



Planning Commission MEETING Agenda

May 19, 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 May 5, 2025
- b. Approval of Agenda
- c. Motion to Enter Staff Report(s) into Record

3. PUBLIC HEARING

- a. Change of Zone (COZ) 2025-0002, proposing to change the zoning designation of approximately 0.55 acres of land located at 1200 N. Irving Place from Commercial, Office (CO) to Residential, Low Density (RL). Applicant is Adam Diaz, 725 S. Yelm Place, Kennewick, WA 99336. Property Owner is SLAC, LLC, 1212 N. Irving Place, Kennewick, WA 99336

4. VISITORS NOT ON AGENDA

5. OLD BUSINESS

- a. City Council Action Updates

6. NEW BUSINESS

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

8. ADJOURNMENT

KENNEWICK PLANNING COMMISSION
MEETING MINUTES
May 5, 2025 - DRAFT

1. CALL TO ORDER:

Chairman James Hempstead called the regular meeting of the Kennewick Planning Commission to order at 6:30 p.m. All Commissioners were present, with Commissioner Douglas Perez attending remotely.

ATTENDANCE:

Commissioners Present:

James Hempstead, *Chair*
Tina Gregory, *Vice Chair*
Mark Barger, *Commissioner*
Michelle Morales, *Commissioner*
Christopher Arneson, *Commissioner*
Douglas Perez, *Commissioner*
Ana Rahimlou, *Commissioner*

City Staff Present:

Anthony Muai, *AICP Planning Director*
Steve Donovan, *AICP*
Development Services Manager
Joseph Laris, *Assistant Planner*
Melinda Didier, *Planning Administrative Asst.*

Ms. Didier announced a quorum was established.

Chair Hempstead lead the Pledge of Allegiance.

2. CONSENT AGENDA:

MOTION: Vice Chair Gregory moved to approve the consent agenda as presented.

SECOND: Commissioner Rahimlou.

DISCUSSION: None.

VOTE: The motion passed unanimously (7-0).

3. PUBLIC HEARINGS:

Chair Hempstead made the following statement:

“Good evening and welcome to the May 5, 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. Development Code Amendment (DCA) 2025-0003 – City of Kennewick, amend KMC 18.12 – Zone Districts & Standards & 18.45 – Planned Residential Developments, move sections from KAC to KMC, remove section from KMC 4.08 – State Environmental Policy Act.

Chair Hempstead opened the public hearing at 6:35 p.m. for Development Code Amendment (DCA) 2025-0003 – City of Kennewick, proposing to amend KMC 18.12 – Zone Districts & Standards & 18.45 – Planned Residential Developments, move sections from KAC to KMC, remove section from KMC 4.08 – State Environmental Policy Act.

Applicant:
City of Kennewick, Community Planning

Mr. Laris described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of DCA-2025-0003 to City Council.

Planning Commission Questions of Staff: Commissioner Rahimlou asked for clarification of SEPA fee.

Testimony in Favor of the Request: None.

Testimony Neutral/Against the Request: None.

Testimony of Those Registered on Virtual Format: None.

Staff Final Comments: None.

Public Testimony Closed at 6:43 p.m.

MOTION: Commissioner Barger moved that the Planning Commission concur with the findings and conclusions in staff report DCA-2025-0003 and recommend approval of the request to City Council.

SECOND: Commissioner Morales.

DISCUSSION: None.

VOTE: The motion passed unanimously (7-0).

a. Development Code Amendment (DCA) 2025-0004 – City of Kennewick, amend Kennewick Municipal Code (KMC) Section 18.42.120 – Minor Variations, by establishing decision making criteria.

Chair Hempstead opened the public hearing at 6:45 pm for Development Code Amendment (DCA) 2025-0004 – City of Kennewick, proposing to amend KMC Section 18.42.120 – Minor Variations, by establishing decision making criteria.

Mr. Donovan described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of DCA-2025-0004 to City Council.

Planning Commission Questions of Staff: Chairman Hempstead asked if this amendment is a housekeeping item to add clarity to the code; Commissioner Rahimlou asked for recent examples.

Testimony in Favor of the Request: None.

Testimony Neutral/Against the Request: None.

Testimony of Those Registered on Virtual Format: None.

Staff Final Comments: None.

Public Testimony Closed at 6:53 p.m.

MOTION: Commissioner Arneson moved that the Planning Commission concur with the findings and conclusions in the staff report DCA-2025-0004 and recommend to City Council approval of the request.

SECOND: Commissioner Barger.

