.1 0.2 km

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

Land Use Map

Exhibit 4



January 24, 2024

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

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

SV_CI_COUNTY_1



1 inch = 400 feet

1:4,800

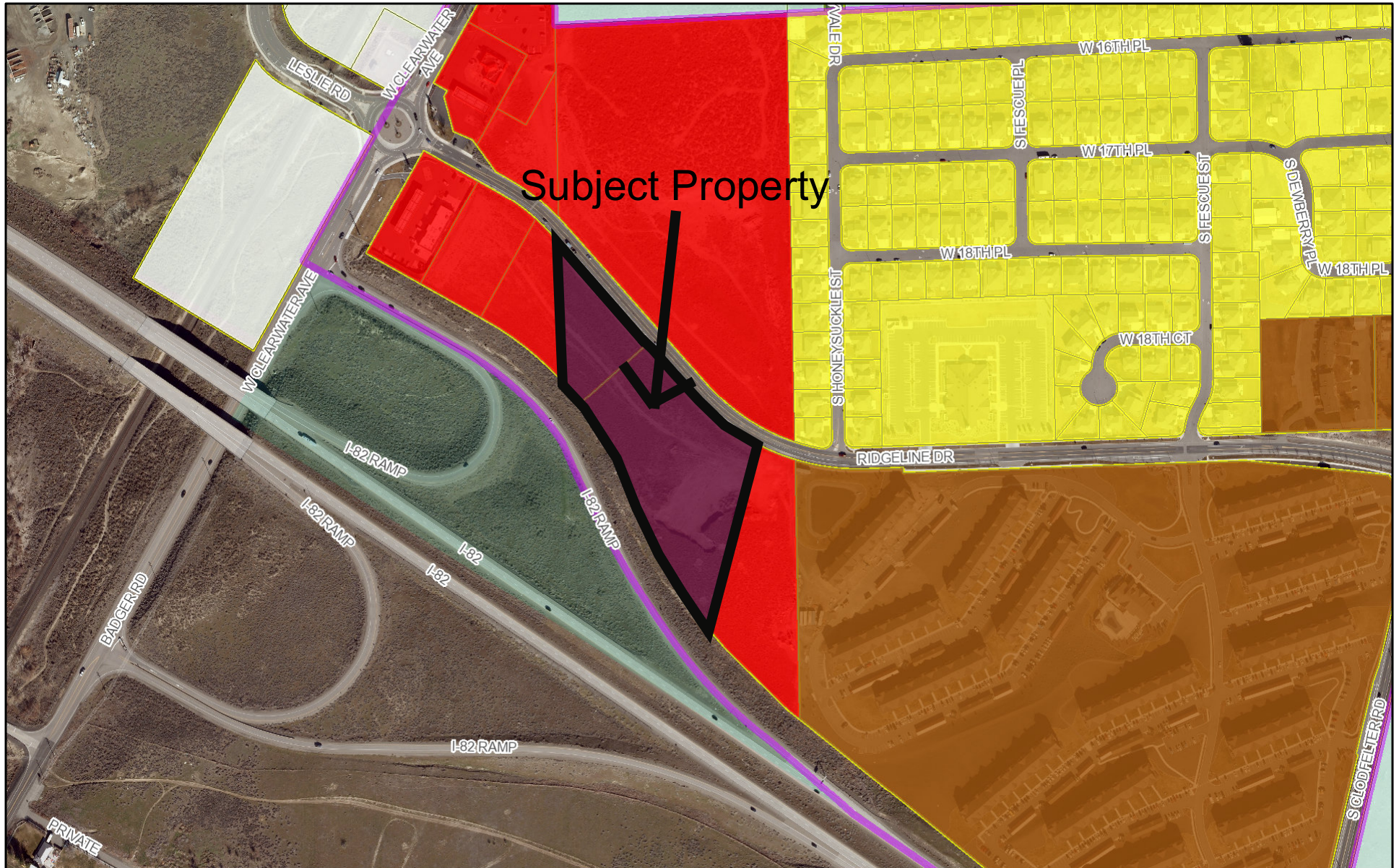
0 0.0375 0.075 0.15 mi

0 0.05 0.1 0.2 km

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

Zoning Map

Exhibit 5



January 24, 2024

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

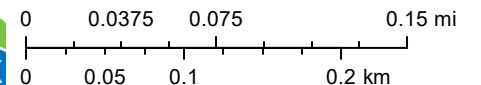
- | | | | |
|---------------------------|-----------|-------------|-------------------------|
| StreetName | Apartment | Mobile Home | SurveyCityLimits |
| SurveyAddressPoint | Building | Parcel | SV_CI_KENNEWICK_10 |
| <all other values> | Condo | | SV_CI_RICHLAND_10 |

