



January 6, 2025

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 December 2, 2025
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #2024-0002 proposes to change the zoning designation for two parcels of approximately 1.23 acres located at 1826 & 1838 S. Washington Street from Commercial, Office (CO) to Commercial, General (CG). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Property owner is The Maurer Company, LLC, 1603 W. 25th Place, Kennewick, WA 99337.

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

- a. Ben Franklin Long Range Transit Plan Presentation

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

8. **ADJOURNMENT:**

KENNEWICK PLANNING COMMISSION
December 2, 2024
MEETING MINUTES

1. CALL TO ORDER

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

Vice Chairman 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, Commissioner James Hempstead (*All in person*); Commissioners Ken Short (*joined remotely at 6:40 p.m.*), Nikki Griffith, Tina Gregory (*attended remotely*).

ABSENT: None.

STAFF: Steve Donovan, AICP Development Services Manager; Melinda Didier, Community Planning Administrative Assistant.

Four commissioners were present at the 6:30 p.m. start of meeting (the fifth commissioner arrived at 6:40 p.m.) and two positions are vacant; Ms. Didier declared a quorum was established.

2. CONSENT AGENDA

- a. Approval of the minutes dated November 18, 2024.
- b. Approval of the agenda.
- c. Motion to enter Staff Report(s) into the Record.

MOTION: Commissioner Griffith moved to approve the Consent Agenda; Commissioner Hempstead 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 December 2, 2024 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) #2024-0001:

Vice Chairman Helgeson opened the public hearing at 6:35 pm for Change of Zone (COZ) #2024-0009, proposing to change the zoning designation for two parcels of approximately 1.79 acres located at 803 S. Steptoe Street from Residential, Low Density (RL) Industrial, Light (IL). Applicant – Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Property owner – T3 Development, 3906 W. 43rd Avenue, Kennewick, WA 99337.

1. Mr. Donovan described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ-2024-0001 to City Council.

Planning Commission asked clarifying questions of staff: Are there any plans for abandonment of the ROW.

2. Testimony of Applicant/Applicant's Representative: Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Mr. Knutzen requested Planning Commission recommendation of approval to City Council for this zone change.
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. Staff Final Comments: None
7. Planning Commission Questions of Staff: Is the 20' lot frontage common elsewhere; would this be City-wide.
8. Public Testimony Closed at 6:43 p.m.

MOTION: Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ-2024-0001 and recommend City Council APPROVE the request. Commissioner Griffith seconded the motion.

DISCUSSION: None.

The motion passed unanimously on a roll call vote.

B. DEVELOPMENT CODE AMENDMENT (DCA) #2024-0005:

Vice Chairman Helgeson opened the public hearing at 6:45 pm for Development Code Amendment (DCA) #2024-0005, proposing to amend Kennewick Municipal Code Chapter 18.72 – Clearing & Grading by changing the administrator of the code from the Community Planning Department to the Public Works Department. Applicant – City of Kennewick, Community Planning Department, 210 W. 6th Avenue, Kennewick WA 99336.

9. Mr. Donovan described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of DCA-2024-0005 to City Council.

Planning Commission asked clarifying questions of staff: Will final approval rest with the Public Works Department.

10. Testimony in Favor of the Request: Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338: Mr. Knutzen spoke in favor of the change, felt it is long overdue; expressed concern over the fee.

11. Testimony Neutral/Against the Request: None

12. Testimony of Those Registered on Virtual Format: None

13. Staff Final Comments: None

14. Planning Commission Questions of Staff: Is the 20' lot frontage common elsewhere; would this be City-wide.

15. Public Testimony Closed at 6:52 p.m.

MOTION: Commissioner Hempstead moved to concur with the findings and conclusions in staff report DCA-2024-0005 and recommend City Council APPROVE the request. Commissioner Gregory seconded the motion.

DISCUSSION: None.

The motion passed unanimously on a roll call vote.

4. VISITORS NOT ON AGENDA:

- a. None

5. OLD BUSINESS:

- a. City Council Action Updates – the mini-storage code update will go to City Council December 3rd; the 20 foot wide townhome lot amendment will also go to City Council December 3rd. Mr. Donovan said numerous applications for the two vacancies on the Planning Commission have been received and will be filled after the first of the year.

6. NEW BUSINESS:

- a. None

7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS/STAFF: None

ADJOURNMENT: The meeting concluded at 6:56 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ-2024-0002

Staff Report Date:	December 23, 2024
Hearing Date & Location:	January 6, 2025
Report Prepared by:	Steve Donovan, AICP Planning Manager
Report Reviewed by:	Matt Halitsky, AICP Senior Planner
Summary Recommendation:	The City of Kennewick Planning Staff RECOMMENDS DENIAL of Change of Zone 2024-0002.
Summary of Proposal:	A Change of Zone from Commercial, Office (CO) to Commercial, General (CG) for 1.23 acres.
Proposal Location:	Two parcels located at 1826 and 1838 S Washington Street.
Legal Description:	See Exhibit 2
Property Owner:	The Maurer Company, LLC 1603 W 25 th Place Kennewick, WA 99337
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:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	November 6, 2024
Determination of Completeness Issued	November 13, 2024
Notice of Application Posted	November 13, 2024
SEPA Threshold Determination Issued	December 5, 2024
Property Posting Sign for SEPA Determination	December 5, 2024
SEPA Appeal Period	December 19, 2024
Date of Mailed Notice of Public Hearing	December 19, 2024
Property Posting Sign for Public Hearing	December 19, 2024
Date of Published Notice of Public Hearing	December 22, 2024

Exhibits:

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

Zoning adjacent to the site:

North: Residential, Suburban (RS)

East: Commercial, Neighborhood (CN) and Unincorporated Benton County, Urban Growth Area Residential (UGAR)

South: Residential, Medium (RM)

West: Residential, Medium (RM)

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.

Policy 2: Encourage compatible commercial activities to concentrate near each other.

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

Policy 1: Provide commercial areas sized and scaled appropriately for the neighborhood or community.

Policy 2: Enhance compatibility with adjacent residential neighborhoods with landscaping, screening and superior building design.

Policy 3: Provide for Neighborhood Commercial centers in strategic locations to serve surrounding neighborhoods, while minimizing impacts to the surrounding residential uses.

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

- a. The proposed amendment conforms with the comprehensive plan; and
Staff Response: *The CG Zone is an implementing zoning district of Commercial Land Use Designation. In regard to intensity of uses, CG is the most intense commercial zone and it permits uses that could have a detrimental impact to the surrounding properties. The CO Zone is the least intense of the two commercial zones in question and is less likely to negatively impacting surrounding properties. Based on the above Comprehensive Plan Commercial Goals and Policies, retaining the site's current zoning of CO, will be in more compliance with the comprehensive plan than changing the zone to CG.*
- b. Promotes the public necessity, convenience and general welfare; and
Staff Response: *The current zoning of CO promotes public necessity, convenience and welfare by retaining a zoning district that is compatible with the surrounding properties. A change of zone to CG will not minimize impacts to surrounding residential uses, as promoted in Goal 3, Policy 3.*
- 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 Change of Zone has the potential to negatively impact the surrounding properties by allowing more intensive uses than what are permitted in CO Zone. The intent of the comprehensive plan and development regulations is to promote health, safety, morals, convenience, comfort, prosperity and the general welfare within the City. No other surrounding properties are zoned CG.*
- 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: *Not applicable to proposal.*

Public Comments:

The public did not submit comments on the proposal.

Agency Comments:

No comments were submitted by outside agencies or departments.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ-2024-0002) is a request to change the zoning district for 1.23 acres to the CG Zoning District. Pursuant to Table 1 of the Comprehensive Plan, the CG 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 site was annexed into the City in 1979 and the current zoning for the site was established in the early 1990's. The CO Zone it is also an implementing zoning district of the Commercial Land Use Designation.

The adjacent properties that are in the city limits are zoned either RS, RM or CN. All three of those districts are less intense and more restrictive than the site's current zoning of CO. Changing the site's zoning will potentially subject the surrounding properties to even more intensive uses.

The adjacent properties that are in Benton County are zoned UGAR and outright permitted uses in that zone are single-family residential, churches and group homes.

On the east side of S Washington Street, within a half mile of the site, there is a waste management operation, a mini-storage, a towing business and various commercial uses. Many of those businesses are considered legal non-conforming, whether they are in the City or in the County.

Once the more intensive uses no longer operate at their current sites, new uses for those site will be subject to the current zoning and only permitted uses will be allowed. The goal of having the CN and CO Zoning Districts at those locations is to have businesses that are more likely to serve the surrounding residential properties for their daily needs.

