

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 January 6, 2025
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Change of Zone (COZ) #2024-0003 proposes to change the zoning designation for a parcel of approximately 0.5348 acres located at 2219 W. 13th Avenue from Residential, Low Density (RL) to Residential, Medium Density (RM). Applicant and Property Owner is Doug Jones, 712 S. Young Pl., Kennewick, WA 99336.

4. VISITORS NOT ON AGENDA:**5. OLD BUSINESS:**

- a. City Council Action Updates

6. NEW BUSINESS:**7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:****8. ADJOURNMENT:**

KENNEWICK PLANNING COMMISSION
January 6, 2025
MEETING MINUTES

1. CALL TO ORDER

Commissioner Hempstead called the meeting to order at 6:35 p.m.

Commissioner Hempstead led the Pledge of Allegiance.

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

PRESENT: Commissioners James Hempstead, Nikki Griffith, Tina Gregory, Ken Short (*All in person*).

ABSENT: Vice Chairman Thomas Helgeson.

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

Four commissioners were present at the 6:35 p.m. start of meeting, with Vice Chairman Helgeson absent, and two positions are vacant; Ms. Didier declared a quorum was established.

Commissioner Griffith moved to Excuse Vice Chairman Helgeson's absence; Commissioner Short seconded the motion. Motion passed on a unanimous roll call vote.

2. CONSENT AGENDA

- a. Approval of the minutes dated December 2, 2024.
- b. Approval of the agenda.
- c. Motion to enter Staff Report(s) into the Record.

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

DISCUSSION: None.

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

3. PUBLIC HEARINGS:

Commissioner Hempstead made the following statement:

"Good evening and welcome to the January 6, 2025 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) #2024-0002:

Commissioner Hempstead opened the public hearing at 6:40 pm for Change of Zone (COZ) #2024-0002, proposing 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 – Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Property owner – The Maurer Company, LLC, 1603 W. 25th Place, Kennewick, WA 99337.

1. Mr. Donovan described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for denial of COZ-2024-0002 to City Council.

Planning Commission asked clarifying questions of staff: Were there any comments received regarding the zone change; would denser residential be better suited; how long has the parcel to the north been vacant; is there any plan by the City to annex the area to the east on Washington Street; does this neighborhood fit the bill for new commercial development; how does this change affect the area negatively; could the applicant declare the use that it wants to develop and ask for a variance.

2. Testimony of Applicant/Applicant's Representative: Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Mr. Knutzen testified he is originally from this area and this parcel area has been vacant for as a long time; residential isn't an option now due to Comp Plan Amendments not accepted until March 2027; the owner has a similar development on Hood Ave/Edison St. area; although it is a large jump from CO to CG, CG allows for flexibility since the City doesn't have a flex zoning designation; the project will be a flex type building. Mr. Knutzen requested Planning Commission recommendation of approval to City Council for this zone change.
3. Testimony in Favor of the Request: Property Owner Ken Maurer, 1603 W. 25th Place, Kennewick, WA 99337. Mr. Maurer lifetime Kennewick resident, the lot/parcel has been vacant for a long time; wants opportunity to develop property and area into something nice.
4. Testimony Neutral/Against the Request: None

5. Testimony of Those Registered on Virtual Format: None
6. Staff Final Comments: None
7. Public Testimony Closed at 7:02 p.m.
8. Planning Commission Questions of Staff: Does current use conform to CO zoning; is staff concern the potential of types of commercial uses allowed in CG zone;

MOTION: Commissioner Short moved to submit findings of support based on value for City development and applicant benefit for COZ-2024-0002 and recommend City Council APPROVE the request. Commissioner Gregory seconded the motion.

DISCUSSION: Mr. Muai and Planning Staff will draft and submit findings to submit to City Council with Planning Commission support.

The motion passed 3-1 on a roll call vote; Commissioners Gregory, Short and Hempstead in favor, Commissioner Griffith opposed.

4. VISITORS NOT ON AGENDA:

- a. None

5. OLD BUSINESS:

- a. City Council Action Updates – None

6. NEW BUSINESS:

- a. Ben Franklin Transit Long Range Transit Plan Presentation – Gabe Martin

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

ADJOURNMENT: The meeting concluded at 7:34 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ-2024-0003

Staff Report Date: 4 February 2025

Hearing Date & Location: 3 March 2025, City Council Chambers

Report Prepared By: Matt Halitsky, AICP
Senior Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 2024-0003

Summary of Proposal: A Change of Zone from Residential, Low Density (RL) to Residential, Medium Density (RM) for 0.5348 acres.

