



Planning Commission MEETING Agenda

June 2, 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 19, 2025
- b. Approval of Agenda
- c. Motion to Enter Staff Report(s) into Record

3. PUBLIC HEARING

- a. Change of Zone (COZ) #2025-0003: A zone change for 3.81 acres generally located at 1701, 1735, and 1767 S. Union Street from Commercial, Neighborhood (CN) to Commercial, Community (CC). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Property owners are Ford Group LLC, 4818 W. 20th Court, Kennewick, WA 99338 for Lot 1 and RSC Union LLC, PO Box 808, Manchester, WA 98353 for Lots 2 and 3.

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 19, 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 Ana Rahimlou 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:

Steve Donovan, *AICP*
Development Services Manager
Alisha Piper, *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 Perez.

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 19, 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) 2025-0002 – proposes to change the zoning designation of 0.55 acre of land located at 1200 N Irving Place from Commercial, Office (CO) to Residential, Low Density (RL). Applicant is Adam Diaz, 725 S. Yelm Street, Kennewick, WA 99336. Property Owner is SLAC, LLC, 1212 N. Irving Place, Kennewick, WA 99336.**

Chair Hempstead opened the public hearing at 6:35 p.m. for Change of Zone (COZ) 2025-0002, a zone change from CO to RL for 0.55 acres of land located at 1200 N. Irving Place.

Applicant:
Adam Diaz

Ms. Piper described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ-2025-0002 to City Council.

Planning Commission Questions of Staff: Commissioner Rahimlou asked about high density residential zoning.

Testimony by Applicant/Applicant’s Representative: None, not present.

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 6:40 p.m.

MOTION: Vice Chair Gregory moved 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.

SECOND: Commissioner Arneson.

DISCUSSION: None.

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

4. VISITORS NOT ON AGENDA: None.

5. OLD BUSINESS:

- a. **CITY COUNCIL ACTION UPDATES:**

Mr. Donovan reported that the City Council on May 20, 2025 will consider the Middle Housing zoning ordinance and the last two Development Code Amendments that were recommended for approval by the Planning Commission at their previous meetings.

6. NEW BUSINESS: None.

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

Chairman Hempstead discussed facilitating leadership and community engagement, vision for the community from the Planning Commission with looking to adding a Planning Commission workshop for these topics; Ms. Didier said that she will notify Planning Director Anthony Muai of this request and that Mr. Muai is working with City Clerk Krystal Johnston's schedule for OPMA & Public Records Planning Commission training workshop.

8. ADJOURNMENT: Chair Hempstead concluded the meeting at 6:44 p.m.

Draft

Melinda Didier, CPT

Administrative Assistant, Community Planning



Planning Commission MEETING Agenda

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8. ADJOURNMENT



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ-2025-0003

Staff Report Date: May 23, 2025

Hearing Date & Location: June 2, 2025 at Kennewick City Hall and Virtual

Report Prepared By: Joseph Laris
Assistant Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone, COZ-2025-0003

Summary of Proposal: A Change of Zone from Commercial, Neighborhood (CN) to Commercial, Community (CC) for 3.81 acres.

Proposal Location: 1701 S Union Dr, 1735 S Union Dr, 1767 S Union Dr

Legal Description:

Lot 1
SHORT PLAT #1192: LOT 1

Lot 2
THAT PARCEL OF LAND BEING A PORTION OF LOT 1 OF THAT CERTAIN SHORT PLAT 1298 AS RECORDED UNDER VOLUME 1 OF SHORT PLATS AT PAGE 1298, RECORDS OF BENTON COUNTY, WASHINGTON, LOCATED IN A PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 10, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST MOST CORNER OF SAID LOT 1, SP 1298; THENCE NORTH 87°20'59" WEST ALONG THE NORTH LINE OF SAID LOT 1, 108.02 FEET; THENCE SOUTH 01°39'01" WEST, 100.89 FEET; THENCE SOUTH 88°20'59" EAST, 108.00 FEET TO THE EAST LINE OF SAID LOT 1; THENCE NORTH 01°39'01" EAST ALONG THE EAST LINE OF SAID LOT 1, 99.00 FEET TO THE POINT OF BEGINNING;

CONTAINING 0.25 ACRES MORE OR LESS.
TOGETHER WITH AND SUBJECT TO EASEMENTS,
RESERVATIONS, COVENANTS, AND RESTRICTIONS
APPARENT OR OF RECORD. SEE SURVEY 5846.
(BOUNDARY LINE ADJUSTMENT AF#2023-012069,
06/16/2023).