DISCUSSION: None.

VOTE: The motion passed unanimously (7-0).

4. VISITORS NOT ON AGENDA: None.

5. OLD BUSINESS:

a. CITY COUNCIL ACTION UPDATES:

Mr. Muai reported that the City Council approved the April Change of Zone at their meeting on April 15th; for the Middle Housing there will be a City Council workshop on May 13th, with consideration for approval on May 20th City Council regular meeting.

6. NEW BUSINESS: None.

7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFFBOARD COMMENTS/DISCUSSION:

Chairman Hempstead polled each Planning Commissioner in turn for their comments on the April 22, 2025 joint City Council-Planning Commission workshop; Mr. Muai reported the Comprehensive Plan update deadline has been extended to end of year 2026, in the meantime work is continuing on the public notification and participation; there will be workshops and community open houses & involvement, collaboration with staff, commissioners and the public in the process.

8. ADJOURNMENT: Chair Hempstead concluded the meeting at 7:11 p.m.

Draft

Melinda Didier, CPT

Administrative Assistant, Community Planning



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ-2025-0002

Staff Report Date: May 12, 2025

Hearing Date & Location: May 19, 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 2025-0002.

Summary of Proposal: A Change of Zone of one 0.55 acre parcel from Commercial, Office (CO) to Residential, Low Density (RL).

Proposal Location: 1200 N. Irving Place

Legal Descriptions: Section 33 Township 9 Range 29 Quarter NW; short plat #3078, lot 5, recorded 2/25/2008, under auditor's file no. 2008-004837. Recorded in volume 1 of short plats, page 3078, records of Benton County, Washington.

Property Owners: SLAC, LLC.
1212 N. Irving Pl.
Kennewick, WA 99336

Applicant: Adam Diaz
725 S. Yelm Pl.
Kennewick, WA 99336

Regulatory Controls:

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

COZ Key Application Processing Dates:

Application Submittal	March 26, 2025
Determination of Completeness Issued	March 26, 2025
Notice of Application Posted	March 27, 2025
SEPA Threshold Determination Issued	April 14, 2025
Date of Mailed Notice of Public Hearing	May 1, 2025
Property Posting Sign for Public Hearing	May 1, 2025
Date of Published Notice of Public Hearing	May 4, 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. Bonneville Power Administration Comments

Zoning adjacent to the site:

North: Commercial, Office (CO)

East: Commercial, Community (CC)

South: Residential, Low Density (RL) & Residential, Trailer Park (RTP)

West: Residential, Low Density (RL)

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

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

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

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

Policy 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 change of zone 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 change of zone 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 change of zone is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
Staff Response: The proposed change of zone 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 properties to the west and southwest are zoned RL.

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-2025-0002) is a request to change the zoning district of one 0.55 acre lot. 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 Adam Diaz.
2. The property owners is SLAC, LLC.
3. The proposed Change of Zone is located at 1200 N. Irving Place. Parcel: 1-3399-201-3078-005.
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 Commercial, Office 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 March 26, 2025.
8. The application was declared complete, routed for review to City Departments and outside agencies on March 26, 2025.
9. Access to the site is via N. Irving Place.
10. The Environmental Determination of Non-Significance, ED-2025-0008, was issued April 14, 2025.
11. The Property Posting sign for the public hearing was posted on site May 1, 2025.
12. Notice of the public hearing for this application was published in the Tri-City Herald on May 4, 2025. Notices were mailed to property owners within 300 feet of the site on May 1, 2025.
13. The proposed change of zone conforms to the comprehensive plan.
14. The proposed change of zone promotes the public necessity, convenience and general welfare.
15. The proposed change of zone 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 change of zone 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-2025-0002 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2025-0002 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.

Brett Lot is building homes across the street. Changing this to RL will allow more homes to be built in our community.

- 2.a. Are there sites presently available on the market which are correctly zoned for the proposed use? Yes
- 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.

Most of them are not empty. We need more affordable housing and this will be a consistent use of land in the area.

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

There are houses all around this area.

- 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:

This is too small to affect anything material.

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

Because Brett Lot is building homes across the street, the lot has become undesirable for commercial use.

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

Nothing will be adversely affected by this proposed amendment.

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

New homes will increase the property values. Right now it's an ugly empty lot.

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

Too small to affect material change.

- 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.

Too small to affect material change.

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.

