



Planning Commission MEETING Agenda

April 7, 2025 at 6:30 PM

City Hall Council Chambers - 210 W. 6th Ave - Virtual

The City of Kennewick broadcasts meetings on the City's website and Zoom. You can watch the broadcast or register to participate via Zoom on the Planning Commissions webpage at www.go2kennewick.com/PlanningCommission.

The public can also submit comments by either filling out an online form at www.go2kennewick.com/PCPublicComment, via e-mail to cedinfo@ci.kennewick.wa.us, or submitting written comments to Kennewick Planning Commission, P.O. Box 6108, Kennewick, WA 99336. Comments must be received no later than 4:00 p.m. on the day before the meeting.

1. CALL TO ORDER

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 under New Business.

- a. Approval of the Minutes Dated March 3, 2025
- b. Approval of Agenda
- c. Motion to Enter Staff Report(s) into Record

3. PUBLIC HEARING

- a. Change of Zone - Ehlis & Schmidt at 2109, 2117, 2123 and 2207 W 21st Avenue from Residential, Suburban Density (RS) to Residential, Low Density (RL) (COZ-2025-0001)
- b. Middle Housing Code Amendments

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
March 3, 2025
MEETING MINUTES

1. CALL TO ORDER

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

Vice Chair Helgeson welcomed new Planning Commissioners Ana Rahimlou and Douglas Perez.

Vice Chair Helgeson led the Pledge of Allegiance.

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

PRESENT: Commissioners James Hempstead, Tina Gregory, Ken Short, Ana Rahimlou, Douglas Perez, Vice Chairman Thomas Helgeson (*All in person*).

ABSENT: Commissioner Nikki Griffith.

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

Six commissioners were present at the 6:30 p.m. start of meeting, with Commission Griffith absent; Ms. Didier declared a quorum was established.

Commissioner Hempstead moved to excuse Commissioner Griffith's absence; Commissioner Gregory seconded the motion. Motion passed on a unanimous roll call vote.

2. CONSENT AGENDA

- a. Approval of the minutes dated January 6, 2025.
- b. Approval of the agenda.
- c. Motion to enter Staff Report(s) into the Record.

MOTION: Commissioner Hempstead moved to approve the Consent Agenda; Commissioner Short 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 March 3, 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) #2024-0003:

Vice Chairman Helgeson opened the public hearing at 6:35 pm for Change of Zone (COZ) #2024-0003, proposing to change the zoning designation for approximately 0.5348 acres located at 2219 W. 13th Avenue from Residential. Low Density (RL) to Residential, Medium Density (RM). Applicant and Owner – Doug Jones, 712 S. Young Place, Kennewick, WA 99336.

1. Mr. Halitsky described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ-2024-0003 to City Council.

Planning Commission asked clarifying questions of staff: Is there an access easement; is this to unify three lots; is there access to the rear of the property; is there a shop proposed.

2. Testimony of Applicant/Applicant's Representative: Applicant/Owner Doug Jones was in the audience but elected not to comment.
3. Testimony in Favor of the Request: None
4. Testimony Neutral/Against the Request: Joy Polk, 2222 W. 15th Avenue, Kennewick, WA 99336; Ms. Polk spoke about access & not wanting additional residential units.
5. Testimony of Those Registered on Virtual Format: None
6. Staff Final Comments: None
7. Public Testimony Closed at 6:43 p.m.
8. Planning Commission Questions of Staff: None

MOTION: Commissioner Hempstead moved the Planning Commission concur with the findings and conclusion contained within staff report COZ-2024-0003 and recommend APPROVAL to the City Council. Commissioner Short seconded

the motion. Commissioner Gregory stated that she knows the applicant but can remain impartial; the Planning Commission accepted her statement.

DISCUSSION: None

The motion passed unanimously.

4. VISITORS NOT ON AGENDA:

- a. None

5. OLD BUSINESS:

- a. City Council Action Updates – COZ-2024-0002 from 1/6/2025 Planning Commission meeting was approved by City Council.

6. NEW BUSINESS:

- a. None

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

ADJOURNMENT: The meeting concluded at 6:47 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2025-0001

Staff Report Date: March 27, 2025

Hearing Date & Location: April 7, 2025

Report Prepared By: Alisha Piper
Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 2025-0001.

Summary of Proposal: A Change of Zone of four parcels from Residential, Suburban (RS) to Residential, Low Density (RL).

Proposal Location: 2109 W. 21st Ave., 2117 W. 21st Ave., 2123 W. 21st Ave. and 2207 W. 21st Ave.

Legal Descriptions:

2109 W. 21st Ave.- Nielson's Plat: Lot 8 subject to easements and restrictions of record. 9/23/50.

2117 W. 21st Ave.- Nielson's Plat: Lot 7 subject to easements and restrictions of record. 9/23/50.

2123 W. 21st Ave.- Nielson's Plat: Lot 6 subject to easements and restrictions of record. 9/23/50.

2207 W. 21st Ave.- Nielson's Plat: Lot 4 and 5 subject to easements and restrictions of record. 9/23/50.

Property Owners:

Steven L & Parmelia M Schmidt
2109 W. 21st Ave. (2117 & 2123)
Kennewick, WA 99337

Jonathon J Ehlis
2207 W. 21st Ave.
Kennewick, WA 99337

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

Regulatory Controls:

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

COZ Key Application Processing Dates:

Application Submittal	February 18, 2025
Determination of Completeness Issued	February 19, 2025
Notice of Application Posted	February 19, 2025
SEPA Threshold Determination Issued	March 10, 2025
Date of Mailed Notice of Public Hearing	March 20, 2025
Property Posting Sign for Public Hearing	March 20, 2025
Date of Published Notice of Public Hearing	March 23, 2025

Exhibits:

1. Staff Report
2. Supplemental Questions
3. Vicinity/Site Map
4. Comprehensive Plan/Land Use Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS
8. Kennewick Irrigation District Comments
9. Benton Public Utility District Comments
10. Department of Archeological and Historic Preservation Comments
11. Bonneville Power Administration Comments
12. Columbia Irrigation District Comments

Zoning adjacent to the site:

North: Residential, Low Density (RL)

East: Residential, Suburban (RS)

South: Residential, Low Density (RL) & Residential, Suburban (RS)

West: Residential, Suburban (RS)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goals and Policies:

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

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

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

Policy 1 Establish and implement maximum densities in the City's residential zoning categories.

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

Housing Goals and Policies:

Goal 3: Promote affordable housing for all economic segment of the community.

Policy 3 Promote homeownership opportunities for households of all incomes.

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 RL Zoning District is an implementing zoning district of the site's current Low Density Residential Land Use Designation.
- b. Promotes the public necessity, convenience and general welfare; and
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 RL Zone is an implementing zone of the site's Low Density Residential Land Use Designation.
- e. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.
Staff Response: The proposed amendment will create parcels that are RL. The RL zone is a higher zone classification than the current RS zone.

Public Comments:

The public did not submit comments on the proposal.

Agency Comments:

Staff received comments from Department of Archeological and Historic Preservation requesting an Inadvertent Discovery Plan along with further consultation with the DAHP and affected Tribes upon any further development of the site.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ-2025-0001) is a request to change the zoning district of four lots. Pursuant to Table 1 of the Comprehensive Plan, the RL Zoning District is an implementing zoning district of the Low Density Residential Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040 (2), the purpose of RL zoning district is as follows:

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

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

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

Findings:

1. The applicant is Knutzen Engineering.
2. The property owners are Steven L & Parmelia M Schmidt and Jonathon J Ehliis.
3. The proposed Change of Zone is located at 2109 W. 21st Ave., 2117 W. 21st Ave., 2123 W. 21st Ave. and 2207 W. 21st Avenue. Parcels: 1-1189-304-0000-008, 1-1189-304-0000-007, 1-1189-304-0000-006, and 1-1189-304-0000-014.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The request is to change the zoning from Residential, Suburban to Residential, Low Density.
6. The Residential, Low Density Zoning District is an implementing zone of the Low Density Residential Comprehensive Plan Land Use Map Designation.
7. The application was submitted on February 18, 2025.
8. The application was declared complete, routed for review to City Departments and outside agencies on February 19, 2025.
9. Access to the site is via W 21st Avenue.
10. The Environmental Determination of Non-Significance, ED-2025-0004, was issued March 10, 2025.
11. The Property Posting sign for the public hearing was posted on site March 20, 2025.
12. Notice of the public hearing for this application was published in the Tri-City Herald on March 23, 2025. Notices were mailed to property owners within 300 feet of the site on March 20, 2025.
13. The proposed amendment conforms to the comprehensive plan.

14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Low Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Goals 1 and 3 and Housing Goal 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-2025-0001 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2025-0001 and recommend approval of the request to City Council.

Supplemental Questions

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

Changing the zone from RS to RL more closely aligns with the City's and Governor's goals of promoting more affordable housing options at higher densities when located within City limits that has access to all utilities and roadway networks.

- 2.a. Are there sites presently available on the market which are correctly zoned for the proposed use? No
- 2.b. Are these sites within a 1/2 mile of the proposed site? Yes
- 2.c. Within 1 mile of the proposed site? Yes
- 2.d. If you answered yes to any of the above, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized.

There are several lots within the mile radius that are for sale and aren't developed due to BPA easements encumbering those parcels or critical areas (Zintel Canyon) which renders them impossible to develop to these densities.

3. Please explain how the proposed amendment is consistent with the existing land use pattern in the area.

The proposed amendment is consistent with the existing land use patterns. The properties are located in a suburban area surrounded by similar zoning (RL and RS), RL is the natural candidate for increasing the density here within the existing comprehensive land use (LDR).

- 4.a. Are the existing uses in the area in conformance with the area's zoning classification? Yes
- 4.b. If NO, please explain the differences. If YES, please type NA. NA
- 5.a. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? No
- 5.b. Please explain:

No, the proposed amendment would be consistent with adjacent zoning. It would not have any adverse effects on the surrounding residences.

6. Please explain how the existing zoning prohibits reasonable use of the property.

RL will allow for increased density and consistent with the City's and Governor's goals of providing more affordable housing within City limits.

7. Please explain how residential character, in the immediate area, will or will not be adversely affected by the proposed amendment.

The residential character surrounding the properties will not have any adverse effects with the proposed zone change as there are numerous properties within this area that are already zoned RL.

8. Please explain how the proposed amendment will affect property values in the vicinity.

Property values in the vicinity may increase slightly as a result of the proposed zone change because a residential development will trigger installation of public improvements, such as curbs, gutters, sidewalks, street lighting, and improve the surrounding neighborhood.

- 9.a. Please explain how approval of the proposed amendment will or will not set a precedent for other similar proposals or uses.

The approval of this proposed zone change is consistent with the City's land use goals, allowing for more dense City infill development.

- 9.b. Please explain how approval of the proposed amendment will or will not deter the use, improvement or development of adjacent property in accordance with the existing zoning.

The approval of this proposed zone change may provide incentive for existing RS zoned properties to seek RL zoning in the future, but this is an action that each landowner must take their own initiative for. Those that don't wish to change their zone do not have to.

10. Please explain how approval of the proposed amendment will or will not encourage more private investments which will be beneficial to the redevelopment of a deteriorated area.

The proposed zone change will allow for more dense infill development. Offering more housing opportunities for residents which will be beneficial to the City of Kennewick, but the immediate area is an older development and not deteriorated, but upon development would require improvements to existing roadways which are presently underdeveloped.

11. Please explain how approval of the proposed amendment will or will not combat any economic segregation and allow greater choice in the market.

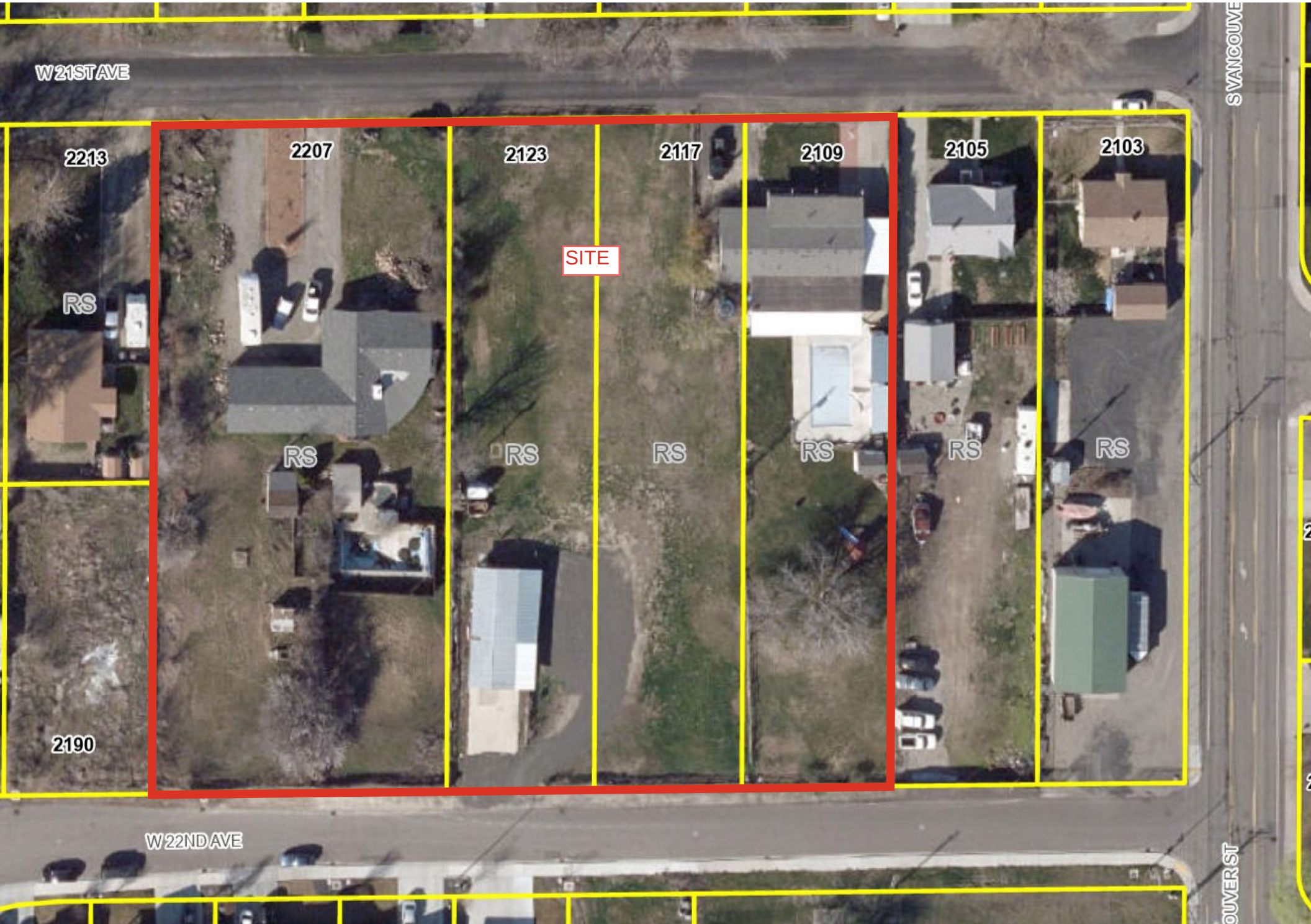
The proposed change will allow greater choice in the market since smaller lots are generally more affordable.

12. Please explain how approval of the proposed amendment will or will not create conflict between potential land uses and transportation patterns.

The zone change will have negligible effects on generating additional traffic along W 21st Ave & W 22nd Ave.