The adjacent properties that are to the west, north and south of the site are being used for single-family residences and are zoned a RS and RM.

Per KMC 18.03.040(8) and (13), the purpose of CO and CG Zones is as follows:

- (8) 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.
- (13) CG - The purpose of the CG district is to provide areas for heavy commercial use, wholesaling and warehousing, services supporting the primary activities of the other commercial and industrial districts, and uses which are not compatible with retail commercial zoning districts.

The CG Zone allows the following uses that are not permitted in the CO Zone:

- Mini-Storage
- Motels
- Adult Retail
- Automobile Oriented Uses
- Wholesale Bakeries
- Bars and Taverns
- Boat Building and Repair
- Brewpub
- Micro-Breweries
- Casino/Cardroom
- Construction Yards
- Convenience Stores
- Craft Distilleries
- Equipment Rental
- Mini Golf/Driving Range
- Kennels
- Lock and Gunsmiths

- Lumber Yards
- Manufactured Housing Display Areas
- Nursery
- Parking Garages and Lots
- Pawnshop
- Plumbing Shops and Yards
- Radio, Television Broadcast Stations
- Recreational Vehicle Storage
- Second Hand/Consignment Store
- Sign Manufacture, Painting and Maintenance
- Storing of Commercial Vehicles
- Truck Stops
- Vehicle Sales, Incidental Repair and Service
- Vehicle Rental and Leasing
- Vehicle Repair and Service, Body and Fender Shops
- Veterinary Clinic or Hospital
- Vocational School
- Warehousing
- Wholesale
- Wineries Type A and B

Changing the zoning district to CG will allow all of the above use to be permitted on both properties.

Staff's conclusion is that the proposed change of zone does not meet the findings in KMC 18.51.070(2).

Findings:

1. The applicant is Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Unit 160, Kennewick, WA 99338.
2. The property owners are Kenneth and Denise Maurer, 1603 W 25th Place, Kennewick, WA 99337.
3. The proposed Change of Zone is located at 1826 and 1838 S Washington Street. Parcel Numbers: 1-1289-1BP-6030-002 and 1-1289-1BP-6030-001.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
5. The request is to change the zoning from Commercial, Office (CO) to Commercial, General (CG).
6. The CO and CG are both implementing zones of the Commercial Comprehensive Plan Land Use Map Designation.
7. The application was submitted on November 6, 2024.
8. The application was declared complete, routed for review to City Departments and outside agencies on November 13, 2024.
9. Access to the site is via S Washington Street.
10. The Environmental Determination of Non-Significance, ED-2024-0027, was issued December 5, 2024.

11. The Property Posting sign for the public hearing was posted on site December 19, 2024.
12. Notice of the public hearing for this application was published in the Tri-City Herald on December 22, 2024.
13. Notices for the hearing were mailed to property owners within 300 feet of the site on December 19, 2024.
14. Based on the Comprehensive Plan Commercial Goals and Policies, retaining the site's current zoning of CO, will be in more compliance with the comprehensive plan than changing the zone to CG.
15. The current zoning of CO promotes public necessity, convenience and welfare by retaining a zoning district that is compatible with the surrounding properties.
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 Change of Zone has the potential to negatively impact the surrounding properties by allowing more intensive uses than what are permitted in CO Zone. The intent of the comprehensive plan and development regulations is to promote health, safety, morals, convenience, comfort, prosperity and the general welfare within the City. No other surrounding properties are zoned CG.

Conclusions:

1. Both zoning districts implement the Comprehensive Plan Land Use Designation of Commercial.
2. Approval has the potential to result in an increase of adverse environmental impacts; future uses will be subject to environmental regulations.
3. Approval will not implement Commercial Goal 2, Policies 1 and 2; Goal 3, Policies 1, 2 and 3.
4. Approval will not result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone does not comply 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-2024-0002 and recommend denial to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2024-0002 and recommend denial of the request to City Council.

Legal Description for Zone Change

Parcel 1-1289-1BP-6030-002:

LOT 1

THAT PORTION OF THE EAST 180 FEET OF TRACT 1, DR. ELY'S COLONY NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 64 RECORDS OF BENTON COUNTY, WASHINGTON, ALL BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SAID POINT LIES SOUTH $00^{\circ}38'31''$ EAST AND 2643.83 FEET DISTANCE FROM THE NORTHEAST CORNER OF SAID SECTION 12, BEING A BRASS CAP IN A MONUMENT CASE; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH $89^{\circ}24'19''$ WEST FOR 210.05 FEET; THENCE LEAVING SAID SOUTH LINE NORTH $00^{\circ}42'18''$ WEST FOR 30.01 FEET TO THE TRUE POINT OF BEGINNING AND BEING ON THE WEST LINE OF SAID EAST 180 FEET; THENCE CONTINUING ALONG THE SAID WEST LINE NORTH $00^{\circ}42'18''$ WEST FOR 100.00 FEET; THENCE NORTH $89^{\circ}34'03''$ EAST FOR 180.00 FEET TO INTERSECT THE EAST LINE OF SAID TRACT 1 AND THE WEST RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET; THENCE ALONG SAID EAST LINE AND RIGHT OF WAY, SOUTH $00^{\circ}42'18''$ EAST FOR 72.54 FEET TO THE START OF A 30.00 FOOT RADIUS CURVE (WHOSE RADIUS BEARS SOUTH $89^{\circ}17'42''$ WEST); THENCE SOUTHWESTERLY ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF $91^{\circ}17'59''$ AN ARC LENGTH OF 47.80 FEET SAID POINT BEING ON THE NORTH RIGHT OF WAY LINE OF WEST 19TH AVENUE; THENCE ALONG SAID RIGHT OF WAY LINE NORTH $89^{\circ}24'19''$ WEST FOR 149.36 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 0.42 ACRES EQUALS TO 18,087 SQUARE FEET

Parcel 1-1289-1BP-6030-001:

LOT 2

THAT PORTION OF THE EAST 180 FEET OF TRACT 1, DR. ELY'S COLONY NO. 1, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 1 OF PLATS, PAGE 64 RECORDS OF BENTON COUNTY, WASHINGTON, ALL BEING IN THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 12, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. AND DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHEAST CORNER OF THE NORTHEAST QUARTER OF SAID SECTION 12, SAID POINT LIES SOUTH $00^{\circ}38'31''$ EAST AND 2643.83 FEET DISTANCE FROM THE NORTHEAST CORNER OF SAID SECTION 12, BEING A BRASS CAP IN A MONUMENT CASE; THENCE ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER OF SAID SECTION 12, NORTH $89^{\circ}24'19''$ WEST FOR 210.05 FEET; THENCE LEAVING SAID SOUTH LINE NORTH $00^{\circ}42'18''$ WEST FOR 130.01 FEET TO THE TRUE POINT OF BEGINNING AND BEING ON THE WEST LINE OF SAID EAST 180 FEET; THENCE CONTINUING ALONG THE SAID WEST LINE NORTH $00^{\circ}42'18''$ WEST FOR 200.53 FEET TO INTERSECT THE NORTH LINE OF SAID TRACT 1; THENCE ALONG SAID NORTH LINE SOUTH $89^{\circ}24'59''$ EAST FOR 180.05 FEET TO THE NORTHEAST CORNER OF SAID TRACT 1 AND THE WEST RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET; THENCE ALONG SAID EAST LINE AND RIGHT OF WAY, SOUTH $00^{\circ}42'18''$ EAST FOR 197.33 FEET THENCE LEAVING SAID EAST LINE AND RIGHT OF WAY SOUTH $89^{\circ}34'03''$ WEST FOR 180.00 FEET TO THE TRUE POINT OF BEGINNING

CONTAINING 0.82 ACRES EQUALS TO 35,807 SQUARE FEET

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:

See attached

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:

See attached

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

See attached

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

See attached

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

See attached

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

See attached

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
See attached
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
See attached
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:
See attached
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
See attached
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
See attached
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
See attached

GENERAL NARRATIVE

The property in question has remained vacant for years and is developed on all sides although the adjacent parcels are not currently developed to their maximum potential. RM-4 to the immediate west, where a current single family dwelling unit exists on the 2.9 acre parcel. RS to the immediate north comprising of a single double-wide and two pole buildings sitting on 1.2 acres. RM-6 to the south comprised of a single family dwelling unit on a 0.6 acre parcel.