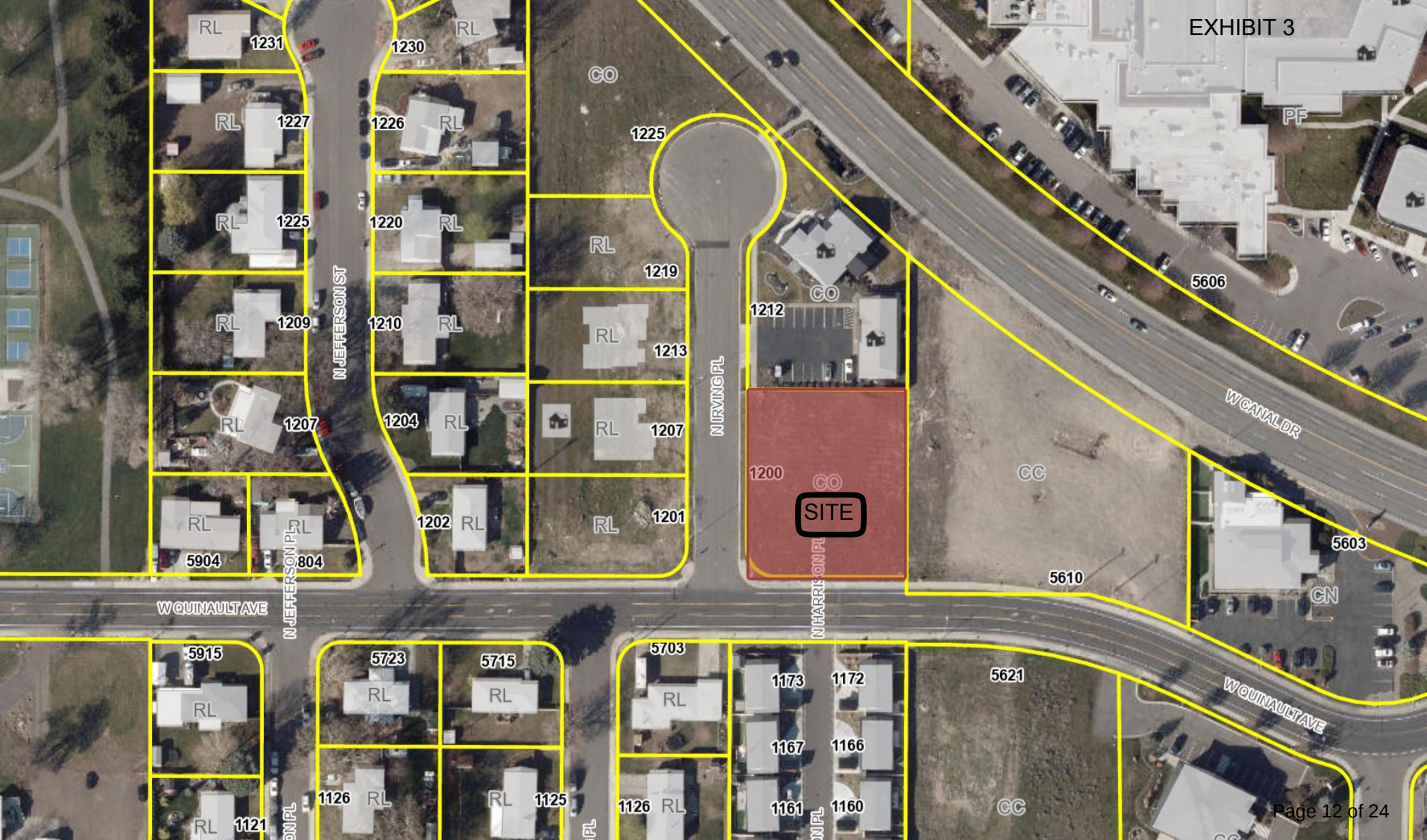
Too small to affect material change.

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

Too small to affect material change.

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

Too small to affect material change.