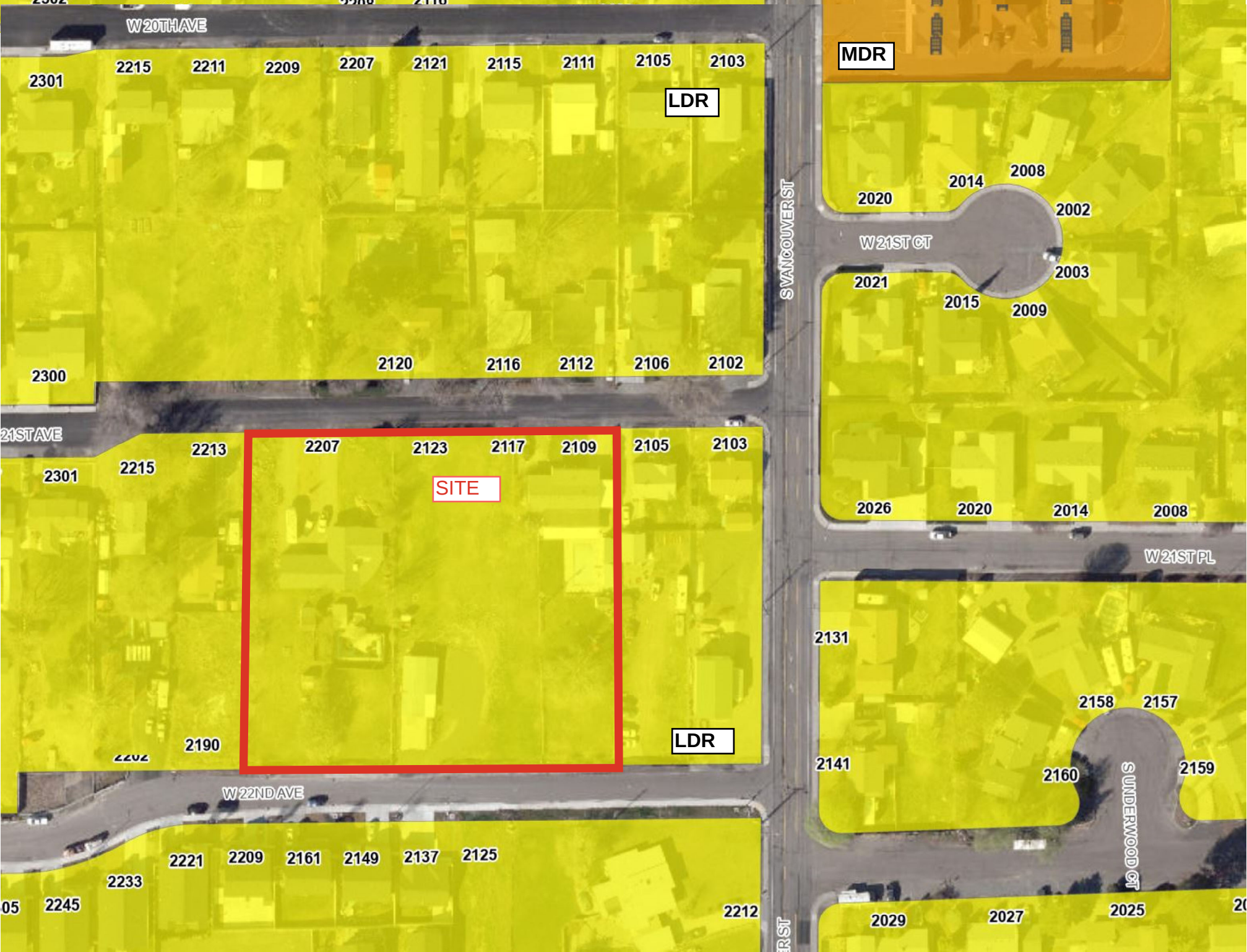
SITE MAP

EXHIBIT 3



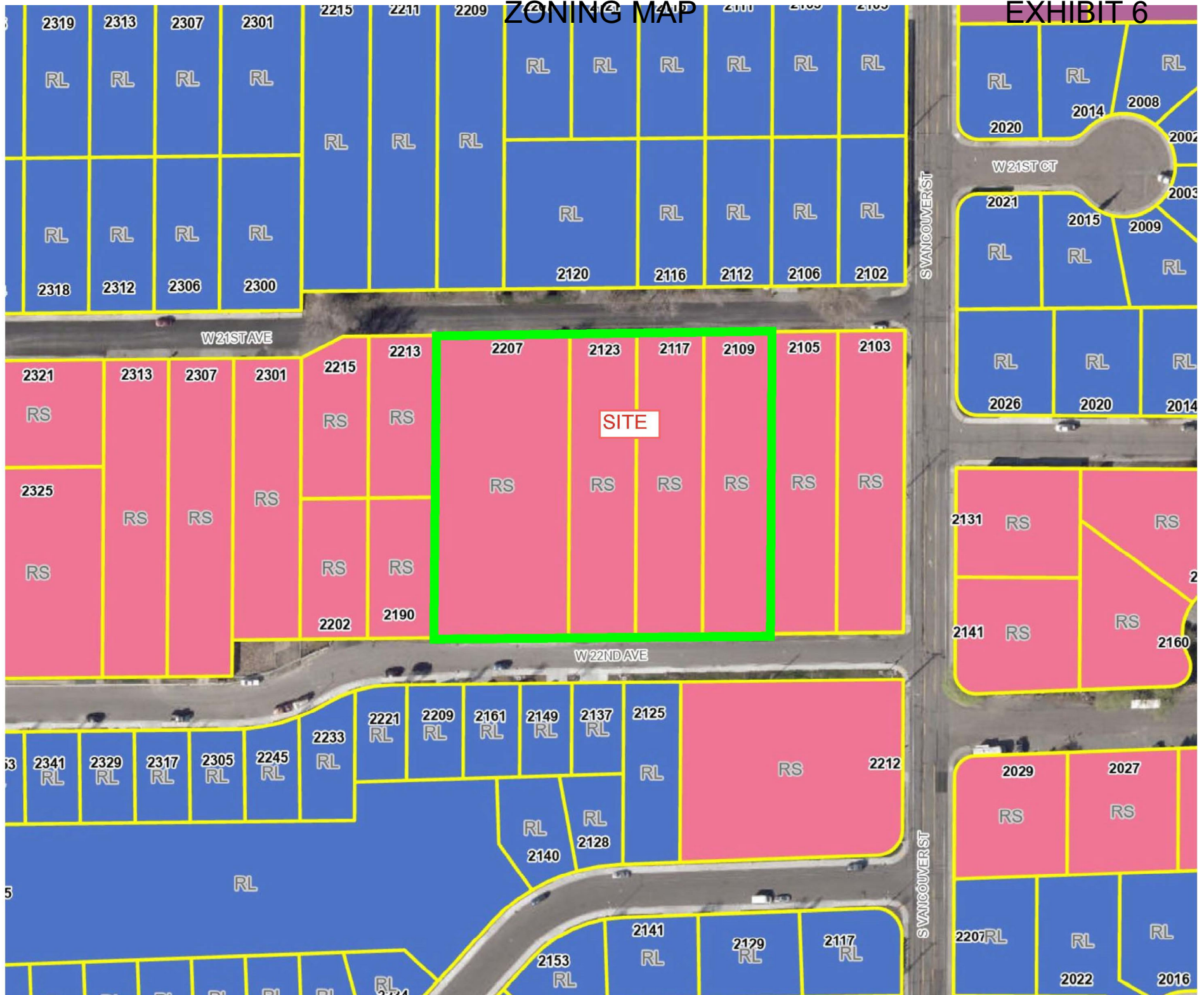
LAND USE MAP

EXHIBIT 4



ZONING MAP

EXHIBIT 6





NOTIFICATION OF MAILING

I, Alisha Piper, on March 20, 2025

Mailed 54 copies of Notice of Public Hearing

for COZ-2025-0001 at 2109 W. 21st Ave., 2117 W. 21st Ave., 2123 W. 21st Ave. and 2207 W. 21st Ave.

to Properties within a 300' radius

as shown on the attached list.

Alisha Piper
Signature



KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

April 7, 2025 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, April 7, 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>.

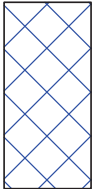
Permit# COZ-2025-0001 – A Change of Zone for four parcels located at 2109 W. 21st Ave., 2117 W. 21st Ave., 2123 W. 21st Ave. and 2207 W. 21st Ave., from Residential, Suburban (RS) to Residential, Low Density (RL). The site has Low Density Residential comprehensive plan land use designation. **Review the site map on the back of this notice.**

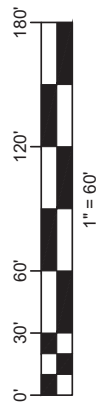
Submit written comments to Alisha Piper at alisha.piper@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Alisha Piper (509) 585-4463.

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



LEGEND

-  - PROPOSED ZONE CHANGE PROPERTIES
-  - RS ZONED PROPERTIES
-  - RL ZONED PROPERTIES



W 21ST AVE

S VANCOUVER ST

W 22ND AVE

PARCEL 111893040000008
2109 W 21ST AVE
KENNEWICK, WA 99337
ZONE: RS

PARCEL 111893040000007
2117 W 21ST AVE
KENNEWICK, WA 99337
ZONE: RS

PARCEL 111893040000006
2123 W 21ST AVE
KENNEWICK, WA 99337
ZONE: RS

PARCEL 111893040000014
2207 W 21ST AVE
KENNEWICK, WA 99337
ZONE: RS

NOT FOR CONSTRUCTION



DESIGN	BTK
APPD	PTK
DATE	01/29/25
NO.	ZC01

STEVEN SCHMIDT
ZONE CHANGE EXHIBIT
2109 W 21ST AVE, KENNEWICK

EXHIBIT 6

37
STEVEN L & PARMELIA M SCHMIDT
2109 W 21ST AVE
Kennewick, WA 99337

37
EDGAR GARCIA
2105 W 21ST AVE
Kennewick, WA 99337

37
KYLE M & MAYA JASMINE A HALL
2137 W 22ND AVE
Kennewick, WA 99337

37
ESMERALDA ADRIANA & BROCKMAN
BAILEY RODRIGUEZ
2149 W 22ND AVENUE
Kennewick, WA 99337

37
BRADLEY A & DIANA K SPORCICH
2120 W 21ST AVE
Kennewick, WA 99337

37
II JOHN MICHAEL & COFFMAN ANGELA
C DUTTON
2106 W 21ST AVE
Kennewick, WA 99337

37
TI SRISOWAN
2102 W 21ST AVE
Kennewick, WA 99337

37
JONATHAN RYAN ERVIN
2128 W 23RD AVENUE
Kennewick, WA 99337

37
CLAIRE MALONEY
2140 W 23RD AVENUE
Kennewick, WA 99337

37
MARY E MAHONEY
2211 W 20TH AVE
Kennewick, WA 99337

37

37
JONATHON J EHLIS
2207 W 21ST AVENUE
Kennewick, WA 99337

37
CHARLES A BARR
7045 W 31ST PL
Kennewick, WA 99336

37
JESUS MORALES
2009 N RD 34
Pasco, WA 99301

37
ANA & GUILLERMO ESCOBAR
1624 W 2ND AVE
Kennewick, WA 99336

37
FIRST NATIONS KENNEWICK TRIBE LLC
C/O WAYNE DAILY
2212 S VANCOUVER ST
Kennewick, WA 99337

37
MAURICIO C & EDITH D GOMEZ
2209 W 22ND AVE
Kennewick, WA 99337

37
JANICE MARIE LONTZ
2131 S VANCOUVER ST
Kennewick, WA 99337

37
DOUGLAS V & WENDY J REYNA
2141 S VANCOUVER ST
Kennewick, WA 99337

37
ESMERALDA SANCHEZ RODRIGUEZ
2301 W 21ST AVE
Kennewick, WA 99337

37

37
JAMES G & DONNA K O CONNOR
3922 S OLSON PL
Kennewick, WA 99337

37
FRANK L & KAREN I SPERLE
2213 W 21ST AVE
Kennewick, WA 99337

37
MARY ANNE C WUENNECKE
2112 W 21ST AVE
Kennewick, WA 99337

37
OLEG & INNA GRINCHUK
2161 W 22ND AVE
Kennewick, WA 99337

37
JR THOMAS H & KIMBERLY SUNDAY
2215 W 21ST AVE
Kennewick, OR 99337

37
JOHN L DAVIS
2202 W 22ND AVE
Kennewick, WA 99337

37
STACY-LAFORD GERTRUDE
2026 W 21ST PL
Kennewick, WA 99336

37
KUKU ISAAC Y & ELLIMON ROBINA I
2221 W 22ND AVENUE
Kennewick, WA 99337

37
CHRIS A WADDLE
2021 W 21ST CT
Kennewick, WA 99337

EXHIBIT 6

37
MICHAELA MAYBEE
2115 W 20TH AVE
Kennewick, WA 99337

37
JOHN E WEBB
2121 W 20TH AVE
Kennewick, WA 99336

37
CARMA L MAYBERRY
2111 W 20TH AVE
Kennewick, WA 99337

37
JOCELYNN ECKART
2233 W 22ND AVE
Kennewick, WA 99337

37
MEJIA EDGAR & SALAS GALVAN MARIA M
2207 W 20TH AVE
Kennewick, WA 99337

37
JAZMIRI SANCHEZ VARGAS
2105 W 20TH AVE
Kennewick, WA 99337

37
SAMUEL S BRAITHWAITE
1725 W. 52ND AVE
Kennewick, WA 99337

37
SILVIA R FOX
2103 W 20TH AVE
Kennewick, WA 99337

37
PAUL & AMANDA GUERRA
2141 W 23RD AVE
Kennewick, WA 99337

37
ALEJANDRO D & KATHY M DELAPENA
2015 W 21ST CT
Kennewick, WA 99337

37
MICHAEL D & SHERLYN S HAGLER
2029 W 22ND AVE
Kennewick, WA 99337

37
BEULAH M FLORY
2215 W 20TH AVE
Kennewick, WA 99337

37
GURVINDER SINGH & SINGH HARDEEP
BHATHAL
2117 W 23RD AVE
Kennewick, WA 99337

37
MICHAEL J & BOBBI W NEWELL
500 WESTOVER DR #13751
Sanford, NC 27330

37
SETH & JENNIFER HAWKINS
2160 S UNDERWOOD CT
Kennewick, WA 99337

37
CARINA MARIA OCAMPO
c/o 2245 W 22ND AVE
Kennewick, WA 99337

37
III VALENTIN & ERIKA ESPINOZA
2207 S VANCOUVER ST
Kennewick, WA 99337

37
JESSICA MIRACLE
2153 W 23RD AVENUE
Kennewick, WA 99337

37
CHRIS E & SANTOS LINDA M SANTOS
2020 W 21ST CT
Kennewick, WA 99337

37
LAURIA MEADOWS HOA
C/O THE HOA MGMT GROUP 6725 W
CLEARWATER AVE
Kennewick, WA 99336

37
STELLA E KAFIYEVA
2307 W 20TH AVE
Kennewick, WA 99337

37
DOUGLAS & JULIE M DUNAWAY
2301 W 20TH AVE
Kennewick, WA 99337

37
DOUGLAS P & CARRIE L MICK
2312 W 21ST AVE
Kennewick, WA 99337

37
BAEZ REBECCA M & BARAJAS LOPEZ
CESAR I ENRIQUEZ
2317 W 22ND AVE
Kennewick, WA 99337

37
MIREYA ONOFRE
2305 W 22ND AVENUE
KENNEWICK, WA 99337

37
KNUTZEN ENGINEERING
C/O PAUL KNUTZEN
5401 RIDGELINE DR #160
KENNEWICK, WA 99338



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-2025-0004

DESCRIPTION OF PROPOSAL: Re-zone four lots, located at 2109 W. 21st Ave., 2117 W. 21st Ave., 2123 W. 21st Ave., & 2207 W. 21st Ave., from Residential, Suburban (RS) to Residential, Low Density (RL).

PROPONENT: Knutzen Engineering.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 2109 W. 21st Ave., 2117 W. 21st Ave., 2123 W. 21st Ave., & 2207 W. 21st 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 X:00 pm on XXXX XX, 2025. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4386

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

This DNS is subject to the attached conditions:

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

Date: March 10, 2025

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.