The uses allowed in a CO zone are very restrictive, only allowing for professional and business offices, medical clinics, research laboratories, and non-retail commercial uses or restricted retail sale uses used to transition between other intensive zones.

This location is very unique in that on the other side of Washington Street it is a mix of CN zoning and County. All the commercial land east of Washington is fully developed with various higher intensity uses which would be more appropriate in a City CG zone, such as Waste Management, Pittsburgh Paint, Columbia Cultured Marble, A&E Towing, Tri-Cities Edge Cheer & Athletics, Dynamic Building Solutions, Ron's Food Mart, Gas Station & Laundromat, Budget Mini Storage, and J&D Mini Storage. Considering most of these existing uses are already incompatible with their assigned zone, the Owner wishes to develop the property in a manner that allows an incubator business (Flex Space) to occupy this property. Further, the City of Kennewick does not have a broad based definition for this type of use so the only instances where this type of use can go must be a higher intensity , such as CG or IL.

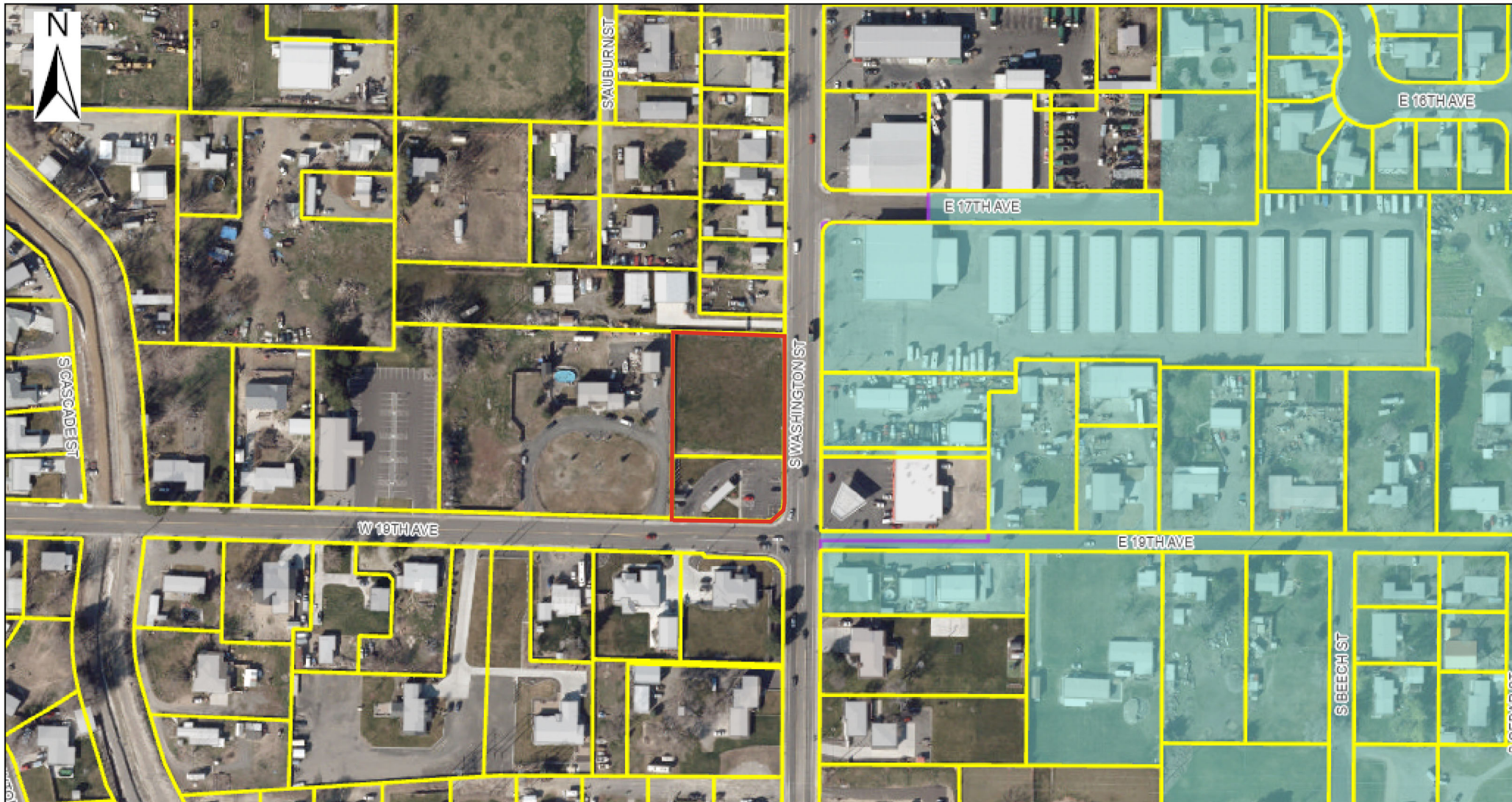
While the Owner acknowledges that the use has the potential to be a higher intensity to surrounding residential neighbors, the development they seek that fits this site is similar to a recently developed property with a CC zone located at 5418 W Hood Ave. The entire parcel would be a building and a parking lot with landscaping that meets commercial design standards, with no outdoor storage is allowable as a CG use.

1. The public will benefit from the adoption of the proposed amendment because of the business opportunities it will generate, allowing area residences to not have to travel as far to obtain the services or goods they desire in addition to providing jobs that could potentially employ the residents as well.
2. There are no properties of the same zoning intensity available for sale within ½ mile or 1 mile.
3. Review the narrative. There are numerous uses nearby in both City CN zoned land and County land which are all existing uses and a higher intensity of zoning and while several are compatible with the existing zoning, many are not.
4. Review the narrative. There are numerous parcels which are not within the City yet which are a higher intensity commercial use that would be appropriate for a CG designation and several businesses too which are in the CN designation which would also be more appropriate to be CG as well.

5. While the amendment creates a small isolated district of CG in this area, it is adjacent to other surrounding more intensive commercial uses within the City and existing County uses which would be better suited to be CG as well if located within the City. This applicant cannot compel the other land owners to request a zone change together with his at this time which does result in this small pocket of CG zoning. Presumably, if redevelopment of those properties were pursued, a zone change could also be applied for those parcels at time of redevelopment.
6. Yes, the current zone prohibits reasonable use of the property. This property has sat vacant for years and ever since the Trios Hospital has moved to the Southridge area 15 years ago, the nearby medical and professional offices have moved as well while some of those buildings continue to sit vacant. This part of Kennewick is known as a more rural type character & feel and it's not unusual to see several nearby lots that appear to have compounds for car storage, all of which are non-comptaible uses. Allowing a use of CG here, would allow the Owner to bring in his "Flex Space" type of project to this more depressed area of the City.
7. It is unlikley the project will adversely affect the nearby residential properties. Washington is a primary arterial and the business would have access to that street, some residential already takes access on that street immediately to the north so clearly some more trips would added to the roadway network, but they would be limited to the primary arterials that access this business. The building and site development (due to its small lot size) would be complementary to the residential neighbors and serve as a good buffer.
8. Property values in the vicinity should increase due to the proposed amendment since the investment in the new building may increase the desirability of this area, not being a vacant lot with weeds.
9. The approval of this proposed amendment will not set a precedent for other similar proposals or uses. The majority of the properties in the immediate vicinity are already developed and not in accordance to the zone that they are designated in. If the proposed parcels change to a CG zoning, this will set a precedent for the adjacent properties to follow suit at time of their redevelopment.
10. The proposed amendment will immediately allow our Owner to invest in his new "Flex Space" project on the limited footprint. It should also encourage more private investment if nearby business owners feel obligated to raise the exterior profile of their own businesses, being adjacent to this new development. This is a deteriorated area and this project will improve that.
11. The proposed amendment will help combat economic segregation and allow for greater choices in the market, since having vacant, undeveloped property doesn't do anyone any good. Most construction in town for this type of use is centered in the surrounding Vista Field area so opening this opportunity up to an east Kennewick development will

help improve this area, offering the residents more commercial opportunities to not have to travel to other parts of town for business choices.

12. The proposed amendment will slightly increase traffic patterns but those would be limited to the existing primary arterial, Washington Street. Based on the size of a maximum development on this lot, no safety concerns would be raised related to traffic.



The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all restrictions, limitations, and prohibitions imposed by Federal and State Public Information laws. Nothing contained herein shall be construed as conferring by implication or otherwise any license or right under any patent or trademark of the City or any third party. It is the users own responsibility to know what those restrictions, limitations, and prohibitions are and how they apply to their purpose and use of the information provided and agree to abide by the impacts imposed. The user accepts this information provided by the City with the understanding that it is not guaranteed to be accurate, correct, or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness, and timeliness of the materials presented.