Proposal Location: 2219 W 13th Avenue

Legal Description: Parcel 1-1189-202-0026-008

THE HIGHLANDS, PLAT "C": THAT PORTION OF THE WEST HALF OF TRACT 26, THE HIGHLANDS, PLAT 'C' DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 26 AND BEING THE TRUE POINT OF BEGINNING: THENCE NORTH 88 DEGREES 50'36" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 26 A DISTANCE OF 113.33 FEET: THENCE SOUTH 01 DEGREE 09'24" EAST A DISTANCE OF 100 FEET: THENCE SOUTH 88 DEGREES 50'36" WEST A DISTANCE OF 114.24 FEET TO THE WESTERLY LINE OF SAID TRACT 26: THENCE NORTH 00 DEGREES 38'16" WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

Parcel 1-1189-202-0026-009

THE HIGHLANDS, PLAT 'C': THAT PORTION OF THE WEST HALF OF TRACT 26, THE HIGHLANDS PLAT 'C' DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 26: THENCE NORTH 88 DEGREES 50'36" EAST ALONG THE NORTH-LINE OF SAID TRACT 26 A DISTANCE OF 113.33 FEET AND BEING THE TRUE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID NORTHERLY LINE A DISTANCE OF 119.65 FEET: THENCE SOUTH 00

EXHIBIT 1

DEGREES 39'47' EAST A DISTANCE OF 100.00 FEET:
THENCE SOUTH 88 DEGREES 50'36' WEST A
DISTANCE OF 118.79 FEET: THENCE NORTH 01
DEGREE 09'24' WEST A DISTANCE OF 100.00 FEET TO
THE TRUE POINT OF BEGINNING.

**Property Owner &
Applicant:** Doug Jones
712 S Young Pl
Kennewick, WA 99336

Regulatory Controls:

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

COZ Key Application Processing Dates:

Application Submittal	9 December 2024
Determination of Completeness Issued	18 December 2024
Notice of Application Posted	18 December 2024
Date of Mailed Notice of Public Hearing	13 February 2025
Property Posting Sign for Public Hearing	13 February 2025
Date of Published Notice of Public Hearing	16 February 2025

Exhibits:

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

Zoning Adjacent to the Site:

North: Residential, Medium Density (RM)
East: Residential, Low Density (RL)
South: Residential, Low Density (RL)
West: Residential, Low Density (RL)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goals and Policies:

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

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

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

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

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

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

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

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

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

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

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

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

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

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

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

Public & Agency Comments:

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

Staff Analysis of Proposal & Discussion:

The subject properties were annexed by the City in November 1982 via Ordinance 2721 and established the zoning as Residential, Low Density (RL).

The proposed Change of Zone (COZ-2024-0003) is a request to change the zoning of two parcels totaling 0.5348 acres located at 2219 W 13th Avenue from RL to RM. Pursuant to Table 1 of the Comprehensive Plan, the RM zoning district is an implementing zoning district of the Medium Density Residential land use designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

It is the applicant's intent to consolidate the two parcels with the adjacent property to the north and construct a detached accessory structure for personal use, which is not currently permitted on a residential lot without a residence.

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

RM - The purpose of the RM district is to establish areas for medium density single and multiple-family residential buildings and to establish regulations for their development. The district is for more intensive residential use where necessary or desirable to achieve good neighborhood design and stabilize land use.

Whereas the purpose of the RL district is:

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

A Comprehensive Plan Amendment (CPA-2024-0002) was adopted last year to change the land use designation of the property from Low Density Residential to Medium Density Residential to allow for this change of zone, and subsequently the aforementioned parcel consolidation.

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

Findings:

1. The applicant is Douglas Jones, 712 S Young Pl, Kennewick, WA 99336.
2. The property owner is also Douglas Jones, 712 S Young Pl, Kennewick, WA 99336.
3. The proposed change of zone is located at 2219 W 13th Avenue. Parcel Numbers 1-1189-202-0026-008 and 1-1189-202-0026-009.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
5. The applicant's request is to change the zoning from Residential, Low Density (RL) to Residential, Medium Density (RM).
6. The Residential, Medium Density zone (RM) is an implementing zones of the Medium Density Residential Comprehensive Plan Land Use Map Designation.
7. On 9 December 2024, the application was submitted, and declared complete for processing on 18 December 2024.
8. The application was routed for review to City Departments and outside agencies for comment on 18 December 2024.
9. The site is currently landlocked with no formal access to the street network or municipal water and sewer infrastructure. Municipal water and sewer exists on W 13th Avenue.
10. The Environmental Determination of Non-Significance was issued on 8 July 2024 for the corresponding Comprehensive Plan Amendment CPA-2024-0002.
11. The Property Posting sign for the public hearing was posted on site 13 February 2025.
12. Notice of the public hearing for this application was published in the Tri-City Herald on 16 February 2025. Notices were also mailed to property owners within 300 feet of the site on 13 February 2025.
13. The proposed amendment is consistent with the Comprehensive Plan.
14. A Change of Zone to RM promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Medium Density Residential.