From: [Daniel Tissell](#)
To: [Alisha Piper](#)
Cc: [Chris Sittman](#)
Subject: RE: ED-2025-0004 & COZ-2025-0001
Date: Wednesday, March 5, 2025 12:54:47 PM
Attachments: [image005.jpg](#)
[image007.png](#)
[image008.png](#)
[image009.gif](#)
[image010.gif](#)
[image011.png](#)

Alisha,

KID has no comment regarding this matter.

Thanks,

Daniel Tissell, P.E.
 Engineering Manager
 Kennewick Irrigation District
 2015 S. Ely Street
 Kennewick, WA 99337
 (509) 586-6012 ext. 116



From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Sent: Wednesday, February 19, 2025 10:56 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air - Deon Steichen <deon.steichen@bentoncleanair.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 Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Fish and Wildlife <Troy.Maikis@dfw.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.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>; Evan Edwards <edwardse@bentonpud.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>; Kevin Fuerst - Waste Management <kfuerst1@wm.com>; Development <development@kid.org>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack - Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.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- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtelban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: ED-2025-0004 & COZ-2025-0001

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.

The City of Kennewick wishes to inform you of an application for a Change of Zone and Environmental Determination:

Project Description: Change zone from Residential, Suburban (RS) to Residential, Low-Density (RL) at 2109 W. 21st Ave. in Kennewick.

Please review the attached files relative to your agency's applicable regulations and submit any comments on or before **March 6, 2025**. Comments may be submitted via e-mail to alisha.piper@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Sincerely,

Alisha Piper

Community Planning/Planner

City of Kennewick

509.585.4463

alisha.piper@ci.kennewick.wa.us



From: [Angela Richman](#)
To: [Alisha Piper](#)
Subject: RE: [E] ED-2025-0004 & COZ-2025-0001
Date: Wednesday, February 19, 2025 4:43:47 PM
Attachments: [image005.png](#)
[image007.png](#)
[image009.gif](#)
[image010.gif](#)
[image011.png](#)
[image001.png](#)

Alisha,

No comments for BPUD.

Thank you,

Angela Richman

Distribution Design Tech II

Benton PUD

Email: richmana@bentonpud.org

Main # (509)582-2175

Direct # (509)582-1219

My Hours Mon-Thur 6:30am-5pm

Benton PUD offices closed on Fridays



From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>

Sent: Wednesday, February 19, 2025 10:56 AM

To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air - Deon Steichen <deon.steichen@bentoncleanair.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>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodders@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Fish and Wildlife <Troy.Maikis@dfw.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.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>; Evan Edwards <EDWARDSE@bentonpud.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>; Kevin Fuerst - Waste
 Management <kfuerst1@wm.com>; KID Development <development@kid.org>; Michelle Cooke
 <Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack -
 Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us)
 <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum
 <Ryan.Sams@charter.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- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley
 <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia
 Sachtelban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
Subject: [E] ED-2025-0004 & COZ-2025-0001

[EXTERNAL EMAIL]

The City of Kennewick wishes to inform you of an application for a Change of Zone and
 Environmental Determination:

Project Description: Change zone from Residential, Suburban (RS) to Residential, Low-Density (RL) at
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 comments on or before **March 6, 2025**. Comments may be submitted via e-mail to
alisha.piper@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108,
 Kennewick, WA 99336.

Sincerely,

Alisha Piper

Community Planning/Planner

City of Kennewick

509.585.4463

alisha.piper@ci.kennewick.wa.us



From: [MacNaughton, James \(DAHP\)](#)
To: [Alisha Piper](#)
Cc: [Corrine Camuso](#); ["Ashley M. Morton"](#); [Robert Brunoe](#)
Subject: 2025-03-01417 - RE: ED-2025-0004 & COZ-2025-0001
Date: Wednesday, March 5, 2025 1:58:51 PM
Attachments: [image005.png](#)
[image007.jpg](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image013.gif](#)
[image014.gif](#)
[image015.png](#)
[image001.png](#)

Good Afternoon, Alisha

Thank you for contacting the DAHP about this Zoning Change project. The project is in an area determined to be at Moderately Low risk of containing archaeology according to the DAHP predictive model. During development, the DAHP does not recommend direct archaeological supervision of the project, but rather recommends that an Inadvertent Discovery Plan be followed. Please note that future development on the platted parcels will require further consultation with the DAHP and Affected Tribes.

I have assigned these recommendations to DAHP Project 2025-03-01417. Please reference this number in any future communications about this project. Please understand that this is only the opinion of DAHP, and any comment by the Affected Tribes may change our comments.

Feel free to contact me if you have questions about these recommendations.

Best



	James MacNaughton, MSc, RPA (He/Him) Local Government Archaeologist Email: James.MacNaughton@dahp.wa.gov Mobile: (360) 280-7563 Main Office: (360) 586-3065 Hours: 7AM – 3:30PM Monday to Friday Physical Address: 1110 Capitol Way South Suite 30, Olympia, WA 98501 Mailing Address: PO Box 48343, Olympia, WA 98504-8343 www.dahp.wa.gov
---	---

From:

Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>

Sent: Wednesday, February 19, 2025 10:56 AM

To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air - Deon Steichen <deon.steichen@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Hockaday, Erin (DOHi) <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 Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrogers@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Maikis, Troy (DFW) <Troy.Maikis@dfw.wa.gov>; DAHP SEPA <sepa@dahp.wa.gov>; DNR RE SEPACENTER <SEPACENTER@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Evan Edwards <edwardse@bentonpud.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>; Kevin Fuerst - Waste Management <kfuerst1@wm.com>; KID Development <development@kid.org>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack - Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; DFW R3planning <R3planning@dfw.wa.gov>; Williams Pipeline- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: ED-2025-0004 & COZ-2025-0001

External Email

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Kennewick, WA 99336.

Sincerely,

Alisha Piper

Community Planning/Planner

City of Kennewick

509.585.4463

alisha.piper@ci.kennewick.wa.us



From: [Castle,Angela C \(CONTR\) - TERR-PASCO](#)
To: [Alisha Piper](#)
Cc: [Kinch,James L \(BPA\) - TERR-BELL-1](#)
Subject: RE: ED-2025-0004 & COZ-2025-0001
Date: Thursday, February 20, 2025 4:26:56 PM
Attachments: [image001.png](#)
[image007.gif](#)
[image008.gif](#)
[image009.png](#)
[image002.png](#)

Alisha,

Bonneville Power Administration's (BPA) has had the opportunity to review an application for the application for a Change of Zone and Environmental Determination located at 2109 W. 21st Ave. in Kennewick.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 190 feet south of the subject properties. 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 Luke Kinch at (509) 468-3095, by email at JLKinch@bpa.gov.

Thank you for the opportunity to review this application.

Angela Castle

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

(CONTR) Actalent

Realty Technician II | TERR | East
accastle@bpa.gov | 509-544-5124

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>

Sent: Wednesday, February 19, 2025 10:56 AM

To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air - Deon Steichen <deon.steichen@bentoncleanair.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 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>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@bpa.gov>; Cascade

Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Department of Fish and Wildlife <Troy.Maikis@dfw.wa.gov>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.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>; Evan Edwards <edwardse@bentonpud.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>; Kevin Fuerst - Waste Management <kfuerst1@wm.com>; KID Development <development@kid.org>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack - Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.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- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: ED-2025-0004 & COZ-2025-0001

The City of Kennewick wishes to inform you of an application for a Change of Zone and Environmental Determination:

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Sincerely,

Alisha Piper

Community Planning/Planner

City of Kennewick

509.585.4463

alisha.piper@ci.kennewick.wa.us



From: [CID](#)
To: [Alisha Piper](#)
Subject: RE: ED-2025-0004 & COZ-2025-0001
Date: Thursday, February 20, 2025 2:54:54 PM
Attachments: [image005.png](#)
[image007.png](#)
[image011.png](#)
[image001.png](#)

Hi Alisha,

CID has no comment as this is outside of our District Boundaries.

Thank You



Morgan Leetch

509-586-6118
mleetch@columbiairrigation.com
 10 E. Kennewick Ave, Kennewick WA
www.columbiairrigation.com

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>

Sent: Wednesday, February 19, 2025 10:56 AM

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Beck - Spectrum <Mike.Beck@charter.com>; Mike Slack - Waste Management <MSlack1@wm.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.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- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
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Sincerely,

Alisha Piper

Community Planning/Planner

City of Kennewick

509.585.4463

alisha.piper@ci.kennewick.wa.us





EXHIBIT 1 Community Planning Department

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

STAFF REPORT DCA-2025-0002

Public Hearing Date: April 7, 2025

Proposal Summary: Amend development regulations to allow and encourage the development of middle housing and comply with HB 1110 (2023)

Applicant: City of Kennewick

Staff Contact: Anthony Muai, AICP, Community Planning Director

HB 1110 Background:

In 2023, the Washington State Legislature adopted HB 1110 in response to the need for an additional 1,000,000 homes by the year 2044. This bill seeks to “bridge the gap” in housing types between large single-family homes and apartments by requiring local jurisdictions to allow middle housing development in all residential zones where detached single-family homes are permitted to be built. The anticipated outcome is that there will be an increase in housing options and that those options will be more affordable than single-family homes.

HB 1110 defines middle housing as *buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.*

Density Requirements

HB 1110 establishes a definition for “unit density” which means *the number of dwelling units allowed on a lot, regardless of the size of the lot.* Kennewick must include authorization for at least:

- four units per lot;
- six units per lot if at least two units are affordable housing.

To qualify as affordable housing, the unit must be maintained as affordable for at least 50 years and record a covenant or deed restriction that ensures continued affordability. Affordable housing means units that have costs, including utilities other than telephone, that do not exceed 30 percent of median household income (MHI) adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:

- Rental housing: 60 percent MHI
- Owner-occupied housing: 80 percent MHI

The affordable units also must be comparable in size and number of bedrooms as other units and be generally distributed throughout the development.

The density requirements do not apply to:

- lots designated with critical areas or their buffers;
- watershed serving a reservoir for potable water if that watershed is listed as impaired or threatened under the federal Clean Water Act; or
- lots that have been designated urban separators by countywide planning policies.

Middle Housing Requirements

Kennewick must allow at least six of the nine types of middle housing and may allow ADUs to achieve the minimum density requirements. The city must include specific provisions related to middle housing in their development regulations and:

- may only apply administrative design review for middle housing;
- may not require standards for middle housing that are more restrictive than those required for detached single-family residences;
- must apply to middle housing the same development permit and environmental review processes that apply to detached single-family residences, unless otherwise required by state law;
- is not required to achieve the per-unit density on lots after subdivision below 1,000 square feet unless the city chooses to enact smaller allowable lot sizes;
- must also allow zero lot line short subdivisions where the number of lots created is equal to the unit density required;
- may not require more than one off-street parking space per unit as a condition of permitting development of middle housing on lots smaller than 6,000 square feet before any zero lot line subdivisions or lot splits; and
- may not require more than two off-street parking spaces per unit as a condition of permitting development of middle housing on lots greater than 6,000 square feet before any zero lot line subdivisions or lot splits.

The limits on off-street parking requirements do not apply if a city submits to the Department of Commerce an empirical study prepared by a credentialed transportation or land use planning expert that clearly demonstrates, and the Department of Commerce certifies, that parking limits for middle housing will be significantly less safe for vehicle drivers or passengers, pedestrians, or bicyclists than if the jurisdiction's parking requirements were applied to the same location for the same number of detached houses.

Proposed Amendments:

The proposed amendment strives to encourage a the development of middle housing types, provide more affordable housing options and comply with the requirements of House Bill 1110. Several chapters of the Kennewick Municipal Code are proposed to be amended in order to implement the bill, including:

- | | |
|---------------------------------------|--|
| • 18.03: General Provisions | • 18.42: Land Use Permits |
| • 18.09: Definitions | • 18.75: Residential Design Standards |
| • 18.12: Zone Districts and Standards | • 14.09: Public Water System Connections |
| • 18.21: Landscaping | • 14.22: Sewerage Service |
| • 18.36: Off Street Parking | |

The full text of proposed amendments is found in Exhibit 2. Current text is shown in black color font. New text is shown underlined and in blue color font. Text proposed for deletion is shown struck through and in red color font.

A summary of changes are as follows:

KMC 18.03: General Provisions

The purpose statements for the Residential, Suburban (RS); Residential, Low Density (RL); Residential, Medium Density (RM); and Residential, Manufactured Home (RMH) have been updated to incorporate the allowance for middle housing within them.

KMC 18.09: Definitions

Definitions are added for the following terms:

- Cottage housing
- Courtyard apartments
- Duplex
- Fiveplex
- Fourplex
- Middle housing
- Sixplex
- Stacked flat
- Story, Half
- Triplex
- Unit Density

KMC 18.12: Zone Districts and Standards

Residential Use Table (KMC 18.12.010 A1) is updated to include Residences, Middle Housing as a use type allowed in the RS, RL, RMH, RM and RH zones.

Table of Residential Site Development Standards (KMC 18.12.010 A.2) is updated as follows:

- Add a row for “Unit Density” and allow up to 6 units on every lot over 1,000 square feet in the RS, RL, RMH, RM, and RH zones.
- Reduce minimum lot sizes as follows:
 - RS: 10,500 sf to 8,000 sf
 - RL & RMH: 7,500 sf to 5,500 sf
 - RH: 4,000 sf to 3,500 sf
 - No change to RM
- Establish a minimum lot size of 1,800 sf for townhome lots in the RS, RL and RMH zones
- Reduce minimum lot width as follows:
 - RS: 60 ft to 50 ft
 - RL & RMH: 60 ft to 45 ft
 - RM: 50 ft to 35 ft
 - No change to RH
- Establish a minimum lot width of 24 ft for townhome lots in the RS, RL and RMH zones
- Reduce Front Yard/Street Setback in the RMH zone from 20 ft to 15 ft.
- Amend the maximum height from 35’ to 35’ or 2.5 stories, whichever is less in the RS, RL and RMH zones.
- Differentiate between maximum density and unit density
- Establish requirements for affordable units in order to gain additional two units
- Exempt middle housing from open space requirements for multifamily developments

- Correct misplaced footnotes related to townhomes
- Establish open space requirements for cottage housing and courtyard apartments

18.21: Landscaping

Updated to exclude middle housing from the requirements of the chapter. Landscaping requirements contained in the Residential Design Standards will apply to middle housing instead.

18.36: Off-Street Parking

Updated to implement parking requirements for middle housing as required by HB 1110 as follows:

- 1 parking space per dwelling unit on lots no greater than 6,000 square feet
- 2 parking spaces per dwelling unit on lots greater than 6,000 square feet
- Exemption from parking requirements if a parking study demonstrating that on-street parking is insufficient to support middle housing is approved by the Department of Commerce.

18.42: Land Use Permits

Updated to exclude middle housing from site plan review.

18.75: Residential Design Standards

Residential Design Standards, Multi-family is revised to exclude middle housing.

Residential Design Standards, Single-family is renamed to *Residential Design Standards, Single-family and Middle Housing* and is updated to reflect that change. Changes to Chapter 10. *Shared Street Frontages* is amended to increase the number of lots allowed to access a shared driveway contingent on meeting applicable KMC sections, International Fire Code and associated provisions. The change removes the two lots without street frontage limit using a shared driveway.

14.09.080: Connections for Accessory Dwelling Units

This section is renamed to Connections for Additional Dwellings and is changed to allow two dwelling units to be served by the same water service. It also provides allowances for property owners to upsize connections, meters and lines in order to serve more than two dwelling units with a single service.

14.22.030(12): Connections for Accessory Dwelling Units

This subsection is renamed to Connections for Additional Dwelling Units and is changed to allow two dwelling units to be served by the same sewer service. It also provides allowances for property owners to upsize lines in order to serve more than two dwelling units with a single service.

Public Comment

Staff solicited feedback from citizens through the use of a survey and in person outreach at the farmer's market, Columbia Center Mall and National Night Out event. The in person opportunities allowed citizens to learn about HB 1110 and to ask questions of staff. It also gave staff the ability to further promote the survey. Survey results provided a common theme of most residents being opposed to the requirements of the bill and others hoping for more affordable housing and additional housing options.