StreetName

Parcel

CityLimits

CityName

Kennewick

UrbanGrowthBoundary

StructureBuilding

Parcel Zoning Label

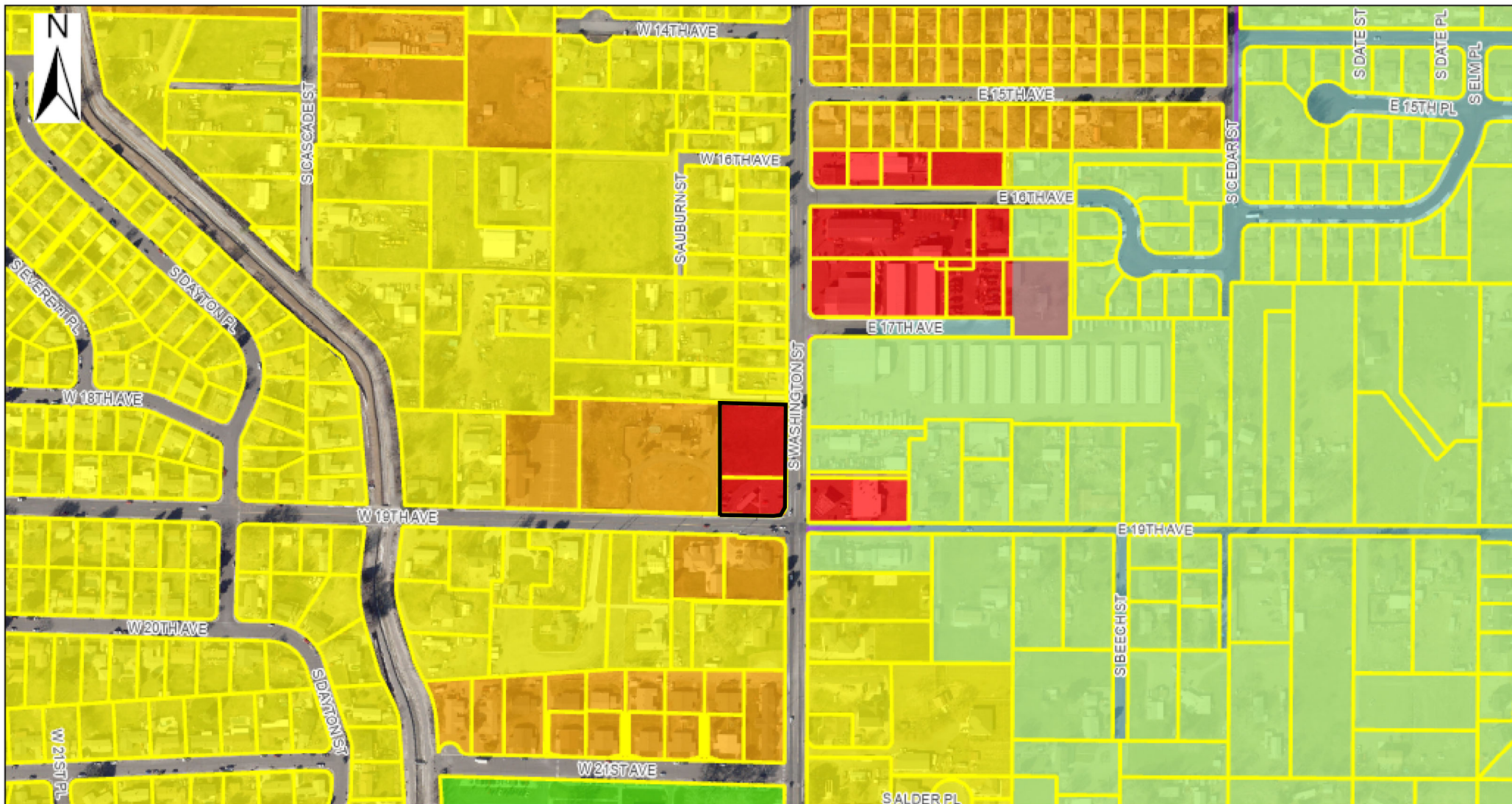
1 inch equals 328 feet

0 95 190 380 ft

0 110 220 440 ft

12/24/2024





The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all restrictions, limitations, and prohibitions imposed by Federal and State Public Information laws. Nothing contained herein shall be construed as conferring by implication or otherwise any license or right under any patent or trademark of the City or any third party. It is the users own responsibility to know what those restrictions, limitations, and prohibitions are and how they apply to their purpose and use of the information provided and agree to abide by the impacts imposed. The user accepts this information provided by the City with the understanding that it is not guaranteed to be accurate, correct, or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness, and timeliness of the materials presented.

StreetName
Parcel
CityLimits
CityName
Kennewick

UrbanGrowthBoundary
StructureBuilding
LandUsePlan
LandUseDesignation
COMMERCIAL

COMMERCIAL

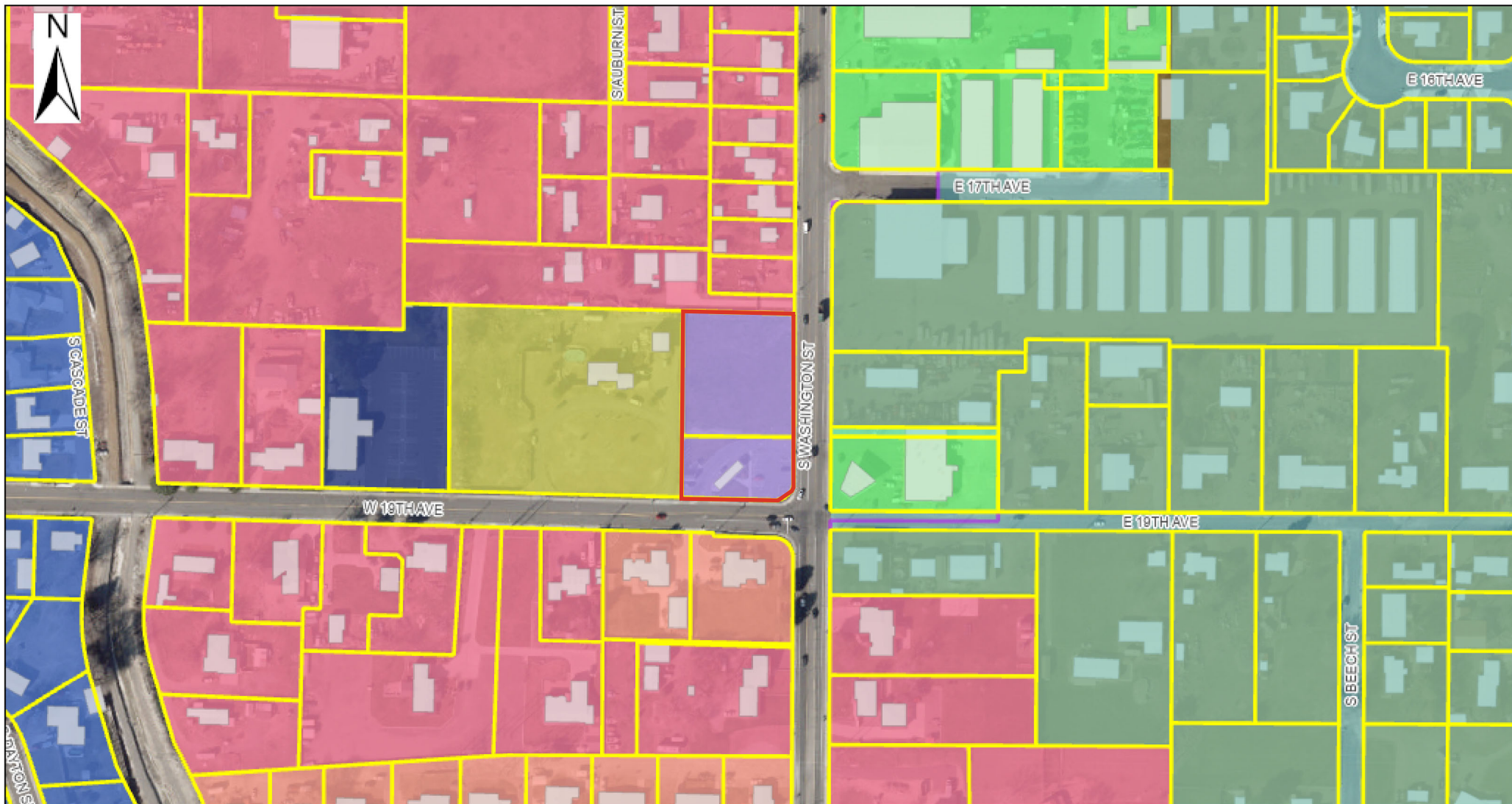
LOW DENSITY
RESIDENTIAL
MEDIUM DENSITY
RESIDENTIAL
OPEN SPACE

LOW DENSITY
RESIDENTIAL
MEDIUM DENSITY
RESIDENTIAL
OPEN SPACE

1 inch equals 547 feet
0 162.5325 650 ft
0 185 370 740 ft

12/24/2024





The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all restrictions, limitations, and prohibitions imposed by Federal and State Public Information laws. Nothing contained herein shall be construed as conferring by implication or otherwise any license or right under any patent or trademark of the City or any third party. It is the users own responsibility to know what those restrictions, limitations, and prohibitions are and how they apply to their purpose and use of the information provided and agree to abide by the impacts imposed. The user accepts this information provided by the City with the understanding that it is not guaranteed to be accurate, correct, or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness, and timeliness of the materials presented.