SITE



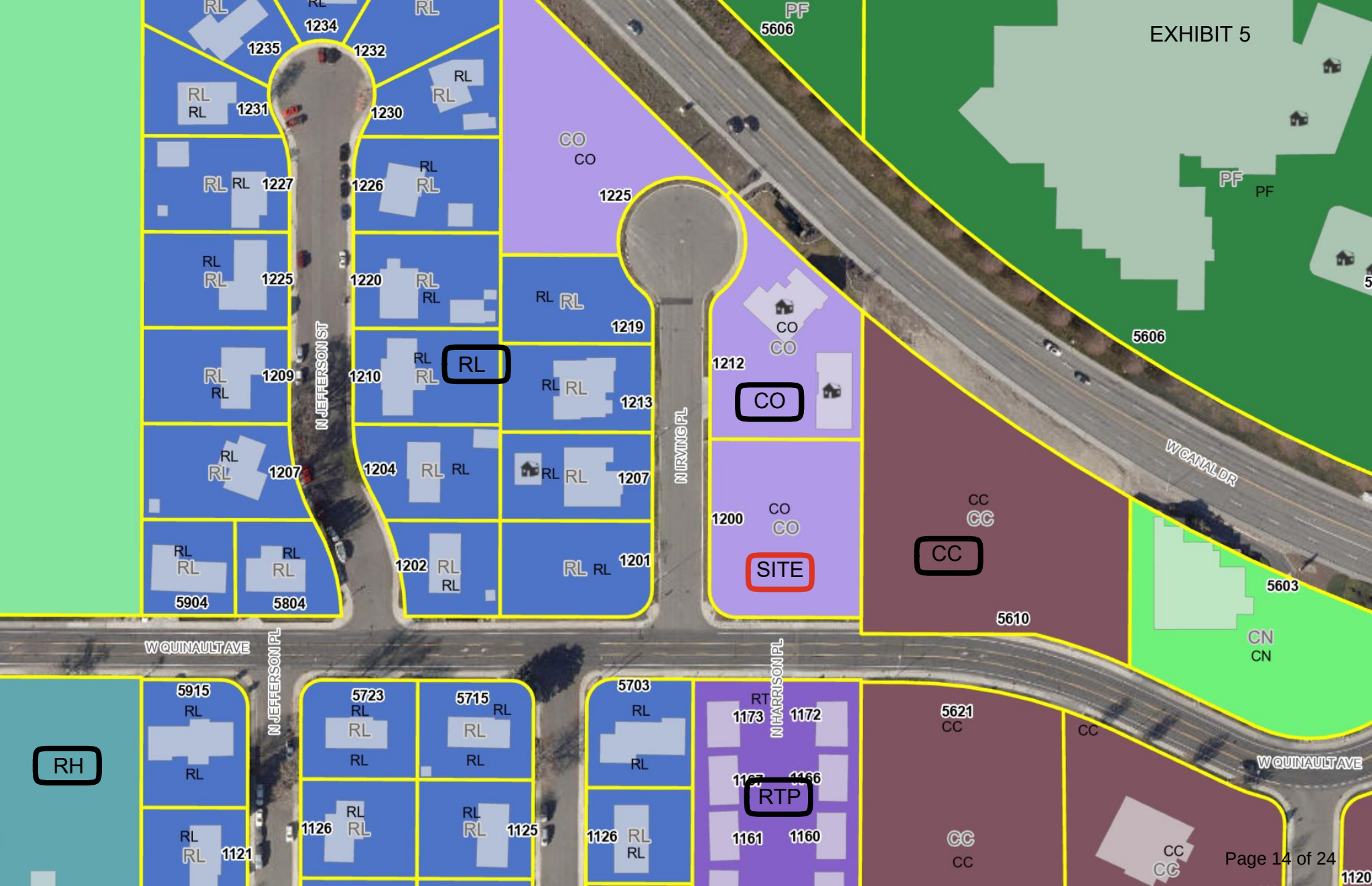


EXHIBIT 5

RL

CO

SITE

CC

RH

RTP



NOTIFICATION OF MAILING

I, Alisha Piper, on May 1, 2025

Mailed 17 copies of Notice of Public Hearing

for COZ-2025-0002 at 1200 N. Irving Pl.

to Properties within a 300' radius

as shown on the attached list.