SV_CI_COUNTY_1



1 inch = 400 feet

1:4,800



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

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

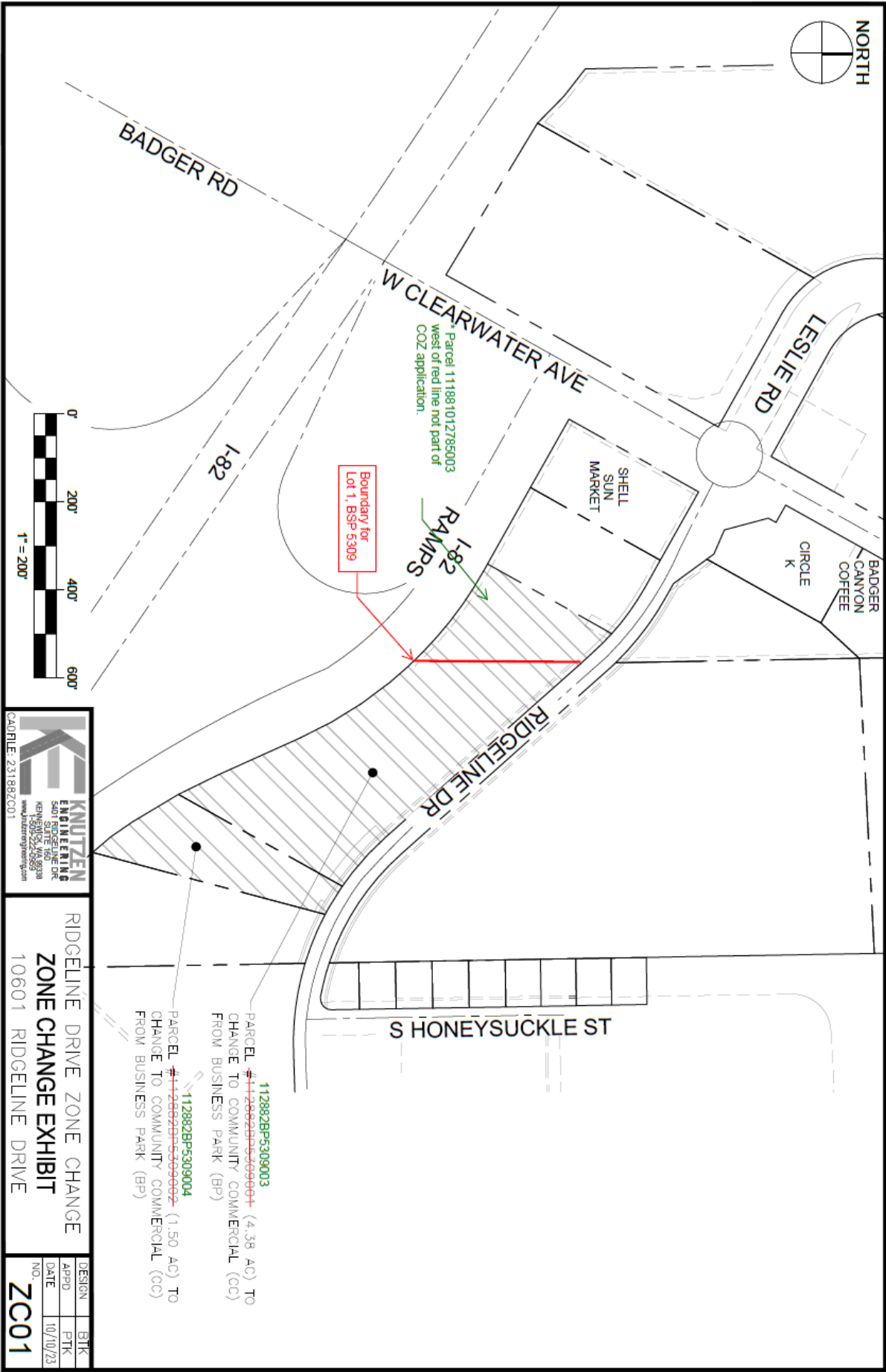
February 5, 2024 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, February 5, 2024, 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-2023-0009 – A Change of Zone for 5.9 acres generally located at 10601 and 10657 Ridgeline Drive from Business Park (BP) to Commercial Community (CC). The site has a Commercial comprehensive plan land use designation. **Review the site map on the back of this notice.**