StreetName	StructureBuilding	RL	RL
Parcel	Parcel Zoning	RM-4	RM-4
CityLimits	Zoning	RM-6	RM-6
CityName		RM-6-1	RM-6-1
Kennewick	CN	RS	RS
UrbanGrowthBoundary	CO	Parcel Zoning Label	
	COUNTY		
	COUNTY		

1 inch equals 328 feet
 0 95 190 380 ft
 0 110 220 440 ft

12/24/2024





NOTICE OF MAILING

I, Steve Donovan, on 11/19, 2024
mailed 22 copies of NPH
for COZ-2024-0002
to surrounding properties within 300 feet
as shown on the attached list.


Signature

37
THE MAURER COMPANY LLC
1603 W 25th PL
KENNEWICK WA 99337

37
MAGELSEN, LINDA
45205 S FREEMONT RD
KENNEWICK WA 99336

37
BUDGET MINI PACHECO LLC
1701 S WASHINGTON STREET #4
KENNEWICK WA 99337

37
MCINTURFF, MICHAEL & JUDITH
1708 S WASHINGTON ST
KENNEWICK WA 99337

37
VOGTMAN VERNON V & HEATHER A
20 W 19TH AVE
KENNEWICK WA 99337

37
DALRYMPLE ROBERT JAMES
1751 S CASCADE ST
KENNEWICK WA 99337

37
TORRES RODRIGUEZ ROSALIO
1709 S AUBURN STREET
KENNEWICK WA 99337

37
ELLER RONALD L & DEBRA K
6600 W 20TH AVE
KENNEWICK WA 99338

37
LUCERO ALEX
1827 S WASHINGTON ST
KENNEWICK WA 99337

37
ELLER RONALD L & DEBRA K
6600 W 20TH AVE
KENNEWICK WA 99338

37
VALDOVINOS JULIO ABARCA
1702 S WASHINGTON ST
KENNEWICK WA 99337

37
ROBLEDO NORMA C & SAUL G
7 W 19TH AVE
KENNEWICK WA 99337

37
JOHNSTON RICK & KAREN
11 W 19TH AVE
KENNEWICK WA 99337

37
KEEL HEATHER MICHELE
1704 S AUBURN ST
KENNEWICK WA 99337

37
ZARATE MARY E
1701 S AUBURN ST
KENNEWICK WA 99337

37
DUNLAP PENNY C/O MIKE POPE
400 E 19TH AVE
KENNEWICK WA 99337

37
SHORES DOROTHY C
15 W 19TH AVE
KENNEWICK WA 99337

37
REAVISSR MARK & TERRAL
4 E 19TH AVE
KENNEWICK WA 99337

37
CHUNG JAYME
1612 S CASCADE ST
KENNEWICK WA 99337

37
DENO TRUSTEE DONALD
1539 RIMROCK AVE
RICHLAND WA 99352

37
LAW KEVIN W & JANENE R
1905 S WASHINGTON ST
KENNEWICK WA 99337

37
GARCIA SELENE CITLALI
23 W 19TH
KENNEWICK WA 99337

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

January 6, 2025 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing for the below application, at City Hall Council Chambers, 210 W 6th Avenue on Monday, January 6, 2025, at 6:30 p.m. or as soon as possible thereafter. Staff will be presenting analysis and the Planning Commission will make a recommendation to the City Council. The public hearing will be conducted in a hybrid setting which will allow interested parties to participate in person or virtually. To participate in the hearing virtually, use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

Application# COZ-2024-0002 – A Change of Zone for 1.23 acres from Commercial, Office (CO) to Commercial, General (CG). The proposal consist of two parcels locate at 1826 and 1838 S Washington Street. **See site map on back.**

For questions about this proposal, please call Steve Donovan (509) 585-4361. Send written comments to Steve Donovan, at Steve.Donovan@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336.

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 Steve Donovan at (509) 585-4361 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.



DR ELYS COLONY

S WASHINGTON ST

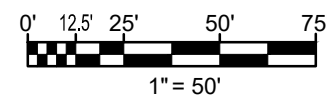
W 19TH AVE

PARCEL 1-12289-1BP-6030-002
(0.82 AC) TO CHANGE FROM
COMMERCIAL OFFICE (CO)
TO COMMERCIAL GENERAL (CG)

SHORT PLAT #229

PARCEL 1-12289-1BP-6030-001
(0.42 AC) TO CHANGE FROM
COMMERCIAL OFFICE (CO)
TO COMMERCIAL GENERAL (CG)

NOT FOR CONSTRUCTION



KNUTZEN ENGINEERING
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

CADFILE: 24082ZC01

KEN MAURER
ZONE CHANGE EXHIBIT
1826 S WASHINGTON ST

DESIGN	BTK
APPD	PTK
DATE	11/6/24
NO.	ZC01



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

FILE/PROJECT NUMBER: ED-2024-0027

DESCRIPTION OF PROPOSAL: A Change of Zone for 1.24 acres from Commercial, Office (CO) to Commercial, General (CG).

PROPONENT: Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1838 S Washington Street (1-1289-1BP-6030-001) and 1826 S Washington Street (1-1289-1BP-6030-002)

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: December 5, 2024

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued (12/4/24), no later than **4:30 p.m. on December 18, 2024**. 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-2024-0027 File



BEN FRANKLIN TRANSIT LONG-RANGE TRANSIT PLAN

January 6, 2025



BEN FRANKLIN
TRANSIT

transpogroup 
WHAT TRANSPORTATION CAN BE. 1

OVERALL PROJECT OBJECTIVES

1

An assessment of **current** and **planned BFT services** and regional population, employment, and land use characteristics.

2

An assessment of mid- and long-range **transportation needs** and BFT **organizational needs** based on the experiences and perceptions of the planning partners, community engagement, data collection and modeling efforts, and gaps in service and organizational capacity.

3

Strategies, activities, and/or projects to address the identified gaps between current services and mid- and long-term needs, as well as opportunities to achieve efficiencies in service delivery.

4

Priorities for implementation based on resources (from multiple program sources), time, available funding sources, and feasibility for implementing specific strategies and/or activities identified.