Alisha Piper
Signature



KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING**

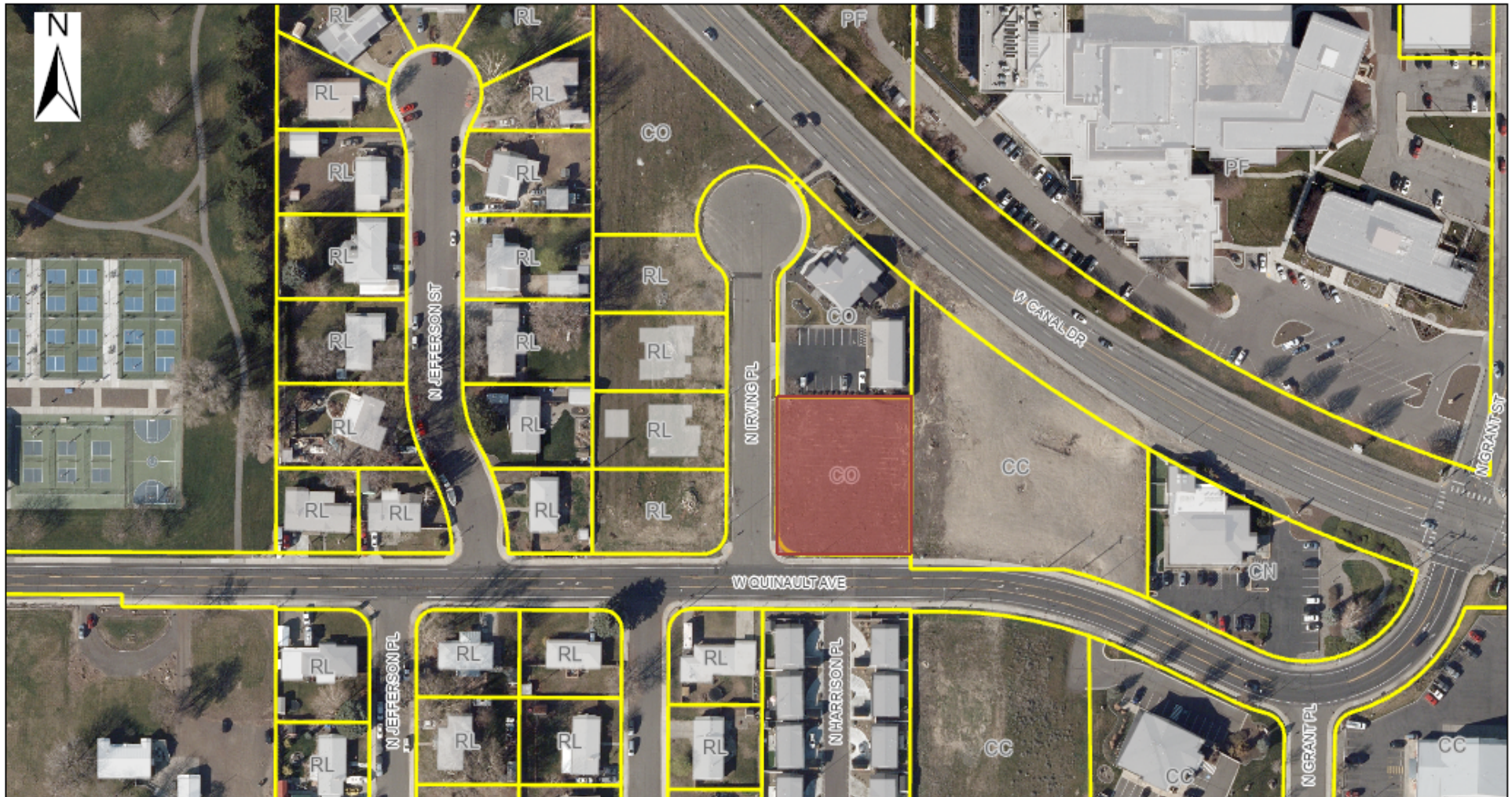
May 19, 2025 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, May 19, 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-2025-0002 – A Change of Zone for a 0.55 acre lot located at 1200 N. Irving Place, from Commercial, Office (CO) 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.