Lot 3

THAT PARCEL OF LAND BEING A PORTION OF LOT 1
OF THAT CERTAIN SHORT PLAT 1298 AS RECORDED
UNDER VOLUME 1 OF SHORT PLATS AT PAGE 1298,
RECORDS OF BENTON COUNTY, WASHINGTON,
LOCATED IN A PORTION OF THE SOUTHWEST
QUARTER OF THE NORTHWEST QUARTER OF
SECTION 10, TOWNSHIP 8 NORTH, RANGE 29 EAST,
WILLAMETTE MERIDIAN, BENTON COUNTY,
WASHINGTON, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHEAST MOST CORNER OF
SAID LOT 1, SP 1298; THENCE NORTH $87^{\circ}20'59''$
WEST ALONG THE NORTH LINE OF SAID LOT 1, 108.02
FEET TO THE TRUE POINT OF BEGINNING; THENCE
SOUTH $01^{\circ}39'01''$ WEST, 100.89 FEET; THENCE
SOUTH $88^{\circ}20'59''$ EAST, 108.00 FEET TO THE EAST
LINE OF SAID LOT 1; THENCE SOUTH $01^{\circ}39'01''$
WEST ALONG THE EAST LINE OF SAID LOT 1, 174.22
FEET TO THE SOUTHEAST CORNER THERE OF;
THENCE NORTH $58^{\circ}02'29''$ WEST ALONG THE SOUTH
LINE OF SAID LOT 1, 66.74 FEET; THENCE ALONG THE
SOUTH LINE OF SAID LOT 1, ALONG THE ARC OF A
211.00 FOOT RADIUS TANGENT CURVE TO THE LEFT,
THE LONG CHORD OF WHICH BEARS NORTH
 $74^{\circ}32'29''$ WEST FOR A CHORD DISTANCE OF 119.85
FEET THROUGH A CENTRAL ANGLE OF $33^{\circ}00'00''$
FOR AN ARC DISTANCE OF 121.53 FEET; THENCE
SOUTH $88^{\circ}57'31''$ WEST ALONG THE SOUTH LINE OF
SAID LOT 1, 76.90 FEET; THENCE ALONG THE SOUTH
LINE OF SAID LOT 1, ALONG THE ARC OF A 553.00
FOOT RADIUS TANGENT CURVE TO THE RIGHT, THE
LONG CHORD OF WHICH BEARS NORTH $87^{\circ}32'50''$
WEST FOR A CHORD DISTANCE OF 67.41 FEET
THROUGH A CENTRAL ANGLE OF $06^{\circ}59'18''$ FOR AN
ARC DISTANCE OF 67.45 FEET; THENCE NORTH
 $00^{\circ}47'41''$ WEST ALONG THE SOUTH LINE OF SAID
LOT 1, 20.01 FEET; THENCE SOUTH $89^{\circ}12'19''$ WEST
ALONG THE SOUTH LINE OF SAID LOT 1, 20.00 FEET;
THENCE SOUTH $00^{\circ}47'41''$ EAST ALONG THE SOUTH
LINE OF SAID LOT 1, 17.27 FEET; THENCE ALONG THE
SOUTH LINE OF SAID LOT 1, ALONG THE ARC OF A
553.00 FOOT RADIUS TANGENT CURVE TO THE
RIGHT, THE LONG CHORD OF WHICH BEARS NORTH
 $81^{\circ}26'11''$ WEST FOR A CHORD DISTANCE OF 10.13
FEET THROUGH A CENTRAL ANGLE OF $01^{\circ}03'00''$

FOR AN ARC DISTANCE OF 10.14 FEET TO THE SOUTHWEST CORNER OF SAID LOT 1; THENCE NORTH 00°47'41" WEST ALONG THE WEST LINE OF SAID LOT 1, 216.94 FEET TO THE NORTHWEST CORNER THEREOF; THENCE SOUTH 87°20'59" EAST ALONG THE NORTH LINE OF SAID LOT 1, 249.68 FEET TO THE TRUE POINT OF BEGINNING; CONTAINING 1.57 ACRES MORE OR LESS TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS, AND RESTRICTIONS APPARENT OR OF RECORD. SEE SURVEY 5846. (BOUNDARY LINE ADJUSTMENT AF#2023-012069, 06/16/2023).