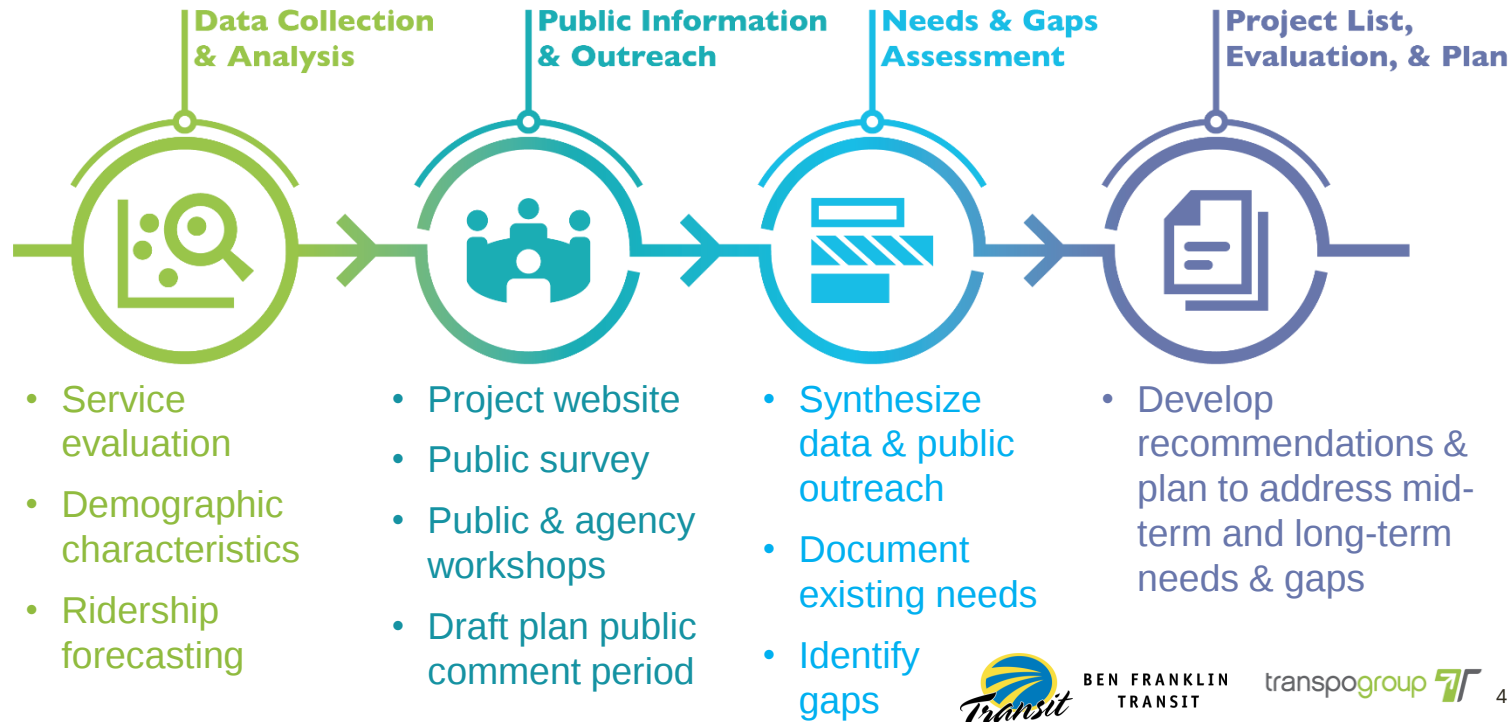


BEN FRANKLIN
TRANSIT

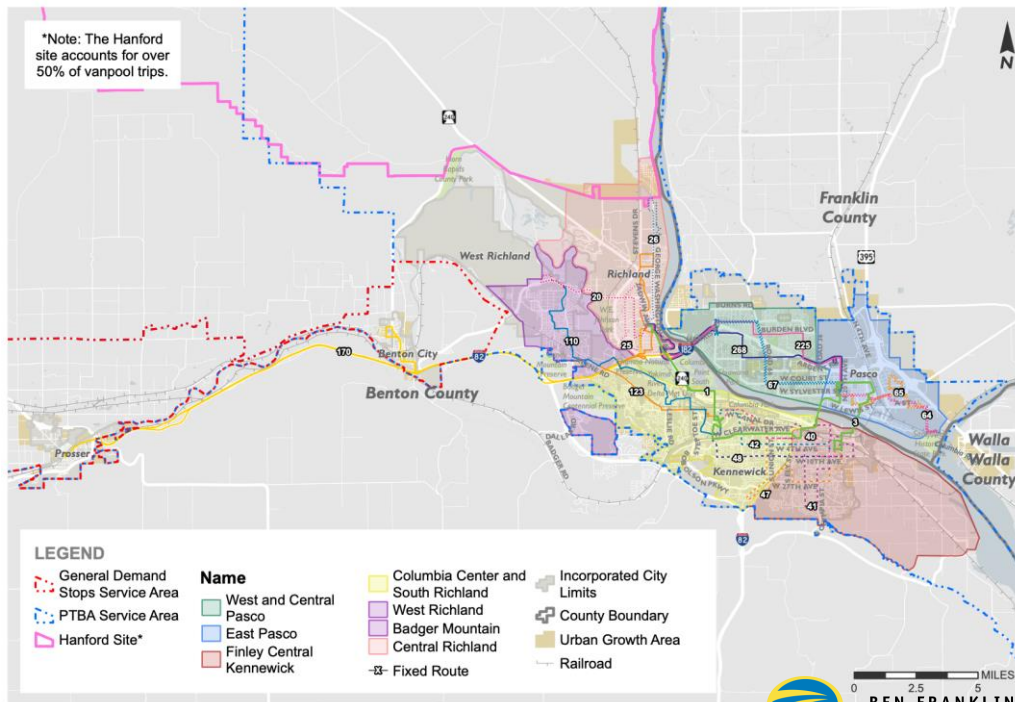
transpogroup 



PLANNING PROCESS



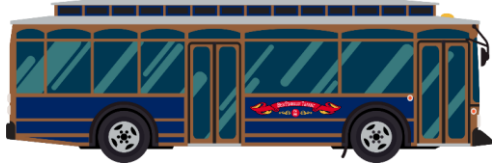
BFT'S FAMILY OF SERVICES



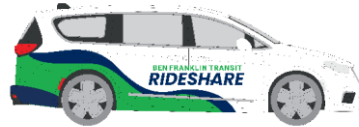
0 2.5 5 MILES
BEN FRANKLIN
TRANSIT

BFT'S FAMILY OF SERVICES

Fixed Route



Rideshare



Dial-A-Ride

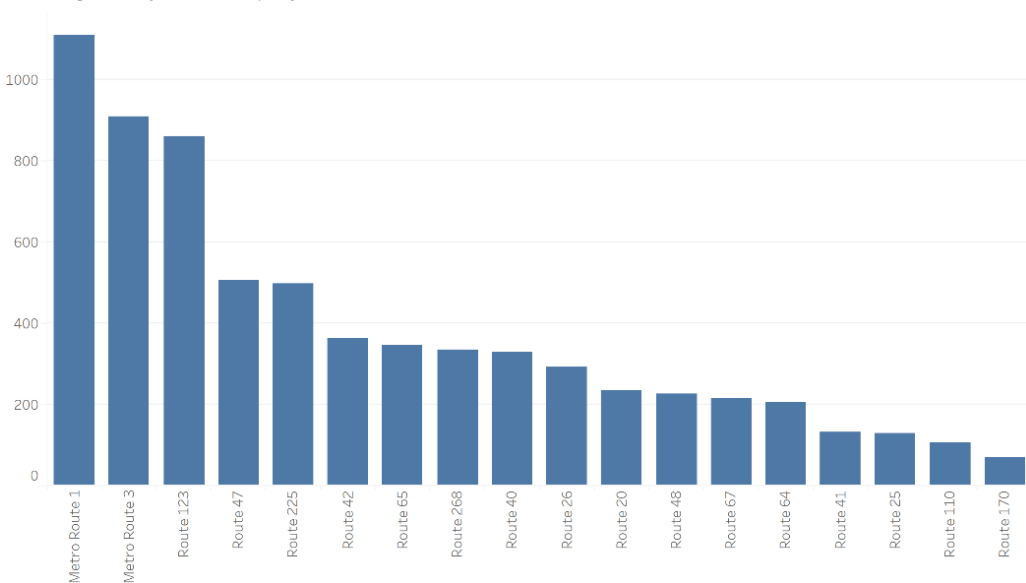


CONNECT



DAILY RIDERSHIP

Average Daily Ridership by Route

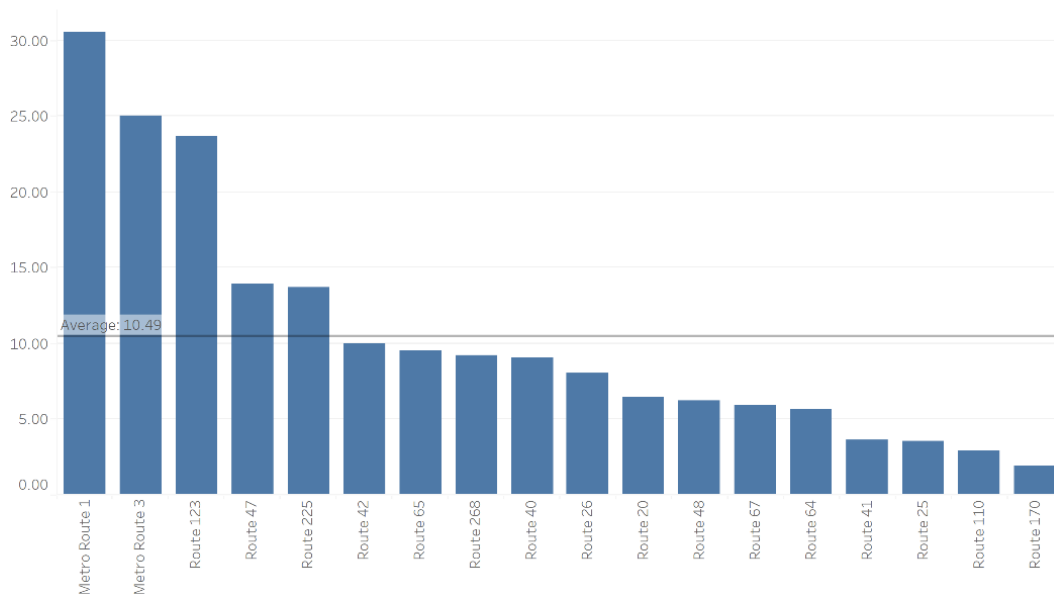


Approximately 43% of the system's average daily ridership (5444 passengers) is carried on Routes 1, 3 and 123.