An advisory committee comprised of representatives from the Planning Commission, Home Builders Association of the Tri-Cities, Kennewick Housing Authority, Tri-Cities Association of Realtors and the general public was used to review survey results and drafts of the proposed code amendments and provided invaluable feedback and guidance.

Staff Analysis:

The proposed amendments aim increase housing options, encourage affordable housing, provide flexibility in design and implement HB 1110. Allowing middle housing types within the RS, RL and RMH zones provides opportunity for property owners to construct additional dwellings on their lot should they choose to do so. These dwellings are more likely to be smaller than the average single-family home and thus would likely have a lower cost to those who may rent or purchase the dwelling. Currently a total of two accessory dwelling units (ADUs) can be built on a residential property. The allowance for two additional units for a total of 4 (excluding the single family home) provides additional opportunity, but is likely only to occur on larger lots typically located outside of traditional subdivisions. While two bonus units (for a total of 6 units) are permitted if two are made affordable, it is unlikely that we will see many instances of this provision being used unless done in a brand new subdivision that is created for that purpose or potentially in an infill situation if the lot is large enough. Based on the trends of the last two decades where new homes have typically utilized the majority of buildable area on the lot, it is unlikely that mass construction maxing out the allowable number of units will occur in already developed areas.

The proposed reductions in minimum lot size, minimum lot width and changes to the number of units and lots utilizing a shared driveway will provide flexibility in lot design and layout and will provide the potential for more variety in the size of the homes that are developed which should also provide variety in cost. These provisions also provide much needed flexibility for development on infill lots that are often difficult to develop due to lot size, shape and access.

Adoption of these amendments will bring Kennewick's development standards into compliance with state law and HB 1110.

Comprehensive Plan Land Use Goals

The following goals provide a basis to permit support the proposed amendments to encourage middle housing.

- Housing Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.
 - Housing Goal 1, Policy 3: Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.
- Housing Goal 3: Promote affordable housing for all economic segments of the community.
 - Housing Goal 3, Policy 1: Promote affordable infill residential construction through flexibility in development techniques.

Regulatory Controls and Policies

- Kennewick Municipal Code Title 18
- Kennewick Comprehensive Plan
- House Bill 1110 (2023)

Findings of Fact:

1. The applicant is the City of Kennewick.
2. Notice of the proposed code revision was sent to the Washington State Department of Commerce on March 3, 2025 consistent with the requirements of RCW 36.70A.106 and confirmation of notice received was issued by Commerce on March 4, 2025 with a comment period end date of May 3, 2025.
3. Notice of the proposed code revision was circulated for comments on February 26, 2025.
4. The City fulfilled the State Environmental Policy Act requirements by issuing a Determination of Non-Significance on March 14, 2025.
5. The Notice of Public Hearing was published in the Tri-City Herald on March 23, 2025.

6. The proposed amendments will satisfy the City of Kennewick's obligation to comply with the requirements of House Bill 1110.

Conclusions of Law:

1. The proposed amendments will not negatively affect the City of Kennewick's public health, safety, and general welfare.
2. The proposed amendments do not conflict with goals and policies of the Comprehensive Plan, but rather support Housing Goal 1; Housing Goal 1, Policy 3; Housing Goal 3; and Housing Goal 3, Policy 1.
3. The proposed amendments do not conflict with other provisions of the Kennewick Municipal Code.
4. The proposed amendments comply with House Bill 1110 and satisfy Kennewick's obligation to fully comply with the bill.

Staff Recommendation:

Staff recommends that the Planning Commission forward a recommendation of APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in the staff report DCA-2025-0002 and recommend to City Council approval of the request.

Exhibits:

1. Staff Report
2. Proposed Amendments
 - a. 18.03: General Provisions
 - b. 18.09: Definitions
 - c. 18.12: Zone Districts and Standards
 - d. 18.21: Landscaping
 - e. 18.36: Off Street Parking
 - f. 18.42: Land Use Permits
 - g. 18.75: Residential Design Standards
 - h. Single-Family and Middle Housing Design Standards Manual
 - i. Multi-Family Design Standards Manual
 - j. 14.09: Public Water System Connections
 - k. 14.22: Sewerage Service
3. Environmental Determination of Non-significance

TITLE 18 - ZONING
CHAPTER 18.03 GENERAL PROVISIONS

CHAPTER 18.03 GENERAL PROVISIONS

18.03.040: Zone Purposes.

Consistent with the City Comprehensive Plan, the general purposes of the zones are:

- (1) RS - The purpose of the RS district is to establish areas for low density single-family ~~residential and middle housing dwelling units~~ buildings, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in a semi-rural setting.
- (2) RL - The purpose of the RL district is to establish areas for low density, single-family, ~~and middle housing dwelling units~~ residential buildings, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting.
- (3) RM - The purpose of the RM district is to establish areas for medium density single- and multiple-family ~~residential buildings~~ dwelling units, including middle housing dwellings, 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.
- (4) RH - The purpose of RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses.
- (5) RMH - The purpose of RMH district is to establish areas for low density, single-family ~~life~~ and middle housing dwelling units, protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting.
- (6) RTP - The purpose of the RTP district is to establish areas for two or more manufactured homes on a single parcel in a manner that protects existing residential land uses and creates good neighborhood design.
- (7) CN - The purpose of the CN district is to establish areas for day-to-day convenience shopping and services. Such facilities must harmonize with the surrounding residential area and provide only those services, which are intended for it. Generally, one of each use is adequate to serve a given neighborhood.
- (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.
- (9) CBD - The purpose of the CBD district is to accommodate a wide variety of commercial activity (particularly those that are pedestrian-oriented) together with compatible residential life styles which will result in the most intensive and attractive use of the City's Central Business District. In order to preserve the public health, safety and welfare in central business district redevelopment, protect public and private investment in property and infrastructure improvements and stabilize declining property values, certain uses of the land may be restricted or prohibited.
- (10) CC - The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas in accord with the Comprehensive Plan. CC districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

-
- (11) CR - The purpose of the CR district is to provide areas for a wide range of commercial uses to serve the entire region.
 - (12) CAR - The purpose of the CAR district is to provide areas for automobile dealerships and most automobile related uses.
 - (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.
 - (14) CM - The purpose of the CM District is to provide areas for water-oriented recreational uses such as marinas and docks, and to allow for multi-family residential development in addition to overnight accommodations, and to allow for a variety of commercial uses, including offices and retail establishments.
 - (15) HMU - The purpose of the HMU District is to provide for a stable living environment for residents and proprietors choosing to locate in a historic setting, which includes limited small-scale commercial retail and non-retail uses within walking distance of those residents. The impact of these commercial uses will be compatible with the surrounding neighborhoods in size and scale, realizing that they will generate traffic from outside of the immediate neighborhood. Special design and parking requirements are used to ensure the area's unique attributes for early twentieth century architecture are not lost.
 - (16) 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 or recessed entries.
 - (17) IP - The IP district is designed to accommodate modern, large-scale administrative facilities, research institutions, laboratories and specialized manufacturing organizations which may have unusual requirements for space, light and air, but the operation of which is clean and quiet.
 - (18) IL - The purpose of the IL district is to provide areas for less intensive manufacturing and industrial uses, warehousing, and distribution operations to serve the district.
 - (19) IH - The purpose of the IH district is to provide areas for general industrial processing and manufacturing subject only to the protection of nearby uses and the required quality of the air and water.
 - (20) JF - The purpose of the JF district is to establish areas for uses that have regional significance, but may possess objectionable operational characteristics and may adversely affect adjacent areas and neighborhoods. This district will establish standards to ensure compatibility with adjacent and planned uses, and will enable institutions of regional significance to locate in project sites of an appropriate size and scale relative to their service area. This district will also establish design standards necessary to achieve and distribute benefits associated with such facilities.
 - (21) PF - The purpose of the PF district is to provide areas for public and quasi-public facilities, publicly owned or controlled parks and recreation facilities, and governmental buildings and facilities.
 - (22) OS - The purpose of the OS district is to offer areas for those types of activities which require open space such as critical area environments, schools, parks, other outdoor recreation, and similar compatible uses.
 - (23) UMU - The purpose of the Urban Mixed-Use district it to accommodate a wide variety of commercial and residential activity (particularly those that are pedestrian oriented) in a dense urban setting which will result in the most intensive and vibrant of the City's zoning districts. In order to preserve the public health, safety and welfare in the urban district, protect public and private investment in property and

infrastructure improvements, certain uses of land may be prohibited. Conversely in many instances the Urban Mixed-Use district intentionally allows combinations of uses and development patterns allowed in no other City zoning district.

(Ord. 5710 Sec. 2, 2017; Ord. 5434 Sec. 2, 2012; Ord. 5180 Sec. 1, 2007)

TITLE 18 - ZONING
CHAPTER 18.09 DEFINITIONS

CHAPTER 18.09 DEFINITIONS

18.09.504: Cottage Housing.

Cottage Housing means residential units on a lot with a common open space that either: (a) Is owned in common; or (b) has units owned as condominium units with property owned in common and a minimum of 20 percent of the lot size as open space.

18.09.508: Courtyard Apartments.

Courtyard Apartments means up to four attached dwelling units arranged on two or three sides of a yard or court.

18.09.585: Duplex.

Duplex means a residential building with two attached dwelling units.

18.09.596: Dwelling, Middle Housing.

Dwelling, Middle housing means buildings that are compatible in scale, form, and character with single-family houses and contain two or more attached, stacked, or clustered homes including duplexes, triplexes, fourplexes, fiveplexes, sixplexes, townhouses, stacked flats, courtyard apartments, and cottage housing.

18.09.735: Fiveplex

Fiveplex means a residential building with five attached dwelling units.

18.09.775: Fourplex.

Fourplex means a residential building with four attached dwelling units.

18.09.2007: Sixplex.

Sixplex means a residential building with six attached dwelling units.

18.09.2027: Stacked Flat.

Stacked flat means dwelling units in a residential building of no more than three stories on a residential zoned lot in which each floor is a separate dwelling unit and may be separately rented or owned.

18.09.2035: Story, Half

Story, Half means the portion of a building between the top floor and a sloping roof, with at least two opposite exterior walls meeting the sloping roof not over three feet above such floor level.

18.09.2097: Triplex.

Triplex means a residential building with three attached dwelling units.

18.09.2105: Unit Density.

Unit Density means the number of dwelling units allowed on a lot, regardless of the size of the lot.

CHAPTER 18.12 ZONE DISTRICTS AND STANDARDS

18.12.010: Use and Standards Tables.

18.12.010 A.1: Residential Use Table.

The following table lists uses allowed by zone and the applicable City review process as follows: Review Process I = Staff review, Review Process II = Conditional Use Permit, Review Process III = Temporary Homeless Encampment Permit. If a use is listed with a blank, it shall be prohibited in that zone. For certain categories of uses, additional requirements are also noted:

Residential Use Table	RMH	RS	RL	RM	RH	RTP	UMU	CN	CO	CBD	CC	CR	CAR	CG	CM	HMU	BP	IP	IL	IH	JF	PF	OS
Accessory Dwelling Units (See Title 18.12.020)	I	I	I	I	I		I			I						I							
Accessory uses and structures	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Animal Keeping (See Title 18.12.040)	I	I	I	I	I	I										I							
Bed and breakfast inns (5 guest rooms or less)	I	I	I	I	I		I			II						I							
Churches or religious places of worship	II	II	II	II	II	II	II		I		I	I		I	I	II							
Day Care Centers (See				II	I		I	I	I		I	I		I		I	I	I	I	I		I	I

Section 18.12.060)																							
Family Day Care Home (see Section 18.12.070 and footnotes)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)		(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)	(1)
Farm Animals (see footnote 9)		I																					
Group Living I (See footnote 5)	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I	I					I(2)	
Group Living II (See footnote 6)				I	I				I		I	I		I								I(2)	
Home occupation	I	I	I	I	I	I	I	I	I	I	I	I		I	I	I							
Mini-Day Care Center (Located in Family Abode - Section 18.12.060)	II	II	II	I	I	II	I	I	I	I	I	I		I	I	I	I	I	I	I	I	I	I
Mini-Day Care Center (Not located in Family Abode - See 18.12.060)				I	I		I	I	I		I	I		I	I	I	I					I	I

Mini Storage (See 18.12.130)					I						I	I		I					I	I			
Motels (See Title 18.12.140)					II					I	I	I		I	I								
Nursing homes and congregate care facilities (over 10 residents)				II	II				I		I	I		I									
Nursing homes and congregate care facilities (up to 10 residents)	II	II	II	II	II		I		I		I	I		I		I							
Recreational vehicle park, transient (up to 30-day stay) (See Title 18.12.170, 180) (see also, footnote 7)																						I	I
Residences, Middle Housing	I	I	I	I	I																		
Residences, multi-family				I	I		I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	
Residences, single-family	I	I	I	I	I	I	I	I(8)	I(8)	I(8)	I(8)	I(8)		I(8)	I(8)	I(8)						I(2)	

Rooming Houses and Boardinghouses (See Title 18.12.190)				II	II		I																
Swimming Pools (See Title 18.12.240) (see footnote 10)							I															I	I
Temporary Homeless Encampments (See Title 18.12.255)	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III	III
Trailers, Boats, Camper Tops, Travel Trailers, Recreational Vehicles (See Title 18.12.260)	I	I	I	I	I																		

FOOTNOTES for Table 18.12.010 A-1 Residential Use Table:

- (1) No permit required for a family day care home (up to six charges). Per 18.12.070, if alterations are made a building permit will be required. A state license and city business license is required.
- (2) Residential development is permitted in the PF zone when the finished product will be owned and/or operated by the Kennewick Housing Authority or other public or governmental agency. Residential developments in the PF zone shall meet all requirements of this title as though it were developed in the RH zone.
- (3) Not used.
- (4) Not used.

- (5) Residential Care Homes, state or federally approved, with six or fewer residents and any required on-site residential staff permitted by right; all larger group living uses prohibited.
- (6) Residential Care Centers are permitted outright, subject to all of the applicable provisions of this title.
- (7) Recreational vehicle storage in R districts shall refer to Title 18.12.180 and shall be subject to special provisions applicable to Master Planned subdivisions.
- (8) Subject to KMC 18.42 and KMC 18.78.
- (9) In "RS" zones, agriculture and animal husbandry are permitted including keeping of farm animals such as horses, cows, and sheep, but maintained only on lots of at least 30,000 square feet. The keeping of farm animals must not exceed one animal per half acre.
- (10) Swimming pools considered an accessory use.

(Ord. 6007, Sec. 1, 2023; Ord. 5748 Sec. 1, 2018; Ord. 5729 Sec. 1, 2017; Ord. 5712 Sec. 1, 2017; Ord. 5558 Sec. 2, 2014; Ord. 5528 Sec. 2, 2013; Ord. 5462 Sec. 3, 2012; Ord. 5434 Sec. 4, 2012; Ord. 5309 Sec. 8, 2010; Ord. 5262 Sec. 2, 2009; Ord. 5204 Sec. 5, 2007; Ord. 5180 Sec. 1, 2007)

18.12.010 A.2: Table of Residential Site Development Standards.

Minimum and maximum residential standards are identified in the following table.