Submit written comments to Joseph Laris at Joseph.Laris@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Joseph Laris at (509) 585-4558.

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 Joseph Laris at (509) 585-4558 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.





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

FILE/PROJECT NUMBER: ED-2023-0031

DESCRIPTION OF PROPOSAL: To change the zoning designation of 5.88 acres from Business Park (BP) to Commercial Community (CC).

PROPONENT: Knutzen Engineering, c/o Paul Knutzen 5401 Ridgeline Dr Unit 160, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 10601 RIDGELINE DR

LEAD AGENCY: City of Kennewick

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

☒ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Planning Director

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

PHONE: (509) 585-4386



☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: November 14, 2023

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED-2023-0031 File

From: Tina Glines <glinest@bentonpud.org>
Sent: Tuesday, October 24, 2023 9:41 AM
To: Joseph Laris
Subject: RE: [E] Change of Zone (COZ-2023-0009) and SEPA Checklist (ED-2023-0031) Kennewick

Categories: External Agency Responses

No comments

Thank you,

Tina Glines

Distribution Design Technician
 (509) 582-1241



From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Tuesday, October 24, 2023 9:21 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; Angela Richman <richmana@bentonpud.org>; engservice <engservice@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Evan Edwards <EDWARDSE@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodders@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas- Arnie Garza <arnie.garza@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Maikis, Troy (DFW) <troy.maikis@dfw.wa.gov>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver <Noah_Oliver@Yakama.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation -

Thalia Sachtleban <enviroreview@yakama.com>; Ziplly Fiber Christy Ross <christy.ross@ziply.com>

Subject: [E] Change of Zone (COZ-2023-0009) and SEPA Checklist (ED-2023-0031) Kennewick

[EXTERNAL EMAIL]

Good Morning,

The City of Kennewick has received applications for a Change of Zone (COZ-2023-0009) and Environmental Determination (ED-2023-0031) that require your attention.

Project Description: Changing the Zone Designation from Business Park (BP) to Community Commercial (CC)

Address: 10601 RIDGELINE DR KENNEWICK, WA 99338

Parcel #'s: 1-1288-2BP-5309-001, 1-1288-2BP-5309-002

Comprehensive Plan Designation: Commercial

Please review over the attached documents with consideration to your agency's applicable regulations and have any comments or conditions of approval submitted on or before **November 8, 2023**. You can submit comments to Joseph.Laris@ci.kennewick.wa.us or mail them to: Development Services Division, PO Box 6108, Kennewick, WA 99336. If you have any questions or concerns, you can contact me via the info below.



Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Chris Sittman <CSittman@kid.org>
Sent: Wednesday, November 1, 2023 1:33 PM
To: Joseph Laris
Subject: RE: Change of Zone (COZ-2023-0009) and SEPA Checklist (ED-2023-0031)
 Kennewick

Categories: External Agency Responses

KID has no comments.

Chris D. Sittman
 Engineering Dept./CAD Specialist
 Kennewick Irrigation District
 2015 S. Ely St.
 Kennewick, WA 99337
 Desk: 509-460-5435
 Cell: 509-873-1123

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Tuesday, October 24, 2023 9:21 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept. - Jack Howard <Jack.howard@bfhd.wa.gov>; Benton PUD - Angela Richman <richmana@bentonpud.org>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodders@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas- Arnie Garza <arnie.garza@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Maikis, Troy (DFW) <troy.maikis@dfw.wa.gov>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver <Noah_Oliver@Yakama.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline -

Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: Change of Zone (COZ-2023-0009) and SEPA Checklist (ED-2023-0031) Kennewick

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

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Parcel #'s: 1-1288-2BP-5309-001, 1-1288-2BP-5309-002

Comprehensive Plan Designation: Commercial

Please review over the attached documents with consideration to your agency's applicable regulations and have any comments or conditions of approval submitted on or before **November 8, 2023**. You can submit comments to Joseph.Laris@ci.kennewick.wa.us or mail them to: Development Services Division, PO Box 6108, Kennewick, WA 99336. If you have any questions or concerns, you can contact me via the info below.



Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: CID <cid@columbiairrigation.com>
Sent: Tuesday, October 24, 2023 9:26 AM
To: Joseph Laris
Subject: RE: Change of Zone (COZ-2023-0009) and SEPA Checklist (ED-2023-0031)
 Kennewick

Categories: External Agency Responses

Hi Joseph,

CID has no comments as this is out of our district boundaries.

Have a great day!



Morghan Leetch

Administrative Assistant

Phone: 509-586-6118 **Fax:** 509-586-0485

Web: ColumbiaIrrigation.com

10 E. Kennewick Ave, Kennewick WA 99337

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Tuesday, October 24, 2023 9:21 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; Benton PUD - Angela Richman <richmana@bentonpud.org>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodders@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas- Arnie Garza <arnie.garza@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; CID <cid@columbiairrigation.com>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Maikis, Troy (DFW) <troy.maikis@dfw.wa.gov>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver <Noah_Oliver@Yakama.com>; US Army Corps of Engineers - Seattle

<paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziplly Fiber Christy Ross <christy.ross@ziply.com>
Subject: Change of Zone (COZ-2023-0009) and SEPA Checklist (ED-2023-0031) Kennewick

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Joseph Laris
City of Kennewick
Community Planning - Assistant Planner
Phone: 509.585.4558
Joseph.Laris@ci.kennewick.wa.us



State of Washington
Department of Fish and Wildlife
2620 North Commercial Avenue, Pasco, WA 99301
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

November 27, 2023

Joseph Laris
Assistant Planner
City of Kennewick
Community Planning Department
PO Box 6108
Kennewick, WA 99336

Re: DNS ED-2023-0031 - 10601 Ridgeline Drive Rezone

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed rezone of Benton County parcel #112882BP5309001 and Benton County parcel #112882BP5309002 located at 10601 Ridgeline Drive 225 Jackrabbit Lane, Kennewick, WA. (EA2023-0031). WDFW conducted a roadside site visit on November 16, 2023. While the proposed project is a rezone with no immediately proposed project, WDFW would like to submit the following comments so that they may be considered for any future work that may occur on the site.

The parcels sited for rezoning cover 4.38 acres (parcel #112882BP5309001) and 1.50 acres (parcel #112882BP5309002) and are identified as containing Benton County Shrubsteppe within WDFW's Priority Habitat and Species Program (PHS). The site contains potential habitat for multiple state priority species, including Townsend's ground squirrel, black-tailed jackrabbit, and Sagebrush Sparrow. Additionally, while not a WDFW priority species, likely Cliff Swallow nesting sites were observed in the cutaway dirt hill on the southeastern side of the property. Cliff Swallows, other avian species that may inhabit the shrubsteppe habitat on the site, and active nests thereof are protected under the Migratory Bird Treaty Act as well as being listed as "protected wildlife" under RCW 77.12.020(3).

The project area meets the definition of a Fish and Wildlife Habitat Conservation Area under Kennewick Municipal Code 18.63.010. As such, we offer the following recommendations:

1. WDFW would prefer this area be preserved, as outlined in Kennewick Municipal Code 18.58.160. If it is determined that preservation will not be possible, we propose that a 2:1 mitigation ratio be applied and that the project be required to provide mitigation equal to a least 8.76 acres and 3 acres respectively. This mitigation should be in the form of preserving habitat containing equal or greater shrubsteppe and riparian functions and values or of rehabilitating an area of habitat to the functions and values available on site.