These three routes account for approximately 33% of the system's revenue hours and 32% of the revenue miles.

DAILY RIDERSHIP

Boardings per Revenue Hour by Route

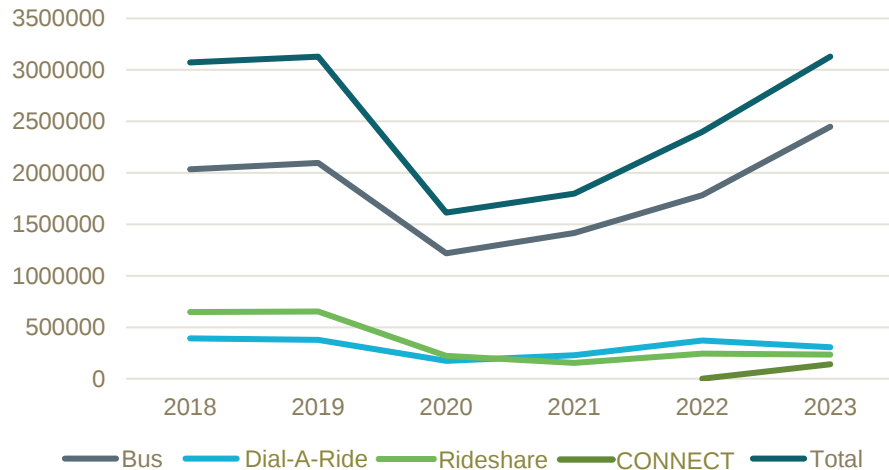


Average productivity for weekday service is 10.5 passengers per revenue-hour.

Weekend productivity averages 7 passengers per revenue-hour on Saturdays and 10 passengers per revenue hour on Sundays.

RIDERSHIP OVER TIME

Passenger Trips Over Time by Mode

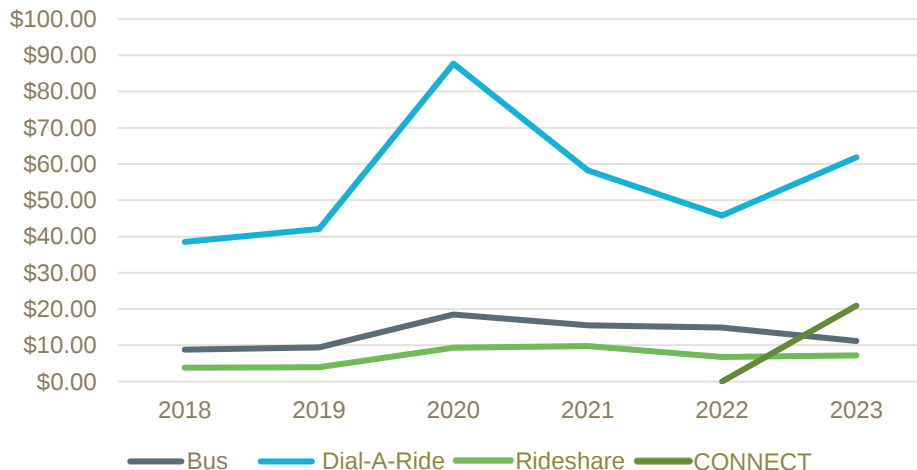


Fixed-route ridership has rebounded since COVID and grown from 2019 numbers.

Overall trips have grown even with vanpool and demand-response still rebounding.

COST OF TRIPS OVER TIME

Cost per Passenger Trip Over Time by Mode

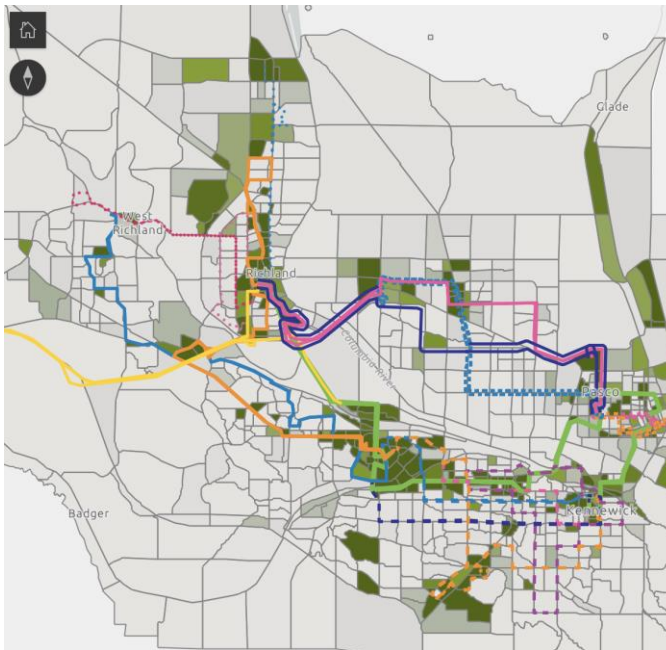


Reduced ridership during COVID caused cost per trip to spike.

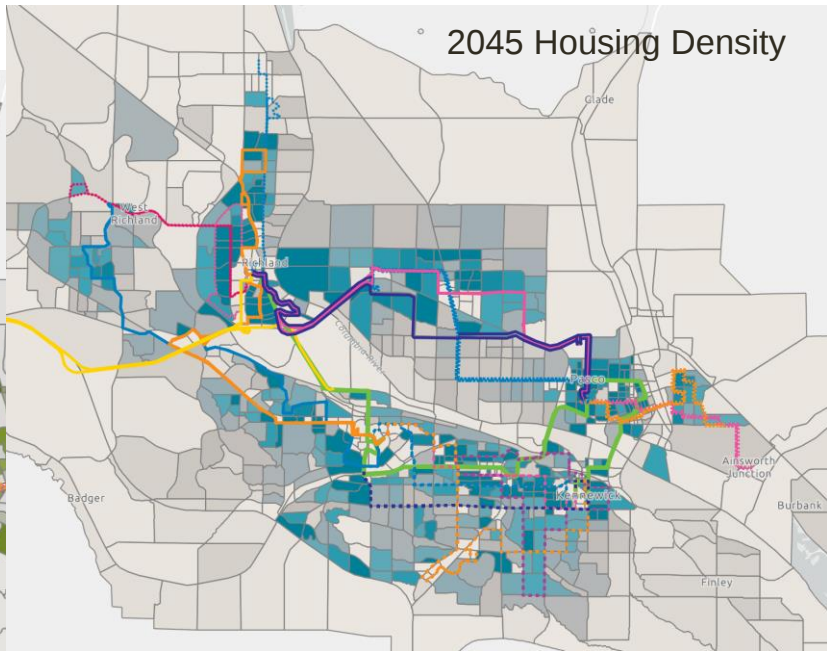
Post-COVID increasing ridership is off-set by increasing operating costs, though per-trip fixed-route costs are trending down.