	RS ^{5, 8, 9}	RL ^{5, 8, 9}	RM ^{3, 4, 5, 6, 8, 9}	RH ^{3, 4, 5, 6, 8, 9}	RTP ^{3, 4, 5}	RMH ^{6, 8, 9}	UMU ^{3, 7}
Max. Density ¹	N/A	N/A	13	27	13	4	N/A
Unit Density ^{1a}	<u>6</u>	<u>6</u>	<u>6</u>	<u>6</u>	N/A	<u>6</u>	N/A
Min. Lot Size	10,500 <u>8,000</u> sf	7,500 <u>5,500</u> sf	4,000 sf	4,000 <u>3,500</u> sf	1 acre	7,500 <u>5,500</u> sf	N/A
Min. Lot Size (Rowhouse/Townhouse)	N/A <u>1,800</u> sf	N/A <u>1,800</u> sf	1,800 sf	1,600 sf	N/A	N/A <u>1,800</u> sf	N/A
Min. Lot Width ²	60'-50'	60'-45'	50'-35'	N/A	N/A	60'-45'	N/A
Min. Lot Width ² (Rowhouse/Townhouse)	N/A <u>24'</u>	N/A <u>24'</u>	20'	20'	N/A	N/A <u>24'</u>	N/A
Min. Front Yard/Street Setback ²	15'	15'	15'	15'	15'	20'-15'	See KMC 18.80
Min. Garage Setback ²	20'	20'	20'	20'	20'	20'	N/A
Min. Side Yard Setback ²	5'	5'	5'	5'	5'	5'	0'
Min. Rear Yard Setback ²	15'	15'	15'	15'	15'	15'	5'
Max. Height	35' <u>or 2.5 stories, whichever is less</u>	35' <u>or 2.5 stories, whichever is less</u>	35'	45'	N/A	30'-35' <u>or 2.5 stories, whichever is less</u>	N/A
Min. Lot Frontage ²	30'	30'	30'	30'	30'	30'	20'
Min. Lot Frontage ² (Rowhouse/Townhouse)	N/A	N/A	20'	20'	N/A	N/A	N/A

FOOTNOTES for Table 18.12.010 A.2 Residential Standards Table:

- (1) Maximum Density - The maximum permitted number of lots/units in the RM and RH zone is determined by dividing the gross area of the parcel in square feet by 43,560 square feet, multiplied by the allowed maximum density under table 18.12.010. The closest whole number is the permitted maximum number of lots/units. If the unit density is greater than the maximum density as calculated, then unit density will be used to determine the maximum number of middle housing units permitted on the lot.
 - (a) Unit density for RS, RL, RMH, RM and RH zones is 4 middle housing units unless the lot is less than 1,000 square feet in size.
 - (i) Accessory Dwelling Units, as permitted in KMC 18.12.020, apply towards the total number of units permitted.

- (ii) 6 middle housing units per lot may be approved if at least two of those units are affordable housing meeting the following requirements, unless zoning permitting higher densities or intensities applies:
 - (A) Dwelling units that qualify as affordable housing shall have costs, including utilities other than telephone, that do not exceed 30 percent of the monthly income of a household whose income does not exceed the following percentages of median household income adjusted for household size, for the county where the household is located, as reported by the United States Department of Housing and Urban Development:
 - (I) Rental housing: 60 percent.
 - (II) Owner-occupied housing: 80 percent.
 - (B) The units shall be maintained as affordable for a term of at least 50 years, and the property shall satisfy that commitment and all required affordability and income eligibility conditions.
 - (C) The applicant shall record a covenant or deed restriction that ensures the continuing rental or ownership of units subject to these affordability requirements consistent with the conditions in chapter 84.14 RCW for a period of no less than 50 years.
 - (D) The covenant or deed restriction shall address criteria and policies to maintain public benefit if the property is converted to a use other than that which continues to provide for permanently affordable housing.
 - (E) The units dedicated as affordable housing shall:
 - (I) Be provided in a range of sizes comparable to other units in the development.
 - (II) The number of bedrooms in affordable units shall be in the same proportion as the number of bedrooms in units within the entire development.
 - (III) Generally, be distributed throughout the development and have substantially the same functionality as the other units in the development.
- (b) Where maximum density exceeds unit density, maximum density will used to determine the number of units permitted on a lot.

(2) Yards:

- (a) Street: Building setback lines will be measured from the back of the sidewalk. Where no sidewalk exists and in the UMU district, building setback lines will be measured from the right-of-way line. (See fig.1a-b)
 - (i) For garages that face a no-street abutting property line (side-entry garages,) the garage setback may be reduced to 15' from the back of the sidewalk. The street facing façade of the garage shall be treated with windows, modulations and/or architectural design elements and features that mimic the remainder of the house. Landscaping shall also be required along the street-facing façade. (See fig. 2a-b)
 - (ii) In no instance shall a vehicle or any other object be allowed to obstruct a pedestrian walkway/sidewalk.

- (b) Rear: As measured from an existing lot line or alleyway.
- (c) Side: Shall be five feet from the nearest side yard property line.
 - (i) Single-family attached and zero-lot line housing shall have no setback on the side where the property line follows a common or zero-lot line wall.
 - (ii) End units shall have a five-foot setback from the nearest side yard property line and no setback on the common wall side.
- (d) Lot Frontage: Lot frontage lines will be measured from the right-of-way line.
- (e) Where no street frontage exists, building setback and lot frontage lines will be addressed during the site plan or plat review process and must be approved by the Planning Director.

Fig. 1.a.

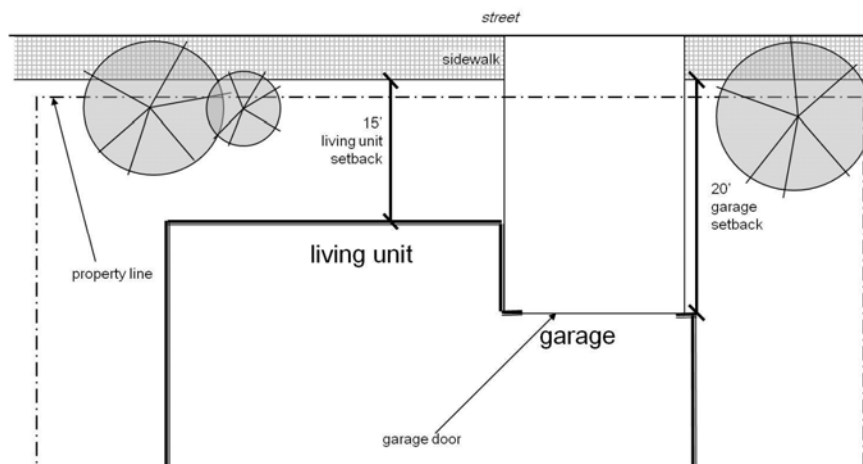


Fig. 2.a.

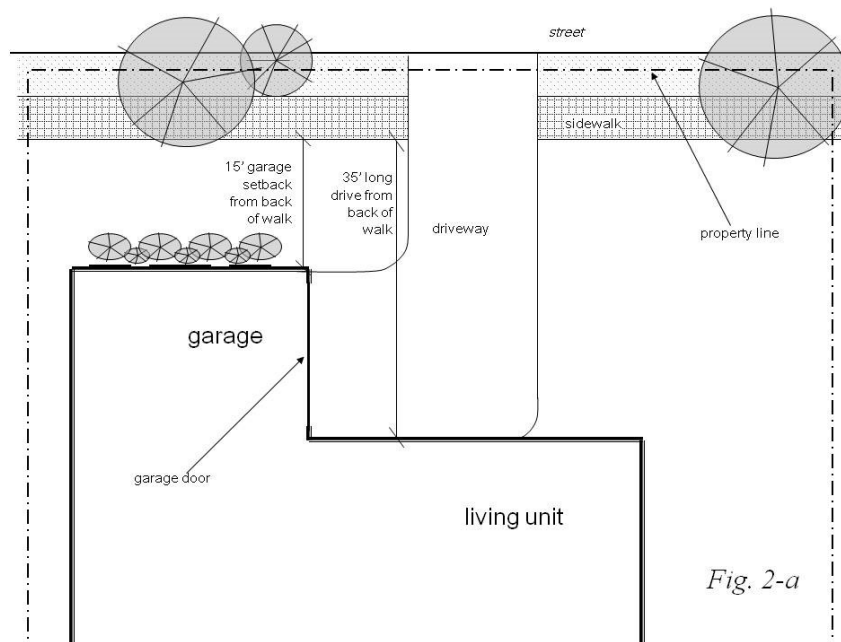
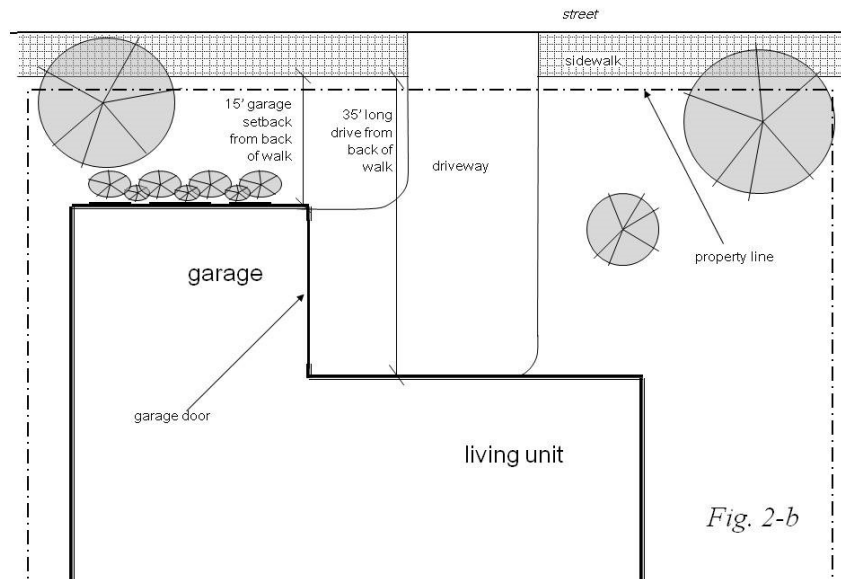


Fig. 2-a

Fig. 2.b.



(3) Open space calculations.

- (a) In multi-family developments, where the density exceeds seven units per acre and more than six units are proposed, the amount of required common open space shall equal or be greater than the minimum aggregate area of provided bedrooms based on the following formula: 300 square feet for the first bedroom and 200 square feet for each additional bedroom; exclusive of required street frontage setbacks and required parking areas. "Open area" is an area with average dimensions of not less than 15 feet by not less than 500 square feet. More than one open area may be provided in a given development. Any interpretation of this Section will be made by the Director.
- (b) Within the UMU district, new developments with a lot area of more than 20,000 square feet shall provide a pedestrian-oriented space (plaza, courtyard or similar space) of at least one percent of the site area as described below. Buildings that front on a public sidewalk and have a pedestrian-oriented commercial use facing that sidewalk are exempt from this open space requirement.
 - (i) Pedestrian-oriented space must include:
 - (A) Visual and pedestrian access including barrier-free access) to the abutting structures from the public right-of-way or a non-vehicular courtyard.
 - (B) Paved walking surfaces of either concrete or approved unit paving in areas intended for foot traffic.
 - (C) On-site or building mounted lighting providing at least 0.6 foot-candles (average) on the ground.
 - (D) At least three feet of seating area (bench, ledge, etc.) or one individual seat per 60 square feet of plaza area or open space.
 - (E) Landscaping to enhance the area.
 - (F) At least 25 percent of the plaza or courtyard must be shaded by structure or tree canopy (at least ten years after planting).

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- (ii) Outdoor pedestrian-oriented space shall not include:
 - (A) Asphalt or gravel pavement (Exception: decomposed granite and other architectural surface treatments).
 - (B) Adjacent unscreened parking lots.
 - (C) Adjacent chain link fences.
 - (D) Adjacent "blank walls".
 - (E) Adjacent dumpsters or service areas.
 - (F) Outdoor storage or retail sales (shopping carts, potting soil bags, firewood, etc.) that do not contribute to the pedestrian environment.
 - (iii) In-Lieu Provisions—Pedestrian-Oriented Space Requirement in Urban Mixed Use (UMU) District: Provided all of the following requirements are met, required publicly accessible open space in the Urban Mixed Use (UMU) District will be provided on the site containing the permitted land use.
 - (A) The proposing owner or developer shall improve and may, at their and the city's discretion, dedicate land to provide the pedestrian-oriented space requirement in accordance with the approval of the planning official, or shall pay a fee in lieu of such improvement and dedication if the planning official determines that the dedication and improvement of land is not feasible or desirable due to the physical characteristics of the site.
 - (B) The property owner or developer shall either:
 - (I) Provide and construct (and optionally dedicate) the on-site pedestrian-oriented space requirement to city design and construction standards subject to city approval or:
 - (II) Enter a voluntary agreement with the city to pay an amount equal to the city's cost of acquiring and constructing the pedestrian-oriented space requirement in another location within the same UMU District as identified and approved by the planning official.
 - (4) Mobile Home Park Requirements:
 - (a) New Mobile Home Parks: For Residential Trailer Parks developed after January 1, 1998, the following spacing standards may be utilized:
 - (i) When each primary structure has a 20-foot front and rear yard (18.09.1950) or open space, the following spacing standards apply: side-by-side, end-to-end and parallel - ten feet between each primary structure; accessory structures that meet provisions of the International Building Code must have a minimum four-foot setback between the primary structure unless attached to the primary structure, and must have a minimum six-foot setback between adjacent primary and accessory structures.
 - (b) Ten feet setback from all property lines; 20 feet from an existing right-of-way line or proposed right-of-way line whichever is greater.
 - (c) Spacing: 20 feet between mobile homes located side-by-side, end-to-end and parallel. End-to-end, ten feet if the extended outside edge does not project beyond the extended centerline of the adjacent unit. There must be 20 feet between any mobile home and any permanent structure; ten feet between any mobile home and any accessory structure unless attached to the mobile home in accord with the State of Washington and the International Building Code; ten

feet between any occupied travel trailer and any mobile home, accessory structure or permanent building. The average distance between adjacent, angular mobile homes must not be less than 20 feet with the closest point no less than ten feet.

- (d) Mobile Home Roadways: Each manufactured home must be served by at least one 30-foot wide roadway for two moving lanes of traffic and a three-foot delineated, pedestrian walkway. If on-roadway parking is allowed, the roadway width must be increased accordingly. All roadways must be improved with asphalt, bituminous surface treatment or an equivalent.
- (5) Single-Family Homes (attached and detached); Manufactured Homes; Middle Housing:
 - (a) Intent: It is the intent of the section to set forth the terms and conditions under which single-family homes (which includes manufactured homes) and middle housing may be sited, ~~and to ensure that manufactured homes as defined herein may be sited in any zone where single-family homes are permitted. These regulations apply to all zones where single-family homes are permitted.~~
 - (b) Minimum siting standards: The following standards apply to the siting of all single-family homes and middle housing, whether site-built homes or manufactured homes. Where any conflict arises between these regulations and the adopted building code, the stricter standard shall apply.
 - (i) Foundation: All dwellings shall be placed on permanent foundations;
 - (ii) Minimum width: A dwelling shall not be less than 14 feet in width at the narrowest point of its first story;
 - (iii) Age of dwelling (for manufactured homes only): no manufactured home more than three years old on the date of installation or previously lived in shall be permitted on any lot;
 - ~~(iv) All units with a common wall must be constructed concurrently and be under the same ownership at the time of initial construction;~~
 - ~~(v) Common walls must follow property lines and have no openings.~~
- (6) Townhouse/Rowhouse Development:
 - ~~(a) All townhouse or rowhouse development shall comply with the Residential Design Standards-Multi-Family;~~
 - ~~(ba)~~ There must be at least ten feet on end between groups. This space may either be end unit lots or common open space, and, if so, there may be openings in the end units;
 - ~~(eb)~~ The number of connected units may not exceed eight;
 - (c) All units with a common wall must be constructed concurrently and be under the same ownership at the time of initial construction;
 - (d) Common walls must follow property lines and have no openings.
 - ~~(d) The Planning Director may approve up to a ten-percent deviation from all standards related to townhouse or rowhouse development.~~
- (7) Urban Mixed Use District:
 - (a) Legal lots of record existing as of June 1, 2017, shall be deemed to be in compliance with the lot size restrictions, however after June 1, 2017, no lot intended for single-family use shall be created in excess of 5,000 square feet.
 - (b) Setbacks for all residential uses shall be measured from property lines.

- (c) Building setback from front and side property lines are not required, except as mandated by the applicable local, state and federal codes.

(8) Cottage Housing:

- (a) Open space. Open space shall be provided equal to a minimum 20 percent of the lot size. This may include common open space, private open space, setbacks, critical areas, and other open space.

(b) Common open space.