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

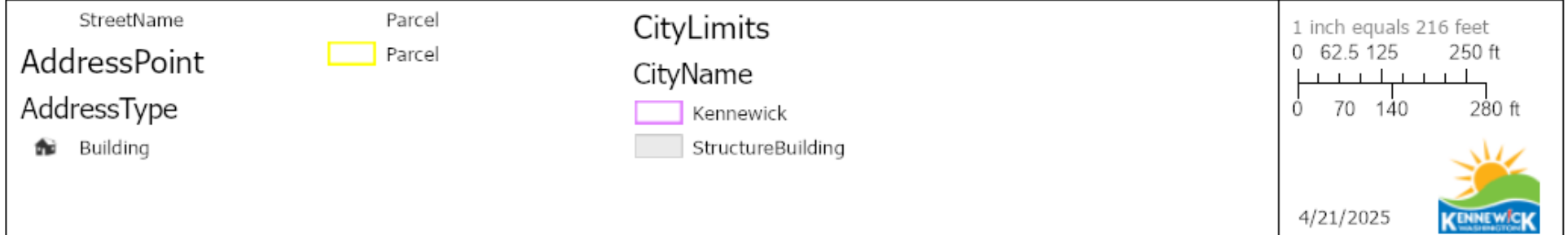


EXHIBIT 6

37 NATIVE DIRT LLC 2410 TERRACE HEIGHTS DR YAKIMA, WA 98901	37 SLAC LLC 1212 N IRVING PL KENNEWICK, WA 99336	37 LOTT'S BETTER BUILT HOMES INC 7513 W KENNEWICK AVE KENNEWICK, WA 99336
37 BENTON COUNTY KENNEWICK OFF ANNEX PO BOX 190 PROSSER, WA 99350	37 BRK LLP 5603 W CANAL DR KENNEWICK, WA 99336	37 PAUL SCHIERMAN 23125 57TH AVE SE WOODINVILLE, WA 98072
37 RAUL MAGANA 1226 N JEFFERSON ST KENNEWICK, WA 99336	37 DILLON WALKER 1220 N JEFFERSON ST KENNEWICK, WA 99336	37 KEVIN & JACQUELINE TEMPLETON 1210 N JEFFERSON ST KENNEWICK, WA 99336
37 DARREN D LAPIERRE 1204 N JEFFERSON ST KENNEWICK, WA 99336	37 CARLOS RUIZ 1202 N JEFFERSON ST KENNEWICK, WA 99336	37 BARBARA MCREYNOLDS 1126 N IRVING PL KENNEWICK, WA 99336
37 AUSTIN T RICHARD 1118 N IRVING PL KENNEWICK, WA 99336	37 MONIKA K CHRISTENSEN TRUSTEE 1214 CRAWFORD AVE WENTACHEE, WA 98801	37 LAURA & CHRISTOPHER TOOL 1125 N IRVING PL KENNEWICK, WA 99336
37 BRANDON HOOPER 5715 W QUINAULT AVE KENNEWICK, WA 99336	37 THE GROVE MHC LLC 2302 R STREET SE SUITE 145 AUBURN, WA 98002	37
37	37	37
37	37	37
37	37	37
37	37	37



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-2025-0008

DESCRIPTION OF PROPOSAL: Re-zone a 0.55 acre lot located at 1200 N. Irving Place, from Commercial, Office (CO) to Residential, Low Density (RL).

PROPONENT: Adam Diaz.

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1200 N. Irving Place

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: April 14, 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.



2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

April 10, 2025

Alisha Piper, Planner
City of Kennewick - Community Planning
PO Box 6108
Kennewick, WA 99336

Subject: Review Comments for ED 2025-0008 and COZ-2025-0002 – 1200 N Irving Pl

Dear Ms. Piper:

The Kennewick Irrigation District has received a Change of Zone (COZ) and Environmental Determination (ED) to change zone from Commercial, Office (CO) to Residential, Low-Density (RL) at 1200 N Irving Pl.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, the Kennewick Irrigation District does assess them.
 - a. An irrigation service is available for this parcel, please contact Chris Sittman and 509-873-1123 or email csittman@kid.org.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

A handwritten signature in dark ink, appearing to read "Chris D. Sittman".

Chris D. Sittman
Engineering/CAD Specialist

cc: LB\correspondence\File 33-09-29

From: [Tina Glines](#)
To: [Alisha Piper](#)
Subject: RE: [E] ED-2025-0008 & COZ-2025-0002
Date: Thursday, March 27, 2025 7:08:24 AM
Attachments: [image002.png](#)
[image005.png](#)
[image009.gif](#)
[image010.gif](#)
[image011.png](#)
[image001.png](#)

No comments.

Thank you,

Tina Glines

Distribution Design Technician
 (509) 582-1241



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

Sent: Thursday, March 27, 2025 6:59 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 <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>; 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: [E] ED-2025-0008 & COZ-2025-0002

[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 Commercial, Office (CO) to Residential, Low-Density (RL) at 1200 N. Irving Place in Kennewick.

Please review the attached files relative to your agency's applicable regulations and submit any comments on or before **April 11 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: [Castle,Angela C \(CONTR\) - TERR-PASCO](#)
To: [Alisha Piper](#)
Cc: [Kinch,James L \(BPA\) - TERR-BELL-1](#)
Subject: RE: ED-2025-0008 & COZ-2025-0002
Date: Friday, March 28, 2025 8:14:22 AM
Attachments: [image001.png](#)
[image003.gif](#)
[image004.gif](#)
[image005.png](#)
[image006.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 1200 N. Irving Place in Kennewick.

In researching our records, we have found that this proposal will not directly impact BPA facilities over 1.5 miles south west 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

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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>

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