PLANNED GROWTH

2045 Employment Density



2045 Housing Density



EXAMPLE KENNEWICK PLANS RELEVANT TO LRTP

Transportation Element

- Goal 2 Policy 6: Coordinate with BFT to improve access to transit by helping to properly locate and provide key facilities such as benches and shelters, pedestrian crossing enhancements, and park and ride facilities
- Goal 3 Policy 3: Encourage TDM strategies such as improving transit level of service [+ others]

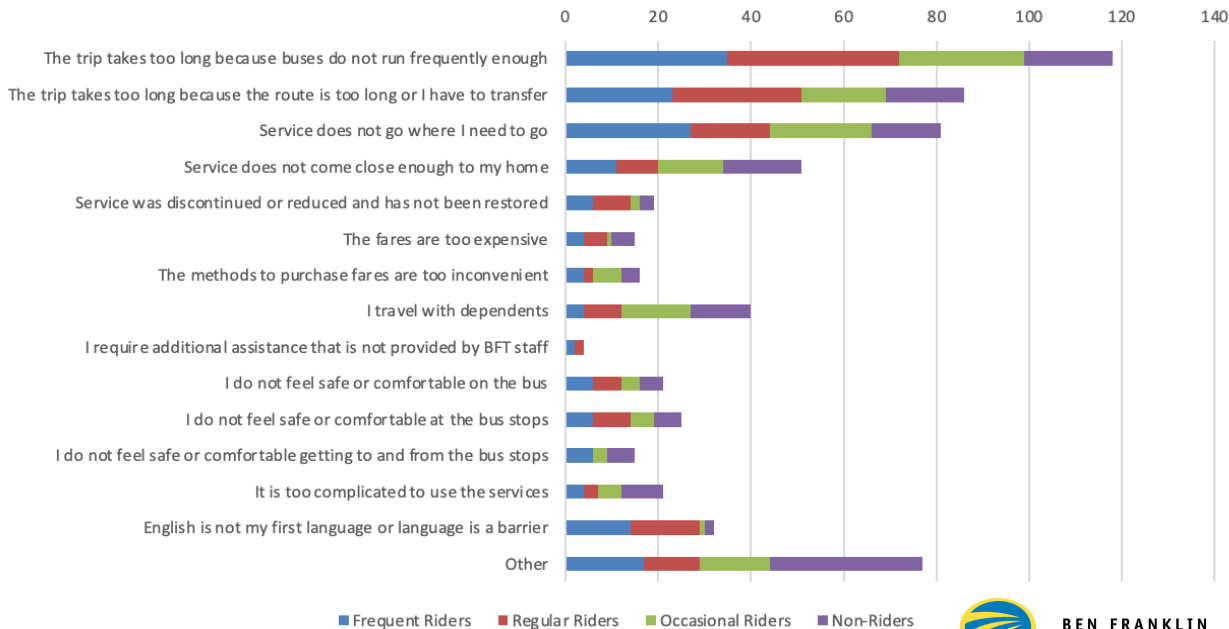
TSP

- “Technology that clears lanes when buses approach may allow them to avoid the same congestion they now face. This would also increase service as buses will be able to run routes faster. Such technology may reduce the need for investments in rail transit infrastructure as buses may operate with close to the same freedom that trains do on dedicated rights-of-way.”
- “As costs of fuel and street projects increase there will be greater demand and emphasis on public transportation services to address the mobility needs of Kennewick’s residents...Transit is a key modal element of Kennewick’s TSP and will become an increasingly more important option for Kennewick residents.”



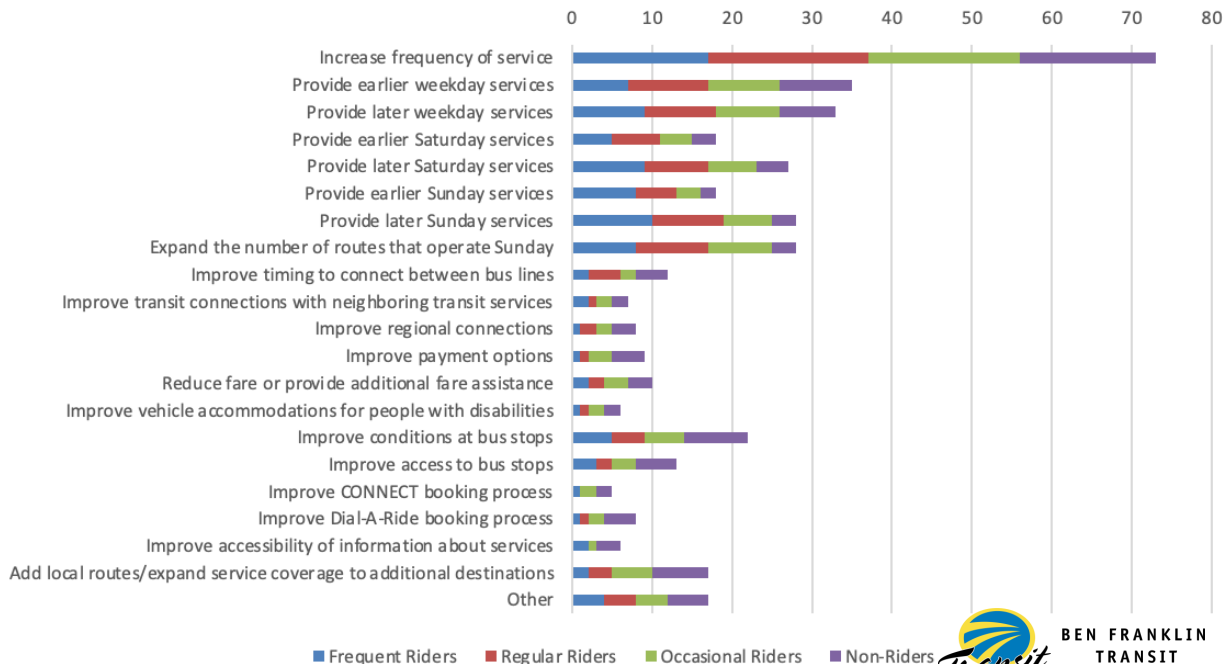
WHAT PREVENTS YOU FROM USING BFT AT ALL OR MORE OFTEN?

What prevents you from using BFT or using BFT more often?



WHICH STRATEGIES WOULD MOST IMPROVE BFT SERVICES?

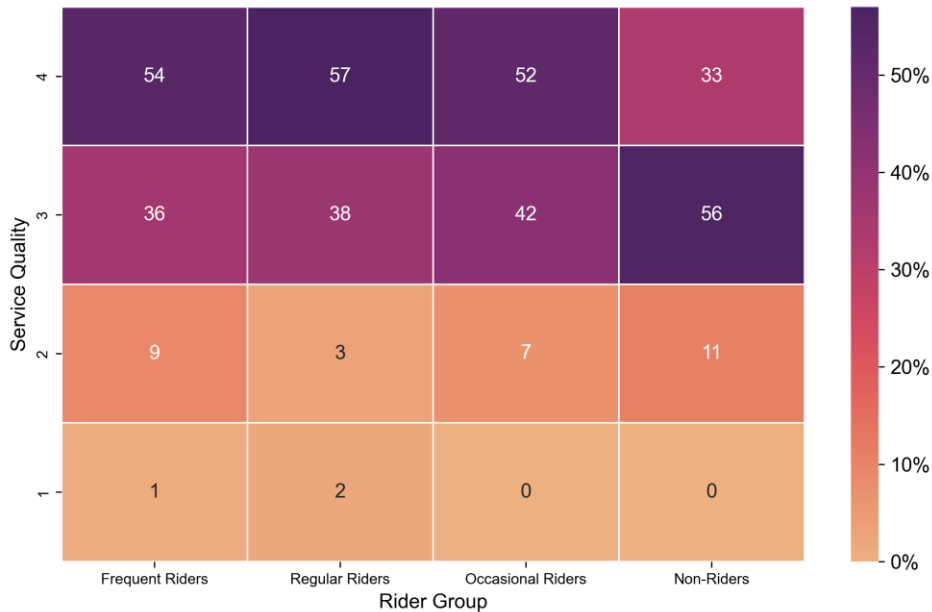
What would improve your BFT experience the most?



BEN FRANKLIN
TRANSIT

transpogroup 

HOW WOULD YOU RATE THE OVERALL QUALITY OF THE TRANSIT SERVICE?



Average = 3.4

1= poor

2= fair

3 = good

4 = excellent



Service

- Geographic
- Temporal
- Performance
- Rider Experience

Organizational

- Recruitment & Retention
- Operations
- Partner Coordination
- Facilities
- Technology
- Data & Analysis
- Trust & Transparency

Getting the Service Right

Working Better Together

Making Every Dollar Count



- Agency partner engagement throughout
- Agency partner recommendations workshop (April 2025)
- Public recommendations workshop (May/June 2025)
- Agency partner draft plan workshop (August 2025)
- Public comment period on draft plan (September/October 2025)

Q&A



**BEN FRANKLIN
TRANSIT**

Gabe Martin
Transit Planning Manager
Gmartin@bft.org