- (i) At least one outdoor common open space is required.
- (ii) Common open space shall be provided equal to a minimum of 300 square feet per cottage. Each common open space shall have a minimum dimension of 15 feet on any side.
- (iii) Orientation. Common open space shall be bordered by cottages on at least two sides. At least half of cottage units in the development shall abut a common open space and have the primary entrance facing the common open space.
- (iv) Parking areas and vehicular areas shall not qualify as common open space.
- (v) Critical areas and their buffers, including steep slopes, shall not qualify as common open space.

- (c) Entries. All cottages shall feature a roofed porch at least 60 square feet in size with a minimum dimension of five feet on any side facing the street and/or common open space.

(d) Community building.

- (i) A cottage housing development shall contain no more than one community building.
- (ii) A community building shall have no more than 2,400 square feet of net floor area, excluding attached garages.
- (iii) A community building shall have no minimum off-street parking requirement.

(9) Courtyard apartments.

(a) Yard or court.

- (i) At least one yard or court is required.
- (ii) The yard or court shall be bordered by attached dwelling units on two or three sides.
- (iii) The yard or court shall be a minimum dimension of 15 feet on any side.
- (iv) Parking areas and vehicular areas do not qualify as a yard or court.

- (b) Entries. Ground-related courtyard apartments shall feature a covered pedestrian entry, such as a covered porch or recessed entry, with minimum weather protection of three feet by three feet, facing the street or yard or court.

(Ord. No. 24-6074 Sec. 1, 2024; Ord. 5764 Sec. 1, 2018; Ord. 5743 Sec. 2, 2018; Ord. 5712 Sec. 2, 2017; Ord. 5647 Sec. 1, 2016; Ord. 5542 Sec. 1, 2014; Ord. 5504 Sec. 1, 2013; Ord. 5407 Sec. 4, 2012; Ord. 5365 Sec. 3, 2011; Ord. 5309 Sec. 9, 2010; Ord. 5204 Sec. 6, 2007; Ord. 5180 Sec. 1, 2007)

TITLE 18 - ZONING
CHAPTER 18.21 LANDSCAPING

CHAPTER 18.21 LANDSCAPING

18.21.020: Applicability.

This Chapter applies to all new structures and parking lots, and expanded structures when the cost of such expansion (as determined by the Building Inspector) is equal to or exceeds 50 percent of the current assessed value of the structure, but excludes single-family [and middle housing](#) uses and structures.

(Ord. 5180 Sec. 1, 2007)

18.21.060: Landscaping Requirements.

- (1) Side and rear yard areas within Commercial and Public Facility Districts.
 - (a) Adjacent to properties with a less intense zoning designation: Ten feet minimum, and must be planted with trees at the ratio of at least one per every 50 feet of side and rear yard, and may be planted in groups or singularly - as long as there is no less than one grouping or one tree per side and rear yard. The remainder of the side and rear yard area must be planted with groundcover or shrubbery, not more than one-half of the required area is used for non-living landscape material. Groundcover or shrubbery must provide minimum ground coverage of 50 percent within three years of initial planting.
 - (b) Adjacent to properties with the same zoning designation: None required. However, an area equal to one-fourth of that which would have been required must be relocated to other portions of the site.
- (2) Adjacent to Residential Districts: Side and rear yard landscaping must contain a minimum six-foot high continuous solid landscape screen, as defined in Section 18.21.030(2), when adjacent to any Residential District.
- (3) Street yards adjacent to minor and major arterials as shown on the Comprehensive Plan:
 - (a) Commercial and Open Space Districts: A minimum five-foot landscaped area meeting established vision triangle requirements that is designed and planted in accord with KMC 18.21.060(1)(a).
 - (b) Industrial and Public Facility Districts: A minimum 10-foot landscaped area meeting established vision triangle requirements that is designed and planted with the same requirements as contained in Section 18.21.060(1)(a).
- (4) Parking areas. All Commercial, Industrial, Open Space, and Public Facility Districts are required to have the following parking area landscaping required in this Section.
 - (a) Lots having 50 or less, but more than five stalls: A minimum of six percent of the gross parking area must be landscaped.
 - (b) Lots having 51 to 99 stalls: A minimum of seven percent of gross parking area must be landscaped.
 - (c) Lots having 99 or more stalls: A minimum of eight percent of gross parking area must be landscaped.

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- (d) Landscaped areas must be adequately protected from damage by vehicles. The overhang of a vehicle may project over a landscaped area a maximum of one foot when such area is at least five feet in depth per each abutting parking space. Landscaped areas must be protected by wheel stops or curbing.
 - (e) No parking stall shall be located more than 75 feet from the edge of any landscaped area.
 - (f) Trees, which provide shade or are capable of providing shade at maturity, at a rate of one per 200 square feet of required landscaped area, with a one-tree minimum, shall be the primary landscaping material. Shrubbery and hedges or living groundcover may also be used to compliment tree landscaping as long as not more than 75 percent of the required landscaped area will be used for non-living material.
 - (g) Parking lots that utilize trees in excess of those required will be allowed to reduce the total square footage of required street or side/rear yard landscaping at the following rates:
 - (i) Fifty percent increase in required trees - 20 percent.
 - (ii) Sixty percent increase in required trees - 30 percent.
 - (iii) Seventy percent increase in required trees - 40 percent.
 - (iv) Eighty percent increase in required trees - 50 percent.
- (5) ~~Two, three, four, and more than 6 dwelling units.~~ Multi-family structures containing more than 6 dwelling units.
- (a) Parking, setback and open space areas must be landscaped meeting the following minimum requirements for each four required parking spaces:
 - (i) Ten or less units: Two trees.
 - (ii) Eleven to 30 units: 1.75 trees.
 - (iii) Thirty or more units: 1.25 trees.
 - (b) The design of the planted areas must be as specified in Section 18.21.060(1)(a).
 - (c) Developments must be in conformance with applicable provisions of Chapters 18.75 and 18.78.
- (Ord. 5648 Sec. 1, 2016; Ord. 5573 Sec. 1, 2014; Ord. 5204 Sec. 12, 2007; Ord. 5180 Sec. 1, 2007)

TITLE 18 - ZONING
CHAPTER 18.36 OFF-STREET PARKING

CHAPTER 18.36 OFF-STREET PARKING

18.36.060: Specific Parking Requirements.

Except for the CBD zoning district, off-street parking is as follows for the uses indicated in the following table:

Uses	Required Parking
Agricultural processing plant, warehouse	1 per employee
Ambulance service	1 per ambulance plus 1 per employee on the largest shift
Animal clinic/veterinary	1 per 250 square feet of gross indoor floor area
Animal processing facility	1 per employee
Appliance and furniture sales/service	1 per 1,000 square feet of display area
Assisted living facility	1 per 4 residents plus 1 per staff on largest shift
Auction yard (excluding livestock)	1 per 300 gross square feet
Auditoria, theatres, stadia (including religious sanctuaries)	1 per 4 fixed seats or 1 per 150 square feet of floor area
Automobile impound yard	1 per 500 gross square feet of building area plus 1 per 5,000 gross square feet of outdoor storage area
Automobile sales/rental	1 per 400 gross square feet of inside display area, 1 per 2,000 gross square feet of outside display area
Automobile/truck/RV/motor-cycle service, painting, repair, body and fender works	1 per 300 gross square feet plus 2 per service bay (each space in a service bay counts as a parking space)
Bank, savings/loan and other financial institutions	1 per 300 gross square feet; if a drive-through window is provided may be reduced to 1 per 400 gross square feet
Barber/beauty shop	1 per chair and 1 per employee
Bed and breakfast	1 per guest room
Bowling alley	4 per lane plus additional required spaces for other uses
Brewery, winery and/or distillery	1 per each employee on the maximum shift plus 1 space per 4 seats in any tasting room or other visitor facility
Building supply and home improvement	1 per 300 gross square feet of retail area, 1 per 1,000 gross square feet of warehouse area, 1 per 600 gross square feet of assembly or light manufacturing area
Call center, telephone	1 per employee
Carnival, circus	1 per 400 gross square feet lot area
Carpenter shop	1 per 600 gross square feet
Carwash, self-service	2 spaces for drying and cleaning purposes per stall, plus 3 reservoir spaces in front of each stall
Casino	1 per 50 gross square feet of dining, bar, gaming and dance space, plus 1 per 2 employees
Church or other place of worship	1 per 4 seats or 8 lineal feet of bench seating; plus additional required spaces for other uses

College or university	1 per 600 gross square feet of classroom and 1 per 5 seats in principal assembly room
Community hall, club or lodge	1 per 200 gross square feet
Community recreational facility	1 per 200 gross square feet
Community residential facility	2 plus 1 per employee on maximum shift
Composting storage/ processing, commercial	3 plus 1 per employee
Contractor's yard	1 per employee
Convalescent home, nursing home	1 per 2 beds
Convenience store	1 per 350 gross square feet, plus 2 for every 2.5 seats of on-site seating, but not less than 10. Service area at gas pumps shall not be counted as parking spaces
Dance, exhibition and assembly halls	1 per 75 square feet of gross floor area of main assembly room
Day care, child and adult	1 per employee, plus 1 per 10 children or adults
Dry cleaning, retail	The greater of 3 spaces or 1 per 300 square feet except where located in a shopping center.
Dry cleaning, laundry, linen supply plant, commercial	1 per 600 gross square feet
Dwelling, accessory apartments	1 per dwelling unit
Dwelling, congregate	1 per sleeping room
Dwelling, elderly or handicapped (two or more units)	1 per 1.5 units; a reduction of the number of parking to 1 per 2 units allowed if: a) Public transportation directly available; and b) Essential services, specifically shopping, is available within ½ mile of site; and c) A notarized agreement to provide additional off-street parking in conformance with applicable regulations if all or portion of complex converts to complex not restricted to elderly or handicapped
<u>Dwelling, middle housing See (4) below</u>	<u>1 per dwelling unit on lots no greater than 6,000 square feet before subdivisions or lot splits; and</u> <u>2 per dwelling unit on lots greater than 6,000 square feet before subdivisions or lot splits</u>
Dwelling, multifamily	
Studio and 1 bedroom	1 per dwelling unit, plus 5% of total for guests
Two or more bedrooms	1.5 per dwelling unit, plus 5% of total for guests
Dwelling, one-and-two single-family, townhouse	2 per dwelling unit
Electrical/electronic/computer component and system manufacturing/assembly	1 per 600 gross square feet
Entertainment/recreation facilities, indoor	1 per 250 gross square feet for areas not covered below, except when located in a shopping center
Skating rink	1 per 200 gross square feet
Swimming pool/jacuzzi	1 per 100 gross square feet of water surface area
Tennis, racquetball and similar courts	2 per court

Entertainment/recreation facilities, outdoor	
Golf course	4 per hole
Golf driving range/ training center	2 per designated driving station on driving range and 1 per 500 square feet of putting/chipping green
Skating rink	1 per 200 gross square feet
Sports field	20 per acre of site
Swimming pool/jacuzzi	1 per 100 gross square feet of water surface area
Tennis, racquetball and similar courts	2 per court
Equipment rental shop	1 per 300 gross square feet of retail, office or shop use, 1 per 1,000 gross square feet of outdoor storage or display area
Equipment sales, repair, and maintenance	3 plus 1 per employee
Espresso/latte stand (no seating)	1 plus 1 per employee
Exercise facility/gym athletic club	1 per 100 gross square feet
Fire station	1 space per employee on the maximum shift
Freight forwarding	1 per 2,000 square feet
Fueling station	1 per 4 pumps
Funeral home	1 per 4 seats or 8 feet of lineal bench in chapel area
Greenhouse/nursery, commercial	1 per 400 gross square feet of indoor retail, 1 per 1,000 gross square feet of outdoor display or storage area
Hospital	1 per 4 patient beds; plus one space per doctor; plus 1 per each 3 additional employees
Hotel/motel	1 per guest room; plus additional required spaces for other uses
Kennel/animal boarding/shelter	3 plus 1 per each employee
Laboratories	1 per 600 gross square feet of office, 1 per 600 gross square feet of laboratory or shop area
Landscape materials sales	3 plus 1 per employee
Laundromat	1 per 250 square feet
Manufactured (mobile) home park	2 per dwelling unit plus 5% total for guest parking
Manufacturing	1 per employee on the maximum shift
Medical/dental clinic	5 per each doctor or dentist
Model home sales	1 per 2,000 gross square feet of sales area
Motor vehicle parts sales/service	1 per 300 square feet
Museum, libraries	1 per 800 gross square feet
Office, professional and general	1 per 250 gross square feet
Office, professional and general with drive-thru window service	3 stacking stall spaces plus 1 per 250 gross square feet
Post office, postal center	1 per 200 gross square feet of floor area plus 1 employee
Print shop	1 per 400 gross square feet
Racetrack	1 per each 4 fixed seats
Recreational vehicle park/campground	1 per RV park/campsite
Recreational vehicle sales and service	1 per 3,000 gross square feet of display area
Restaurant	1 per 4 seats, except when located in a shopping center

Restaurants with drive-in facilities	1 for each auto serving space plus 1 for every 4 seats outside the vehicle
Restaurant with drive-through window service	6 stacking stall spaces plus 1 for every 4 seats outside the vehicle
Retail sales, indoor	1 per 200 gross square feet, except when located in a shopping center
Retail sales, outdoor	1 per 5,000 gross square feet of retail sales area in addition to any parking requirements for buildings, except when located in a shopping center
Schools, professional, vocational and trade	1 per each 3.5 seats in classroom area
Schools, public and private, 7 through 12	1 per teacher; plus 1 per each other employee; plus 1 per 6 students
Schools, public and private, K through 7	1 per teacher; plus 1 per other employee
Services, retail	1 per 250 square feet except when located in a shopping center
Shopping centers	4.5 per 1,000 square feet of gross leasable area (GLA) for centers having GLA less than 400,000 gross square feet, and 5 per 1,000 gross square feet of GLA for centers having a GLA of over 400,000 gross square feet
Showroom, industrial	1 per 500 gross square feet of display area
Solid waste recycling/transfer site	3 plus 1 per each employee
Specialized training/learning schools or studios	1 per 300 gross square feet
Storage, general - indoors, warehousing	1 per each 3,500 gross square feet
Storage, general - outdoors, display	3 plus 1 per each employee
Personal services	1 per 250 square feet
Tavern	1 per 4 seats, except when located in a shopping center
Transit center	1 per each 200 gross square feet
Warehousing	1 per each 3,500 gross square feet
Wrecking, recycling, junk and salvage yards	1 per each employee plus 3 visitor spaces

- (1) Unlisted uses: The Planning Director shall determine parking requirements for any use not specifically included in the table above based on similarities with listed uses.
- (2) Single- and multi-family developments must conform to the applicable provisions of Chapter 18.75 KMC.
- (3) Commercial developments must conform to the applicable provisions of Chapter 18.78 KMC.
- (4) [Middle housing parking requirements in portions of the city for which the Department of Commerce has certified a parking study in accordance with RCW 36.70A.635\(7\)\(a\), shall comply with the off-street parking requirement provided in the certification from the Department of Commerce.](#)

(Ord. 5854 Sec. 1, 2020; Ord. 5716 Sec. 1, 2017; Ord. 5434 Sec. 10, 2012; Ord. 5359 Sec. 2, 2011; Ord. 5180 Sec. 1, 2007)

18.36.100: Development and Maintenance of Parking Areas.