2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Land Use Goals 1 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval of the Change of Zone to RM 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 the Planning Commission concur with the findings and conclusions contained within staff report COZ-2024-0003 and recommend approval of the Change of Zone to City Council.

Proposed Motion:

I move that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2024-0003 and recommend approval of the Change of Zone to City Council.

Change-of-Zone Supplemental Information

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

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

?

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:

Don't know

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

Don't know

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

Don't know This

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

It will take some away From weed + grass growth

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

U

no No just grass
?

Exhibit 2

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain: *NO*
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain: *If ReZoned the Property Value of 2219 W 13th Ave will Be compared and Go up*
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: *Don't Know*
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain: *Don't Know - next door is pasture grass For His Animals*
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain. *NOT That I Know*
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain: *Not that I'm aware of*

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

Exhibit 2

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

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

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

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

Short Plat ☐ Conditional Use ☐ Other _____

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

Applicant: Douglas E Jones

Address: 712 South Young Place

Telephone: _____ Cell Phone: 509-440-2898 Fax: _____ E-mail: Riverwalking1@gmail.com

Property Owner (if other than applicant): (same)

Address: _____

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

SITE INFORMATION

Parcel No. _____ Acres _____ Zoning: _____

Address of property: 2219 W 13th Av

Number of Existing Parking Spaces 4 Number of Proposed (New) Parking Spaces ?

Present use of property Just Grass + a 24 x 24 Garage

Size of existing structure: 476 sq. ft. Size of Proposed addition/New structure: ? sq. ft.

Height of building: 22 FT Cubic feet of excavation: _____ Cost of new construction probably 100 Thousand