2. WDFW mitigation Policy (POL-M5002) prioritizes on-site mitigation, but if this is not possible for this project, we recommend off-site in-kind mitigation. We would suggest off-site out-of-kind or an in-lieu fee only if in-kind mitigation is fully pursued but found to be infeasible both on-site and off-site. It is preferred that off-site shrubsteppe mitigation be directed at acquiring additional parcels adjacent to large remaining contiguous blocks of shrubsteppe, or providing or protecting, functional wildlife connectivity corridors between remaining blocks of shrubsteppe.

3. WDFW recommends any work on the project site occur outside the nesting season (February 1- July 31). If work must occur within the nesting season dates, a nesting bird survey should be conducted within 1 week prior to the start of activities on the site as well as prior to each portion of the project that occurs following a break in activity between February 1 and July 31. If a nest becomes active during construction or is observed to be active during the survey, please contact Troy Maikis at troy.maikis@dfw.wa.gov or (509) 312-8117 to identify if any additional measures may be appropriate.

WDFW has worked on a variety of similar projects throughout the Tri-Cities as well as in Benton and Franklin Counties where critical areas/PHS were permanently impacted, and we look forward to working with The City to address mitigation for this project as well as other future projects within the adjacent shrubsteppe habitat. If in-lieu fee mitigation is selected, WDFW would be happy to work with The City and the Benton County Conservation District, or another conservation entity, to hold and implement shrubsteppe mitigation funds.

Thank you for the opportunity to comment on this project proposal and to collaboratively seek suitable mitigation alternatives to conserve shrubsteppe habitat.

Sincerely,

A handwritten signature in black ink, appearing to read 'T Maikis', with a stylized flourish at the end.

Troy Maikis

Area Habitat Biologist; Benton and Franklin Counties
Washington Department of Fish & Wildlife
2620 Commercial Ave
Pasco, WA 99301
(509) 312-8117
Troy.Maikis@dfw.wa.gov

cc: Elizabeth Torrey, WDFW Assistant Habitat Program Manager, Region 3, Ellensburg

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Wednesday, November 8, 2023 3:20 PM
To: Joseph Laris
Cc: Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ; Kinch,James L (BPA) - TERR-BELL-1
Subject: RE: [EXTERNAL] Change of Zone (COZ-2023-0009) and SEPA Checklist (ED-2023-0031) Kennewick

Categories: External Agency Responses

Joseph,

Bonneville Power Administration (BPA) has had the opportunity to review Change of Zone (COZ-2023-0009) and SEPA Checklist (ED-2023-0031) Kennewick. The request is located at 10601 Ridgeline Drive in Kennewick, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 1,215 feet north west of the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Nicole Cummings at (509) 542-5499, by email at nmcummings@bpa.gov or Luke Kinch at (509) 468-3095, by email at JLKinch@bpa.gov.

Thank you for the opportunity to review this application.



Deborah Rodgers

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

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Tuesday, October 24, 2023 9:21 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; Benton PUD - Angela Richman <richmana@bentonpud.org>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Cummings,Nicole M (BPA) - TERR-TRI CITIES RMHQ <NMCummings@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas- Arnie Garza

<arnie.garza@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepih@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziply.com>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Maikis, Troy (DFW) <troy.maikis@dfw.wa.gov>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver <Noah_Oliver@Yakama.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtelban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: [EXTERNAL] Change of Zone (COZ-2023-0009) and SEPA Checklist (ED-2023-0031) Kennewick

Good Morning,

The City of Kennewick has received applications for a Change of Zone (COZ-2023-0009) and Environmental Determination (ED-2023-0031) that require your attention.

Project Description: Changing the Zone Designation from Business Park (BP) to Community Commercial (CC)

Address: 10601 RIDGELINE DR KENNEWICK, WA 99338

Parcel #'s: 1-1288-2BP-5309-001, 1-1288-2BP-5309-002

Comprehensive Plan Designation: Commercial

Please review over the attached documents with consideration to your agency's applicable regulations and have any comments or conditions of approval submitted on or before **November 8, 2023**. You can submit comments to Joseph.Laris@ci.kennewick.wa.us or mail them to: Development Services Division, PO Box 6108, Kennewick, WA 99336. If you have any questions or concerns, you can contact me via the info below.



Joseph Laris
City of Kennewick
Community Planning - Assistant Planner
Phone: 509.585.4558
Joseph.Laris@ci.kennewick.wa.us