Every public and private parking area must be developed and maintained as follows (if an adjacent property is a parking area, this provision may be waived):

- (1) **Surfacing.** The area must be surfaced with asphalt or Portland cement binder pavement to provide a durable and dustless surface, be graded and drained for the on-site disposal of all surface water; and be arranged and marked for the orderly and safe loading, unloading, parking and storage of vehicles and constructed to applicable construction standards. For residential zoning districts the driveway to the primary parking structure/area for each dwelling unit must be surfaced with asphalt or Portland cement binder pavement, or an alternative hard surface as approved by the Planning Director. The driveway for accessory structures not used for primary parking and not used as a dwelling in residential zoning districts can be surfaced with a minimum three-inch compacted gravel. The Planning Director may allow parking to be completed within six months after issuance of a certificate of occupancy for good cause. Any further extensions are to the approval of the Planning Commission.
- (2) **Parking Area Lighting.** Lighting for off-street parking must be directed and shielded to not illuminate surrounding residential areas.
- (3) **Other Improvements.** Barriers, curbs or tire stops must be installed if a parking area abuts a structure, adjacent properties, except when such property is a parking area, or public right-of-way. Traffic controls must be installed if deemed necessary by the City Engineer for public safety.
- (4) **When a parking lot is to be landscaped,** the landscaped areas are to be surrounded by a minimum six-inch high curb, be serviced by a sprinkler-head water system, be maintained and kept free of all weeds and debris.
- (5) **Screening from R Districts.** If an off-street parking lot abuts any R district, it must be screened by a masonry wall, tight board fence or screened chain link fence, at least three but not more than six feet high.
- (6) **Driveways.** Driveways in C, UMU or I districts must be at least 28 feet from pedestrian crosswalks and surfaced with asphalt or Portland cement binder pavement, or an alternative hard surface as approved by the Planning Director. Driveway widths should not be less than 30 feet in width.

(Ord. 5716 Sec. 4, 2017; Ord. 5574 Sec. 1, 2014; Ord. 5463 Sec. 1, 2012; Ord. 5204 Sec. 13, 2007; Ord. 5180 Sec. 1, 2007)

TITLE 18 - ZONING
CHAPTER 18.42 LAND USE PERMITS

CHAPTER 18.42 LAND USE PERMITS

18.42.110: Site Plans.

- (1) No building permit will be issued nor may any use or change in use be made of land without a site plan. This does not apply to open or temporary land uses which do not exceed ten days in duration or single-family and ~~duplex~~ middle housing residences and their accessory structures in R districts.
- (2) Each site plan or amendment submitted for approval must be accompanied by a scale drawing, showing lot lines and dimensions, the location of existing structures intended to remain, proposed buildings or improvements, the heights of all structures, parking lot design and location including access and drainage, street right-of-way lines, setbacks, exterior lighting, garbage facilities, signs, landscaping, fences, and any other information necessary to ensure compliance with the provisions of this Title. If known, the plan must indicate the proposed or probable use of the development and a brief statement of the type of construction contemplated.
- (3) The plan will be conditioned or amended so that the development will conform in all respects to this Title and other applicable laws and ordinances.
- (4) The plan will be such as to best harmonize with the project's surroundings and not be detrimental to the use and development of adjoining properties.
- (5) Any permit or amendment thereto which authorizes the division of property in lieu of a plat or short plat must be recorded with the Benton County Auditor. The plans and the record of survey filed therewith have the same legal effect as a plat.
- (6) Site Plans must be in conformance with the applicable design standards in Chapter 18.75 and Chapter 18.78.

(Ord. 5471 Sec. 2, 2012; Ord. 5355 Sec. 1, 2011; Ord. 5180 Sec. 1, 2007)

CHAPTER 18.75 RESIDENTIAL DESIGN STANDARDS

18.75.010: Purpose.

- (1) Design Standards for single-family, [middle housing](#) and multi-family residential developments, which are on file in the Planning Department, implement the goals and policies of the City's Comprehensive Plan by promoting quality development using the best management practice in design, project review, and construction. This Chapter is to provide clear guidelines for single-family, [middle housing](#) and multi-family residential developments in any applicable district. The standards are intended to offer flexibility and creativity and promote quality development.
- (2) The underlying principles of the Design Standards are to ensure compatibility with the residential character of a neighborhood, promote sustainability, offer choices of living and movement, encourage variety and creativity in design, and provide a safe and pedestrian friendly streetscape for Kennewick.

(Ord. 5180 Sec. 1, 2007)

18.75.020: Definitions.

- (1) *Development Standards—Residential Multi-Family* means standards for multi-family development in accord with the Design Standards.
- (2) *Development Standards—Residential Single-Family [and Middle Housing](#)* means standards for single-family [and middle housing](#) development in accord with the Design Standards.

(Ord. 5309 Sec. 21, 2010; Ord. 5180 Sec. 1, 2007)

18.75.030: General Requirements.

- (1) Standards in this Chapter are applicable to all new single-family, [middle housing](#) and multi-family residential developments within the City except for the Urban Mixed-Use District which shall comply with KMC 18.80. The mandatory standards will be made available in the Kennewick Municipal Code. These standards shall take precedence in case there is a conflict in the KMC. The Planning Director shall have authority to resolve any conflicts in the standards in order to promote the City's objectives and goals.
- (2) All mandatory standards are to be followed throughout subdivision design and platting and multi-family design and construction. Although a developer is not bound to follow the recommended standards, these allow more flexibility than the existing code, promote better aesthetics and design solutions and are often implemented through the site plan review process (18.42.110).
- (3) Single-family, [middle housing](#) and multi-family development must be in conformance with the contents of this Chapter and the Design Standards on file in the Community Planning Department. If a provision of the Kennewick Municipal Code is contrary or conflicts with this Chapter, the provisions of this Chapter shall prevail.

(Ord. 5717 Sec. 1, 2017; Ord. 5309 Sec. 22, 2010; Ord. 5180 Sec. 1, 2007)



Residential Design Standards

Single-family and Middle Housing

City of Kennewick, WA

March 02, 2004

Scope and Applicability

These standards are applicable to all new single-family [and middle housing](#) residential developments within the City limits. The mandatory standards will be made available in the Kennewick Municipal Code. These standards shall take precedence in case there is a conflict in the KMC. The Director of the Community Planning Department shall have the final authority to resolve any conflicts in the standards in order to protect the City's objectives and goals.

All mandatory standards are to be strictly followed throughout the subdivision design and platting. Although a developer is not bound to follow the recommended standards, recommended standards allow more flexibility than the existing code and promote better aesthetics and design solutions.

Fences

Intent:

To provide setbacks that minimize the domination of fences in the streetscape, improve pedestrian safety on sidewalks, and improve the aesthetic appearance of public streets and fences.

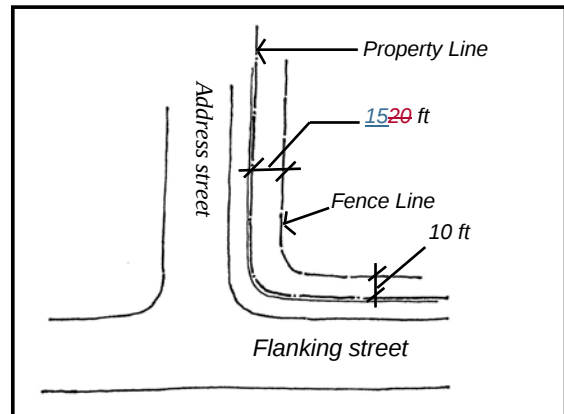
Standards to implement the intent:

Mandatory

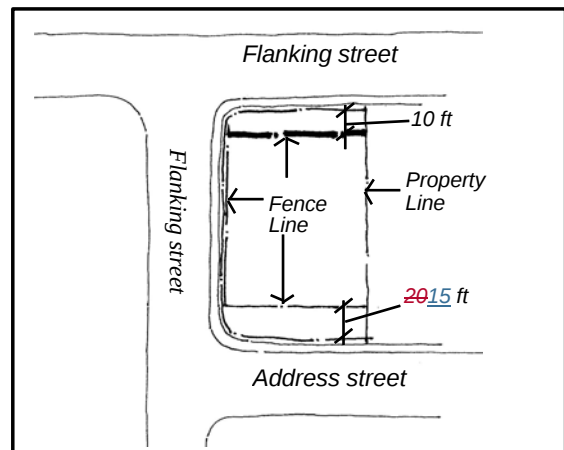
1. Limit the maximum height to six feet.
2. Fences along alleys, and walkways open to the public shall be no more than 4 feet solid or 6 feet open in height or a combination of both with a maximum of four feet solid portion starting from the ground level.
3. For corner lots - fencing over 36 inches in height must be setback 10 feet from the flanking street property line.
4. For lots with triple street frontages - fences over 36 inches are permitted at the property line of one non-addressed street side.
5. Masonry columns minimum 2 feet wide must be included along arterial streets at every 50 feet maximum.
6. Razor wire, barbed wire and electric wire are not permitted in any residential zone.
7. Chain link fencing with slats is not permitted when visible from a public or private street.
8. The support posts and stringers must be on the interior & not face the street.
9. Non-conforming fences installed without a building permit are not vested.
10. Amortization - minor repair of less than 25% of the linear feet of a legal non-conforming fence does not trigger compliance with the new code; however, the cumulative repair of 100% within a two-year period or less shall trigger the necessity for compliance.

(Continued to the next page)

DO



Corner lots - fence over 36 inches



Triple frontage lot - fence over 36 inches



Open fence with masonry posts

Fences (Contd)

Recommended

11. Use of durable materials (e.g. masonry) is strongly encouraged.
12. Fences in public rights of way or easements may be approved only after a license agreement or encroachment permit has been approved.

DO



Example of fence setback on a regular lot



Example of fence setback on a corner lot

DO NOT



No maintenance



Fence on the edge of the sidewalk

Residential Subdivision Signage

Intent:

To provide the opportunity for the identification of individual neighborhoods while placing reasonable restrictions on the size, number, location, height and physical quality of subdivision signage.

Standards to implement the intent:

Mandatory

1. Signs must be a maximum of 6 feet in height.
2. Signs must be located at the entrance to the subdivision and not be located off site. Location of signage must be incorporated with landscaping tracts.
3. There must be provisions for long-term maintenance of signs by a homeowners association.
4. Signs must be made from durable materials such as masonry, cultured stone, rock or metal. Wood signs are not permitted.
5. A maximum of 32 square feet in area per sign is allowed unless a master signage plan has been approved by the City for the entire subdivision.
6. Lighting of the sign must comply with the City's Outdoor Lighting Ordinance (KMC 18.7639).
7. Sign must be designed to minimize the potential for vandalism and to prevent them from falling into disrepair.
8. The number of signs is limited to one per entrance from an arterial street, with a maximum of one sign if the subdivision has no arterial street frontage.

DO NOT



Poorly maintained sign

DO



Signage incorporated with landscaping tract and open space



Masonry sign in Hansen Park development

Sculptural sign



Residential Street Lights

Intent:

To establish streetlights in residential areas that are appropriately scaled to neighborhood and residential streetscape. To promote pedestrian and vehicular safety, and to improve the aesthetic appearance of public and private streetlights without creating undue maintenance burden.

Standards to implement the intent:

Mandatory

1. All lighting features must be shielded to prevent stray upward light in order to comply with the City's Outdoor Lighting Ordinance (KMC Chapter 18.7639).

Recommended

2. Pedestrian-scale street lighting consistent with the residential character of the neighborhood should be implemented.

Background Information

- Public street lights are either owned by the City of Kennewick or the Benton PUD. All light fixtures are maintained by the Benton PUD via contractual maintenance agreement. In nearly every case the City owned street lights have aluminum poles.
- The City's current specifications for residential street light poles are 30.5 feet in height and spaced 300 feet apart on alternating sides of the street. Shorter street light poles will result in closer street light spacing. The 30.5 ft. pole height and 100 watt luminare were chosen to cast a minimum amount of light onto the street and to minimize the amount "backwash" light into the abutting homes. Nearly all new intersections have at least one street light.
- The Benton PUD would prefer that the City approve only one type of street light so as to simplify the process of ordering and stocking of replacement parts.
- The Benton PUD is open to the concept of the City allowing an alternate type of street light.

(Continued to the next page)



Current City Standards



Street light at PineWood neighborhood



Street light at Washington Street (towards Clover Island)

Residential Street Lights (Contd.)

Background Information

- Many street lights are made by manufacturers that have designed families of different type of lights that can be maintained with interchangeable parts.
- Several developers have proposed shorter, decorative poles because the street light required by the City's standards are less aesthetically appealing.



Street light at Canyon Lakes



Meadow Hills subdivision street lights



Downtown Kennewick street lights

Recreational Vehicle Storage

Intent:

To provide well-designed locations for RV storage and minimize adverse effects of RV storage on adjacent individual lots.

Common RV storage areas for the use of owners and residents within a subdivision

Mandatory

1. RV storage area must be developed as a separate tract and incorporated into the subdivision's maintenance bylaws, which includes provisions for perpetual maintenance if the mechanism for maintenance by the homeowners association fails.
2. Must be screened from view with a vegetative buffer as required in KMC Chapter 18.64 [12.130](#) and maintained with a six-foot minimum height.
3. Must be lighted by standards that are not more than 15 feet above ground level and there shall be no direct light visible from outside the storage area. Verification by a qualified professional is required prior to final approval.
4. Must be paved with a storm drainage system design to the City's requirements.

RV's storage on lots when accessory to a home

Mandatory

1. Must be screened by a 6-foot solid fence, wall or vegetative hedge.
2. Must not be in the front yard setback (forward of front wall of the building structure).
3. Must not be parked on a public street for more than 72 consecutive hours.

Recommended

4. Homeowners Association should be responsible to ensure that RVs stored in individual lots are in compliance with the City standards.

DO



Common RV storage area screened behind the wall



RV on a lot - screened and fenced

DO NOT



RV, boat on a lot - no screening, stored in the frontyard setback area

Setbacks

Intent:

To minimize garage domination and encourage liveliness of a streetscape. To provide property owners with more side yard flexibility without unduly crowding dwellings in a way that would limit access to light and air. To provide for the creation of driveways that can accommodate larger vehicles without interrupting pedestrian movement on the sidewalk.

Standards to implement the intent:

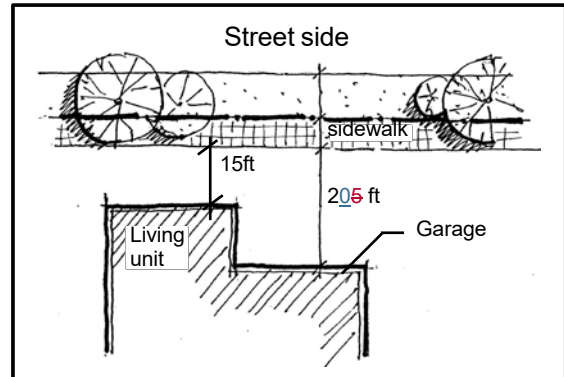
Mandatory

1. Side yards - lots with shared driveways with the adjacent lot - five feet on one side, ten feet on the shared driveway side. For shared driveways twenty feet or wider, the setback shall be fifteen feet. For lots with individual driveways, five feet on each side.

Recommended

2. The living unit of a home may be setback from the back of the walk a minimum of 15 feet if the attached garage is setback at least 205 feet from the back of the walk.

DO



Sideyard setback for shared driveways



Living unit in the front, garage is set back



Less setback for non-garage front

DO NOT



Garage dominates the front side leaving inadequate driveway length

Shared Street Frontages

Intent:

To provide the opportunity for shared frontage lots that meet certain minimum standards, to increase diversity of housing styles within subdivisions, to promote the in-filling of vacant lands. And increase on-street parking by minimizing the number of driveways.