Benton County Assessor Market Improvement Value: _____

Description of Project: Garage / SHOP

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

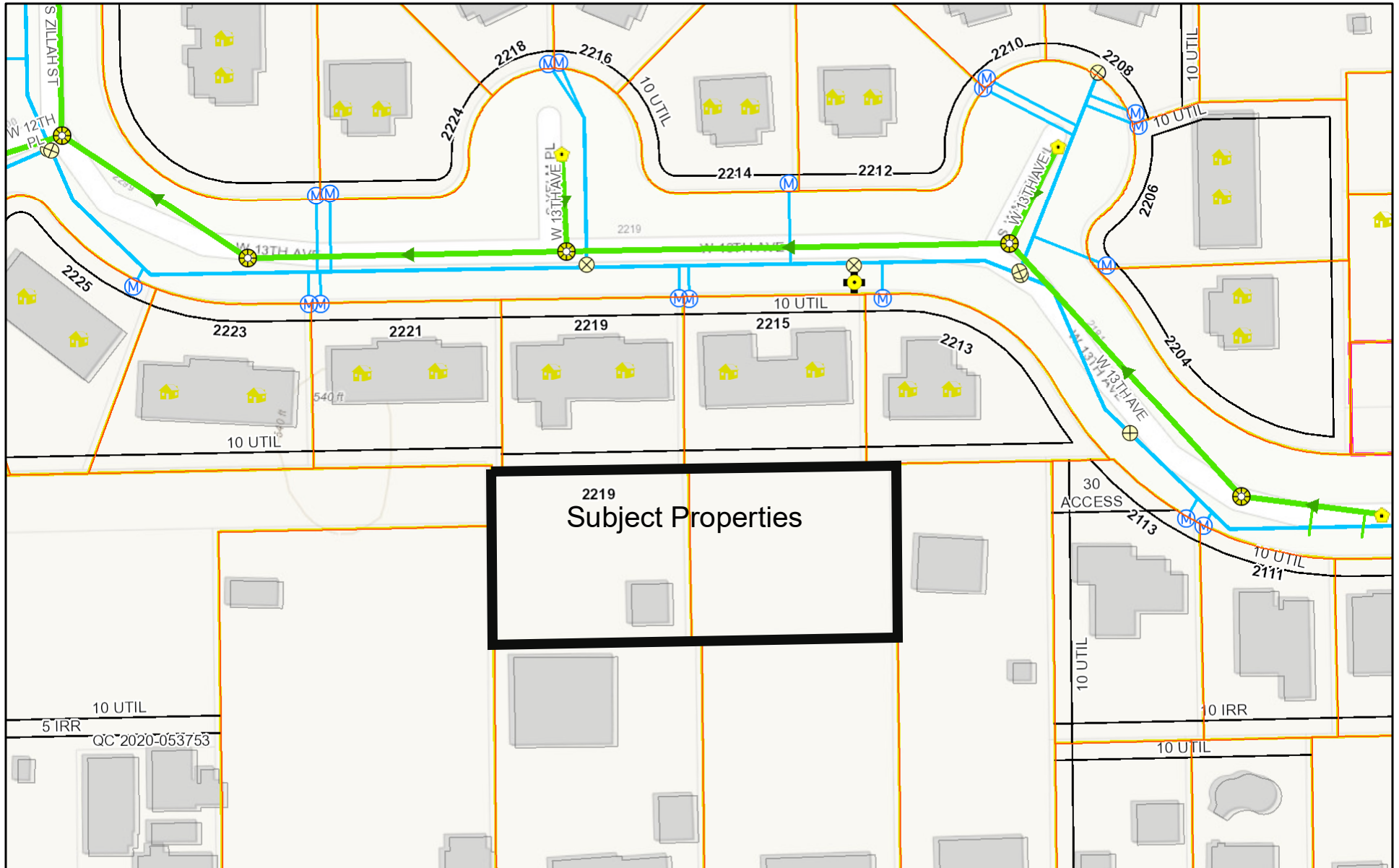
Douglas Jones
Applicant's Signature

Douglas Jones
Signature of owner or owner's authorized representative

Date: 12/8/24

Vicinity Map

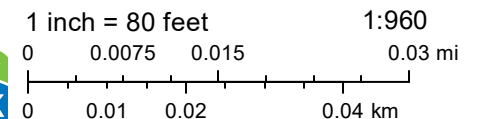
Exhibit 3



April 12, 2024

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

CountyParcelLayer	SewerManhole	GI	Grease Interceptor	⊗	Valve	➔	SewerMainline
⬢	SewerCleanout	⊗	<all other values>	⚠	Grease Trap	⊙	SewerNode
	⊗	OWS	Oil/Water Separator	➔	SewerForcemain		