Standards to implement the intent:

Mandatory

- ~~1. Private driveways shall not be required to be wider than 12' and shall not be required to have unobstructed vertical clearance more than 13'6" except when it is determined to be in violation of the International Fire Code or other fire, life, and safety standards, such as site distance requirements. There shall not be more than two adjoining~~
- ~~2.1. lots created without public street frontage. A maximum of four units shall be permitted to share a single driveway.~~
- ~~3.2. Private driveway access shall be permitted for middle housing development with any number of units when a fire apparatus access road (20' min.) is within 150' of all structures on the lot and all portions of the exterior walls of the first story of the buildings, as measured by an approved route around the exterior of the buildings. Sign with addresses shall be posted on the street side for all lots that do not abut any public or private street. Addresses must be posted on both public and private streets for each lot.~~
3. When a fire apparatus road (20' min) is not within 150' of all structures on the lot, item (1) does not apply and one of the following conditions must be met:
 - a. All residences shall be equipped throughout with an approved automatic sprinkler system meeting International Fire Code requirements.
 - b. No more than two units are accessed via the same private driveway.
 - ~~a.c.~~ c. Fire apparatus access roads cannot be installed because of location on property, topography, waterways, nonnegotiable grades or other similar conditions, and an approved alternative means of fire protection is
- ~~4. Private drives exceeding 600 feet in length shall have an approved turn-around provided for emergency fire apparatus in accordance with City of Kennewick Standard DWG. NO. 2-1 Cul-De-Sac and Alternate Residential Street Turn- Around. There must be a vehicle turn-around area that allows one backing movement to enable the vehicle to re-enter the public street front.~~
- ~~5. Non-street frontage lots must meet applicable front, rear and side yard setbacks and each lot must have at least four two off-street parking.~~
5. Private driveway access, separate from access to an existing home, shall be permitted unless it is determined to be in violation of the International Fire Code or other fire, life, safety standards, such as site distance requirements.
6. A minimum 4 ft by 4ft ~~S~~sign with addresses shall be posted on the street side for all lots that do not abut any public or private street. Addresses must be posted on both public and private streets for each lot.
7. The shared driveway must be maintained by the Homeowners Association or by the adjoining property owners. A maintenance agreement must be recorded prior to the issuance of the certificate of occupancy.
- ~~6-8. This subsection is not intended to limit~~

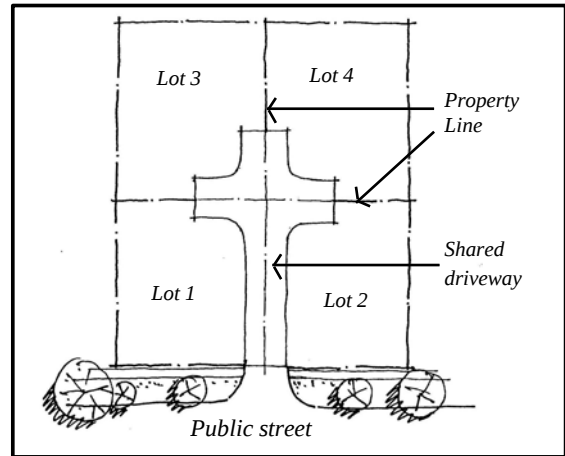
provided. ~~Depth and width of the shared driveway: Less than 150 ft depth shall have a minimum of 12 ft wide driveway. More than 150 ft depth shall require turnaround radius for Fire Apparatus and 20 ft wide driveway to comply with the Kennewick Fire Code.~~

the applicability of the adopted International Fire Code, except as otherwise presented in this subsection.

DO



Shared driveway



Two lots in the front and two behind



Shared street frontage for sloped lots

Alleys

Intent:

To provide the opportunity for the creation of lots and homes with vehicular accesses from alleys in a way that enhances the visual quality of the neighborhood, are safe to see and use and provide emergency and utility vehicles access.

Standards to implement the intent:

Mandatory

1. Alleys must be shown as a tract, and paved and maintained by the homeowner's association for long-term maintenance.
2. Fences abutting the alley must be limited to 4 feet in height in order to create safe spaces that are visible from abutting homes while maintaining a reasonable degree of privacy for residents.
3. Alleys shall not be more than 24 feet wide except as determined by the Fire Marshall when topographical constraints may warrant a greater width.
4. Addresses must be posted on both the alley side and the front side of the lot. Alleys must not allow on-street parking and 'no parking' signs must be posted at each end of the alley.
5. Alleys need to be included in the storm water plan.

Recommended

6. Allow garages (attached and detached) and detached accessory units near the rear property line facing the alley.
7. Include provisions for lighting in addition to that on garages.
8. Fences to be setback as far from the alley as accessory buildings are.
9. Garage access/drive aprons should be short enough to discourage parking outside of garages that would compromise use of the alley by emergency and utility vehicles.
10. Require planting consistent with the neighborhood character.

DO



Landscaping in alleys



Low height fence to increase visibility and safety

Pedestrian Walkways

Intent:

To increase connectivity through a network of vehicular and pedestrian circulation, make pedestrian walkways safe, visible and convenient, and promote a pedestrian friendly environment.

Standards to implement the intent:

Mandatory

1. Clearly defined and identifiable pedestrian connections shall be provided within blocks when the length of a block is more than 600 feet.
2. Total width of the pedestrian walkways including the hard surfaced walkway and landscape shall be at least 10 feet.
3. Pedestrian walkways must be a combination of hard surface walkways, living ground cover (such as grass, shrubs) and trees. Other landscaping elements shall include the followings:
 - a) Pedestrian lighting, e.g. bollard and one of the followings:
 - b) Special features like trellises
 - c) Special pavement
 - d) Special interest landscaping
4. Minimum width of a hard surfaced walkway shall be at least five feet.
5. Fences abutting alleys shall be no more than 4 feet solid or 6 feet open in height or a combination of both with a maximum of four feet solid portion from the ground.
6. Walkways must be protected from future development with easements and deed restrictions and must have the provision for perpetual maintenance by the homeowner's association.

(Continued to the next page)

DO



Meandering walkways on a 20 ft wide tract



Walkways (8 ft wide) with open space on one side



Walkway connecting the street crosswalk

Pedestrian Walkways (Contd.)

Recommended

7. A combination of brick paving and/ or colored stamped concrete or similar paving material is encouraged. Incorporation of non-linear, meandering sidewalks compatible with the neighborhood design is also encouraged.
8. Pedestrian walkways are strongly encouraged to be connected with parks, open spaces and/ or common areas within the development or in the vicinity.

DO NOT



Narrow walkway with 6 ft tall solid fences on both sides - creating tunnel effect

Scope and Applicability

These standards are applicable to all new multi-family residential developments within the city limits except middle housing. Multifamily is defined as one single parcel/lot containing more than ~~one-six~~ dwelling units either attached or detached. Examples are: apartments, condominiums, group houses, and in some cases townhouses in groups of 7 units or more ~~including duplex, triplex, four-plex etc.~~

The mandatory standards will also be made available in the Kennewick Municipal Code. These standards shall take precedence in case there is a conflict with the KMC. This standards do not intend to prohibit any creative design and development solution by professional designers/ developers that might generate a better quality development. The Director of the Community Planning Department shall have the final authority to resolve any conflicts in the standards in order to protect the City's objectives and goals.

All mandatory standards are to be strictly followed throughout the multifamily design and development. Although a developer is not bound to follow all of the recommended standards, recommended standards allow more flexibility than the existing code and promote better aesthetics and design solutions, and will be implemented during the site specific review process.

14.09.080: Connections for ~~Accessory Dwelling Units~~ Additional Dwellings.

~~For accessory dwelling units (ADU) defined in KMC 18.09.030 and 18.09.035, they may be connected into the existing water service for the principal dwelling unit, behind the water meter, without a separate and independent connection with the public water system, if:~~ When additional dwelling units are added to a single residential lot, the following applies:

(1) Water Service Connection Allowances:

<u>Number of Units</u>	<u>Minimum Number of Connections</u>	<u>Minimum Water Line Size</u>	<u>Minimum Meter Size</u>
<u>1-2 units</u>	<u>1</u>	<u>1"</u>	<u>3/4"</u>
<u>3-4 units</u>	<u>2 (1 per 2 units)</u>	<u>1"</u>	<u>3/4" meter per connection</u>
<u>5+ units</u>	<u>1 per every 2 dwelling units</u>	<u>1"</u>	<u>3/4" meter per connection</u>

~~The ADU is detached from the primary dwelling unit and the property cannot be further subdivided due to the size of the property and its current zoning; or~~

~~(2) The ADU is attached to the primary dwelling unit regardless if the property is subdividable under current zoning; or~~

~~(3) If allowed by the mutual consent of the Community Planning Director and~~ Deviations from KMC 14.09.080 (1) may be permitted by the Public Works Director.

(Ord. 5965 Sec. 1, 2022)

14.22.030: Public Sewer System Connections.

It is unlawful to make any connection to a building sewer, side sewer, public sewer system, or natural outlet without complying with all of the provisions of this Chapter and Chapters 14.24 through 14.28, and other ordinances in relation thereto, and before paying required fees and obtaining an approved connect order. A licensed contractor, person or duly authorized agent shall not break, alter, or tamper with any public sewer system or its appurtenances except to make a connection to an existing wye or tee after obtaining a connect order.

- (1) Fees. Before making any connection or receiving an approved connect order, required fees shall be paid. Sanitary sewer fees are defined in Chapter 14.24. Storm sewer fees are defined in Chapter 14.28.
- (2) Connect Order. Before making any connection, a completed connect order shall be filed with the City Finance Department and approved by the Director.
 - (a) The Director may change or modify the application and designate the manner and place where the side sewer shall connect to the public sewer system, may specify the material, size and grade of the side sewer, and may determine whether or not the order shall be granted. The Director may require the applicant to furnish plans prepared and stamped by a professional engineer, licensed in this state.
 - (b) If, in the opinion of the Director, physical conditions make compliance with the provisions of this chapter and Chapters 14.24 and 14.28 impracticable, the Director may issue a connect order for installation of a connection or side sewer requiring compliance with said provisions insofar as is reasonably possible, and such connect order shall be issued only upon the condition that the property owner shall record with the Benton County Auditor an instrument acceptable to the Director agreeing to save harmless and indemnify the City from any damage or injury resulting from such installation. This section is not intended to be used to alter prescribed usage of storm and sanitary sewers.
- (3) Inspection.
 - (a) Any licensed contractor or person performing the connection shall, prior to backfilling, call for inspection of the building sewer by the building official and for inspection of the side sewer connection by the Director, 48 hours in advance of the desired inspections, excluding Saturday, Sunday and holidays. The location of the premises by address and the file number of the permit shall be given.
 - (b) If the inspector finds the work performed or materials used not in accordance with this chapter and Chapters 14.24 through 14.28, and rules and regulations, and the city standard plans and specifications, he shall notify the person doing the work and the owner or occupant of the premises by written notice. Such notice shall be all that is required to be given of the defects in the work or materials found in such inspection that must be corrected before acceptance of the work. Either the contractor, person, or a competent representative shall be on the premises, whenever so requested to meet the Director. The property owner shall also meet the Director at a mutually convenient time during regular hours of business when requested.
- (4) Service Taps. When a public sewer system service tap is required for the connecting property's side sewer connection, the City shall perform the service tap.
- (5) Required Connections. Whenever any land, buildings, or premises are required to be connected with the public sewer system as provided in Section 14.22.020, the Director, upon a field investigation that a connection is accessible, shall serve upon the owner, agent, lessee or occupant of said land, buildings, premises or habitable structures, a notice in writing specifying the time within which such connection must be made, which time shall not be more than 30 days from the date of delivery of such notice. If

such owner, agent, lessee or occupant fails, neglects or refuses to connect said land, buildings, premises or habitable structures to the public sewer system within the time specified, the Director may make such connection, and the cost, plus overhead thereon shall become the connection charge to the owner, agent, lessee or occupant, and a bill showing the amount thereof shall be mailed or delivered to him, or posted upon the premises, whereupon the amount shall immediately be paid to the City Finance Department.

- (6) Connection Easements. Before a building sewer may be located on private property other than the property being served by the building sewer, and before the Director issues a permit authorizing the laying of such building sewer, the owner of the building sewer shall secure a written easement from the owner of the property to be crossed. The easement shall be duly acknowledged, and shall grant the right to occupy the property for building sewer or utility purposes. The easement shall be recorded in the office of the Benton County Auditor by the owner of the building sewer, and the recording number shall be exhibited to the Director.
- (7) Connection Reuse. Where a new or converted building or new installation replaces an old one, the use of an existing side sewer will be permitted when approved by the Director as conforming to all requirements of this Chapter and Chapters 14.24 through 14.28.
- (8) Connection Standards. The connection of the building sewer and side sewer to the public sewer system shall conform to the requirements of the Uniform Building Code, the Uniform Plumbing Code, A.P.W.A. Standard Specifications, or other applicable standard rules and regulations of the City.
- (9) Special Connections.
 - (a) In any building, structure or premises in which the plumbing outlets or other drainage facilities are too low in elevation, as determined by the Director, to permit gravity flow to the public sewer system, wastewater shall be lifted mechanically and discharged into the public sewer.
 - (b) Whenever a situation exists involving danger of backups of sewage or drainage from a public sewer system, the Director may prescribe a minimum elevation at which the building drain may be discharged to the public sewer system. Wastewater from drains or side sewers below such minimum elevation shall be lifted mechanically to an elevation determined by the Director, or, if approved by the Director, a backwater sewage valve may be installed, provided the property owner records with the Benton County Auditor an instrument as described in subsection (b) of subsection (2) of this section. The effective operation and maintenance of the backwater sewage valve or the mechanical lifting device shall be the responsibility of the property owner.
- (10) Connection Size. Every dwelling unit or building shall be separately and independently connected with the public sewer, when such sewer is provided, unless such connection is six-inch diameter pipe or larger, except in accordance with subsection (b) of subsection (2) of this section, and except for certain accessory dwelling units in accordance with subsection (12) of this section. Four inches shall be the minimum diameter of pipe for gravity flow building sewers and side sewers. Pipe diameter of side sewers, for multiple dwelling, industrial or commercial buildings, shall be in accordance with the Uniform Plumbing Code and/or as required by the Engineer or Director.
- (11) Outside City Limit Connections.
 - (a) The Director, in addition to the application for water and sewer service set out above, will require from all applicants residing outside the territorial limits of the City, such documents as he deems necessary to ensure that the property of the applicant, or any persons claiming title through the applicant, will be annexed to the City when it becomes reasonably contiguous. In the event that the applicant refuses to execute any document as required or attempts to impair or repudiate any document or agreement executed either by himself or a predecessor in interest, the City's duty to supply services shall cease. In the event that property reasonably contiguous to the City

becomes annexed and then removed as the result of a reduction of the City limits (except when initiated by resolution) or when the proposed annexation of an area fails or is held invalid, the City's duty to provide service thereto shall cease.

- (b) Developments or groups requesting connection to the public water and sewer systems outside the City limits shall be submitted for approval to the Director and the City Council after completion of pre-zoning per RCW 35A.14.330, subject to the conditions imposed thereby.
- (12) Connections for ~~Accessory~~ additional Dwelling ~~dwelling Units~~ units. ~~For accessory dwelling units (ADU) defined in KMC 18.09.030 and 18.09.035, they must be connected into the existing sewer service for the principal dwelling unit, without a separate and independent connection with the public sewer system.~~ When additional dwelling units are added to a single residential lot, the following applies:

(a) _____

<u>Sewer Service Connection Allowances</u>		
<u>Number of Units</u>	<u>Minimum Number of Connections</u>	<u>Minimum Sewer Line Size</u>
<u>1-2 units</u>	<u>1</u>	<u>4"</u>
<u>3+ units</u>	<u>1 per every 2 dwelling units</u>	<u>4"</u>

~~-(b)~~ Deviations from KMC 14.22.030(12) (a) may be permitted by the Public Works Director.

(Ord. 5966 Sec. 1, 2022; Ord. 2609 Sec. 6, 1981; Ord. 2480 Sec. 3, 1980; Ord. 2247 Sec. 3, 1979; Ord. 2172 Sec. 1(part), 1978; Ord. 1941 Sec. 1 (Exhibit A), 1976; Ord. 1919 Sec. 2(part), 1976)



EXHIBIT 3
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 2025-0005/DCA-2025-0002

DESCRIPTION OF PROPOSAL: Amend several sections of Kennewick Municipal Code Title 18: Zoning to implement HB 1110 (Missing Middle Housing) which was passed into Washington State law in 2023. Included in the proposed amendments are amendments to define middle housing types; where middle housing is permitted; requirements for lot size, lot width, structure height, and setbacks; unit lot density; affordable housing; off-street parking; landscaping; and other pertinent development regulations.

PROPONENT: City of Kennewick

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: N/A

LEAD AGENCY: City of Kennewick

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

☒ There is no comment period for this DNS.

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

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

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4386

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

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: **March 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. 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.