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

Legal Description

1-1189-202-0026-008

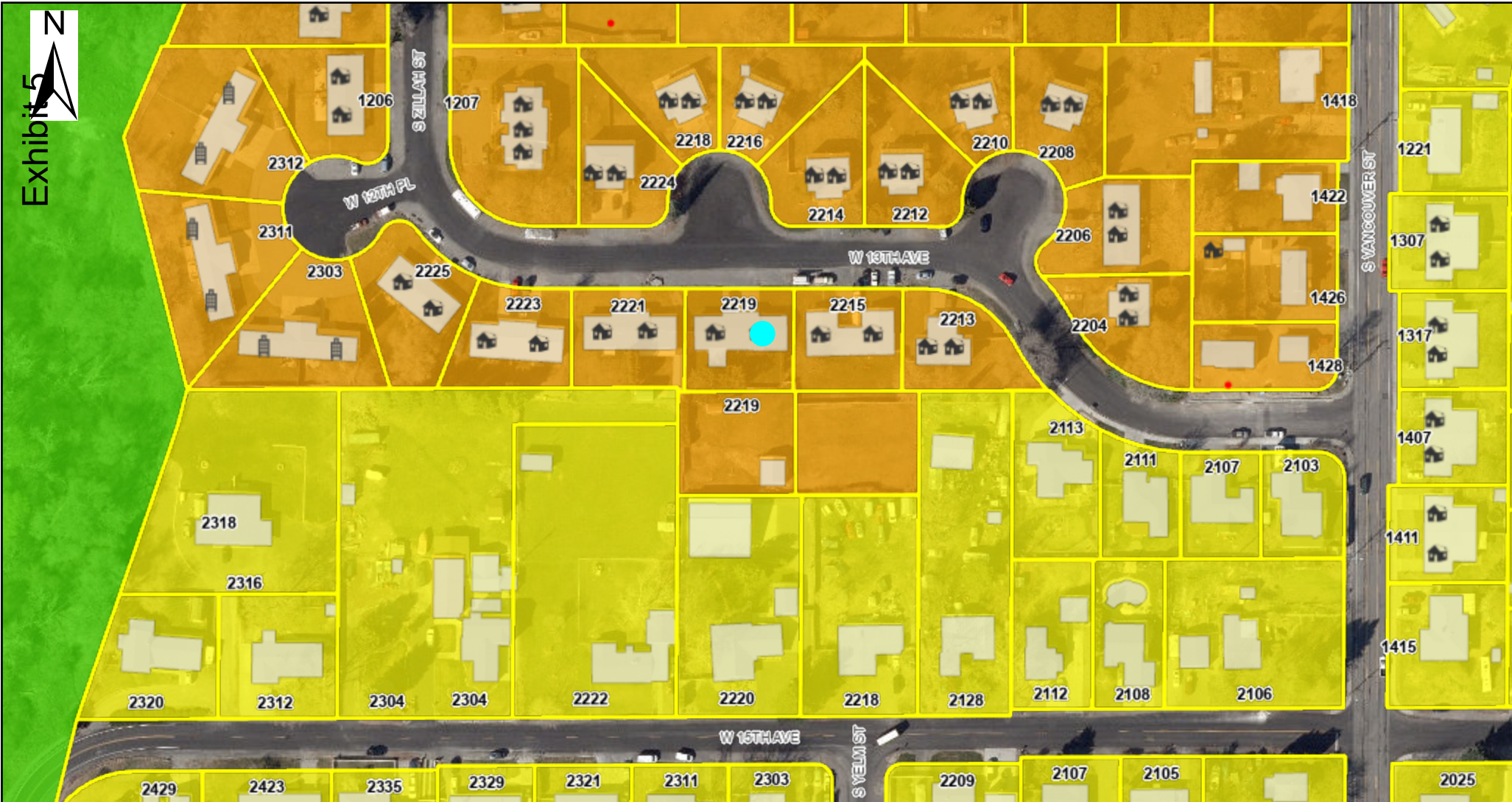
THE HIGHLANDS, PLAT "C": THAT PORTION OF THE WEST HALF OF TRACT 26, THE HIGHLANDS, PLAT 'C' DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 26 AND BEING THE TRUE POINT OF BEGINNING: THENCE NORTH 88 DEGREES 50'36" EAST ALONG THE NORTHERLY LINE OF SAID TRACT 26 A DISTANCE OF 113.33 FEET: THENCE SOUTH 01 DEGREE 09'24" EAST A DISTANCE OF 100 FEET: THENCE SOUTH 88 DEGREES 50'36" WEST A DISTANCE OF 114.24 FEET TO THE WESTERLY LINE OF SAID TRACT 26: THENCE NORTH 00 DEGREES 38'16" WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

1-1189-202-0026-009

THE HIGHLANDS, PLAT 'C': THAT PORTION OF THE WEST HALF OF TRACT 26, THE HIGHLANDS PLAT 'C' DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF SAID TRACT 26: THENCE NORTH 88 DEGREES 50'36" EAST ALONG THE NORTH-LINE OF SAID TRACT 26 A DISTANCE OF 113.33 FEET AND BEING THE TRUE POINT OF BEGINNING: THENCE CONTINUING ALONG SAID NORTHERLY LINE A DISTANCE OF 119.65 FEET: THENCE SOUTH 00 DEGREES 39'47" EAST A DISTANCE OF 100.00 FEET: THENCE SOUTH 88 DEGREES 50'36" WEST A DISTANCE OF 118.79 FEET: THENCE NORTH 01 DEGREE 09'24" WEST A DISTANCE OF 100.00 FEET TO THE TRUE POINT OF BEGINNING.

COK Permitting Map

Exhibit 5



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.

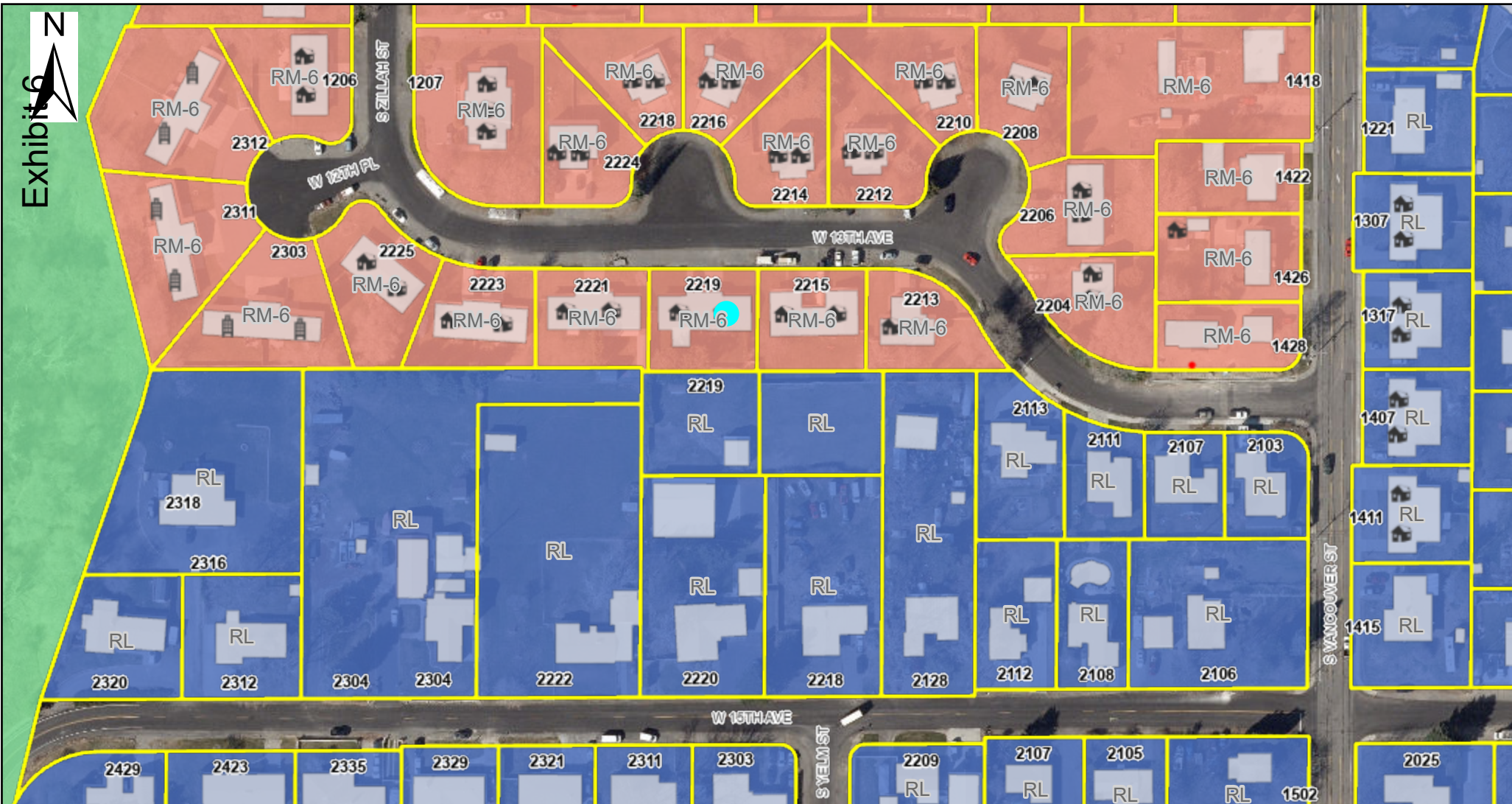
StreetName	• Preliminary	LandUsePlan	1 inch equals 197 feet
AddressPoint	Parcel	LandUseDesignation	0 55 110 220 ft
AddressType	CityLimits		0 65 130 260 ft
Apartment	CityName	LOW DENSITY RESIDENTIAL	LOW DENSITY RESIDENTIAL
Building	Kennewick	MEDIUM DENSITY RESIDENTIAL	MEDIUM DENSITY RESIDENTIAL
Parcel	StructureBuilding	OPEN SPACE	OPEN SPACE

2/20/2025



COK Permitting Map

Exhibit 6



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	• Preliminary	Parcel Zoning		1 inch equals 197 feet 0 55 110 220 ft 0 65 130 260 ft
AddressPoint	Parcel			
AddressType	CityLimits	Zoning		
Apartment	CityName	OS	OS	
Building	Kennewick	RL	RL	
Parcel	StructureBuilding	RM-6	RM-6	
		Parcel Zoning Label		


 2/20/2025

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

March 3, 2025 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, March 3, 2025, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed Change of Zone. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item. The public hearing will be conducted in a hybrid setting which will allow interested parties to participate in person or virtually. To participate virtually in the hearing, use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

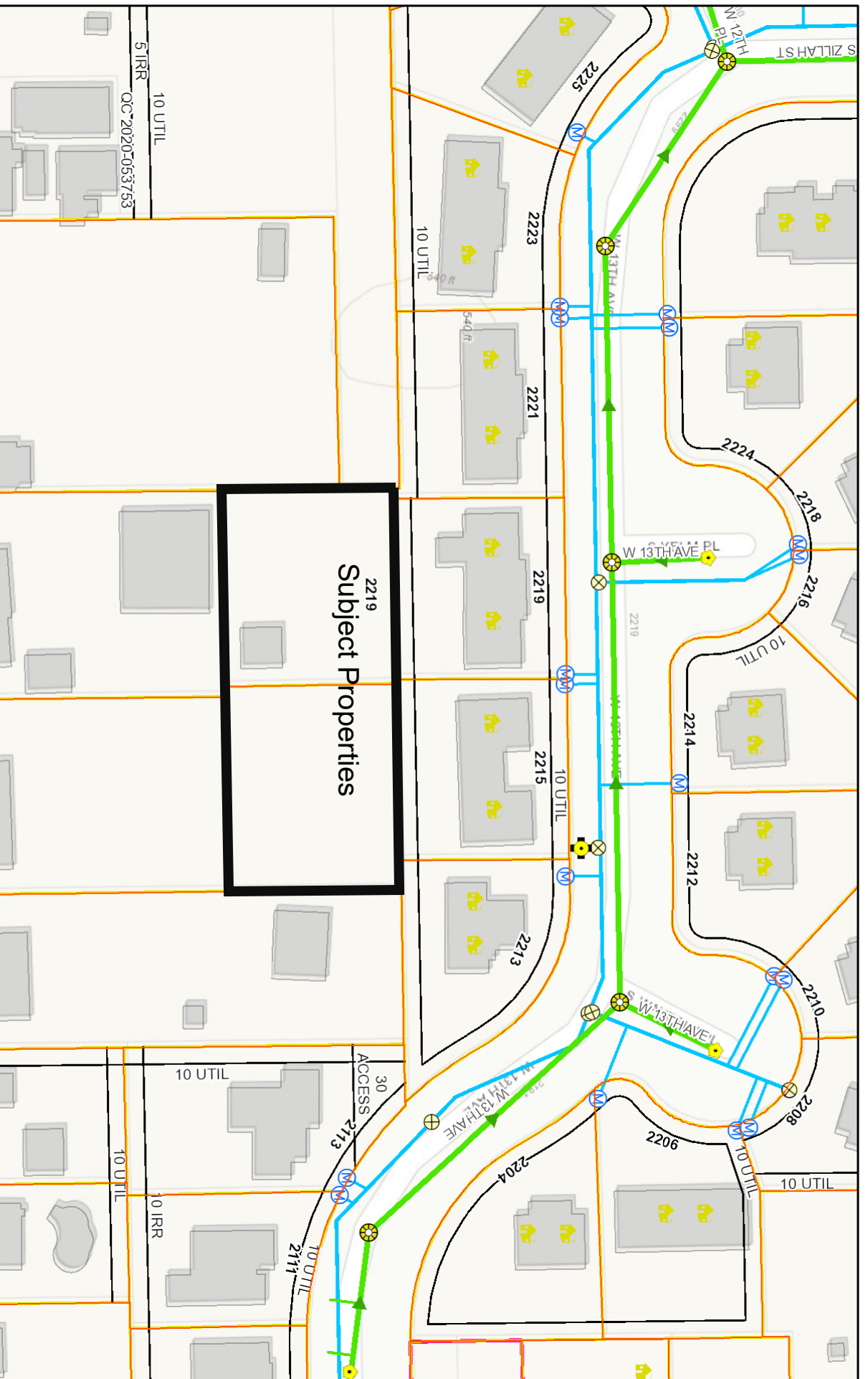
Project# COZ-2024-0003 – A Change of Zone of two parcels totaling 0.5348 acres from Residential, Low Density (RL) to Residential, Medium Density (RM), located at 2219 W 13th Avenue. See map on back.

Submit written comments to Matt Halitsky at matt.halitsky@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Matt Halitsky (509) 585-4416

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Matt Halitsky at (509) 585-4416 or the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

Vicinity Map

Exhibit 7



April 12, 2024

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

- CountyParcelLayer **SewerManhole**
- SewerCleanout
 - <all other values>
 - Manhole
 - Grease Interceptor
 - Grease Trap
 - Oil/Water Separator
 - Valve
 - SewerNode
 - SewerMainln
 - SewerForcemain



1 inch = 80 feet
0 0.0075 0.015 0.03 mi
0 0.01 0.02 0.04 km

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



NOTIFICATION OF MAILING

I, _____, on _____, 20_____

Mailed _____ copies of _____

for _____

to _____

as shown on the attached list.

Signature



Exhibit 7

37

SCOTT AND DEBORAH WATKINS
2304 W 15TH AVE
Kennewick, WA 99337

37

AIRXN HOLDINGS LLC
11804 WATERS EDGE DR
Pasco, WA 99301

37

HADEETHI ALI AL & HASAN AREEJ ALBO
2107 W 13TH AVE
Kennewick, WA 99337

37

WHITNEY DYE
2111 W 13TH AVE
Kennewick, WA 99337

37

TIMOTHY & LADONNA BURDINE
2113 W 13TH AVENUE
Kennewick, WA 99337

37

LURIS W COPE
20621 S HANEY RD
Kennewick, WA 99337

37

KATHERINE L POWELL
2108 W 15TH AVE
Kennewick, WA 99337

37

CHARLES N & JOY B POLK
3 W 3RD AVE
Kennewick, WA 99336

37

NICHOLAS A & MADISON R HEBERT
1426 S VANCOUVER ST
Kennewick, WA 99337

37

CRUZ BETANCOURT
2106 W 15TH AVE
Kennewick, WA 99337

37

STEVEN HUBBARD
2128 W 15TH AVE
Kennewick, WA 99337

37

DOUGLAS E JONES
712 S YOUNG PLACE
Kennewick, WA 99336

37

PATRICIA PUENTE-MARTINEZ
2329 W 15TH AVE
Kennewick, WA 99337

37

JACOB T & ROMA F WALTERS
2220 W 15TH AVE
Kennewick, WA 99337

37

XAVIER TRUJILLO
2218 W 15TH AVE
Kennewick, WA 99337

37

CLARICE R MORROW
850 W JOHNS AVE
Hermiston, WA 97838

37

ALBERTO NAVARRO
PO BOX 5955
Kennewick, WA 99336

37

WESTLAKE PROPERTIES LLC
104828 E. ADDISON AVE
Kennewick, WA 99338

37

MONTANA JACK LLC
1119 W 53RD AVE
Kennewick, WA 99337

37

JOHN F & LYDA M ZELLER
480 CHARBONNEAU DR
Richland, WA 99352

37

ARMANDO & ILENE TARELO
3736 S KELLOGG ST
Kennewick, WA 99336

37

YESSICA LINARES HERNANDEZ & JOSE
GODINEZ MERAZ
2212 W 13TH AVE
Kennewick, WA 99337

37

SAUL & ANGELICA MARIA FAUSTO
2210 W 13TH AVE
Kennewick, WA 99337

37

KARIME J SITAL BARRAZA
2208 W 13TH AVE
Kennewick, WA 99337

37

WILLIAM C PFAFFLE
1418 S VANCOUVER ST
Kennewick, WA 99337

37

KOZEL LYNN TAFT
7400 W COLT DRIVE
Boise, ID 83709

37

GAGE S SHEPARD
1139 HANSON LP
Burbank, WA 99323

37

ITHACA HOMES LLC
5006 S DAYTON ST
Kennewick, WA 99337

37

KATHE L DAVIS
2225 W 13TH # A
Kennewick, WA 99337

37

ALAN D & LUANA YOUNG
203 S HIGHLAND DRIVE
Kennewick, WA 99337

Exhibit 7

37

RAYMOND & KIM SIGLIN
207805 E FINLEY RD
Kennewick, WA 99337

37

CAROL A FULLER
5218 W 16TH CT
Kennewick, WA 99338

37

TOBY M & NATALIE J MCKAY
2708 N ROAD 60
Pasco, WA 99301

37

PAUL E OLSON
36006 NE BEAVERBROOK RD
Yacolt, WA 98675

37

RICHARD G RALSTON
2209 W 15TH AVE
Kennewick, WA 99337

37

RICHARD & BETHANY MAY
2303 W 15TH AVE
Kennewick, WA 99337



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED-2024-0009

DESCRIPTION OF PROPOSAL: Comprehensive Plan Map Amendment to change the land use designation of 0.5348 acres from Low Density Residential (LDR) to Medium Density Residential (MDR).

PROPONENT: Douglas Jones

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 2219 W 13th Ave

LEAD AGENCY: City of Kennewick

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

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

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4361

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

This DNS is subject to the attached conditions:

- ☒ No conditions.
- ☐ See attached condition(s).

Date: 8 July 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, by 5:00 PM on 23 July 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.