Property Owner:**Lot 1**

FORD GROUP LLC
4818 W 20TH CT
KENNEWICK, WA 99338

Lot 2

RSC UNION LLC
PO BOX 808
MANCHESTER, WA 98353

Lot 3

RSC UNION LLC
PO BOX 808
MANCHESTER, WA 98353

Applicant:

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

Regulatory Controls:

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

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	April 2, 2025
Application Submittal	April 17, 2025
Determination of Completeness Issued	April 17, 2025
Notice of Application Posted	April 17, 2025
SEPA Threshold Determination Issued	May 5, 2025
Property Posting Sign for SEPA Determination	May 5, 2025
SEPA Appeal Period	May 19, 2025
Date of Mailed Notice of Public Hearing	May 14, 2025

Property Posting Sign for Public Hearing	May 14, 2025
Date of Published Notice of Public Hearing	May 18, 2025

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity/Site Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Public Hearing Mailing
7. Determination of Non-Significance
8. Benton Public Utility District Email
9. Kennewick Irrigation District Email
10. Kennewick Irrigation District Comment Letter
11. Columbia Irrigation District Email
12. Benton Clean Air Agency Email
13. Benton Clean Air Agency Comment Letter
14. Public Comment – Cameron Mensonides

Zoning adjacent to the site:

North: Residential, Low Density (RL)

East: Residential, High Density (RH)

South: Residential, Suburban (RS)

West: Open Space (OS)

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goals and Policies:

Goal 2: Sustain and enhance viable commercial areas.

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

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

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

- a. The proposed amendment conforms with the comprehensive plan; and
Staff Response: *The proposed Change of Zone conforms to the comprehensive plan because the CC Zoning District is an implementing zoning district of the site's current Commercial Land Use Designation.*
- b. Promotes the public necessity, convenience and general welfare; and
Staff Response: *The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with the surrounding properties.*

- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and
Staff Response: *The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.*
- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
Staff Response: *The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The CC Zone is an implementing zone of the site's Commercial Land Use Designation.*
- e. Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.
Staff Response: *N/A*

Public Comments:

One comment was received from a neighbor concerned with aesthetic and privacy concerns with the RV component of the project that could affect property values.

Agency Comments:

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

Benton Clean Air Agency provided general dust mitigation comments directed towards future development of the property.

Kennewick Irrigation District provided general comments concerning with irrigation service on the property.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ-2025-0003) is a request to change the zoning district for 3.81 acres. Pursuant to Table 1 of the Comprehensive Plan, the CC Zoning District is an implementing zoning district of the Commercial Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

The City annexed the site in 1978 and zoned the property A - Agricultural. The northern property (Lot 1) was created through a short plat in 1981 and the southern lots were created in 1982. At some point the lots were rezoned to CN.

Per KMC 18.03.040 (10), the purpose of CC Zoning District is as follows:

CC - The purpose of the CC District is to stabilize, improve and protect commercial areas, and to provide for orderly growth in accord with the Comprehensive Plan. CC Districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

Per KMC 18.03.040 (16), the purpose of the CN Zoning District is as follows:

CN - 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.

The CC District generally permits more uses compared to the CN District. Service and retail uses are the main uses permitted in the CC District. CC allows for more intense uses such as fast food restaurants, banks, offices, and RV storage facilities.

The applicant has proposed future development of the site to be a commercial shell building and RV storage buildings. Future development of the site will be limited to only the permitted uses of the CC Zoning District and subject to the applicable development and design standards. Additionally, development will be subject to meeting applicable concurrency requirements, such as utility and street improvements.

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

Findings:

1. The applicant is Knutzen Engineering., c/o Paul Knutzen, 5401 Ridgeline Dr. Unit #160, Kennewick, WA 99338
2. The property owners are Ford Group LLC, 4818 W 20th Ct, Kennewick, WA 99338 for lot 1 and RSC Union LLC, PO Box 808, Manchester, WA 98353 for lots 2 and 3.
3. The proposed change of zone is located at 1701, 1735, and 1767 S Union St. Parcel Numbers: 110892011192001, 110892011298004, and 110892011298003, respectively.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
5. The request is to change the zoning from Commercial, Neighborhood to Commercial, Community.
6. The Commercial, Community Zoning District is an implementing zone of the Commercial Comprehensive Plan Land Use Map Designation.
7. The application was submitted on April 17, 2025.
8. The application was declared complete, routed for review to City Departments and outside agencies on April 17, 2025.
9. Access to the site is via Union St
10. The Determination of Non-Significance, ED-2025-0009, was issued on May 5, 2025.
11. The property posting sign for the public hearing was posted on site May 14, 2025.
12. The Notice of Public Hearing was published in the Tri-City Herald on May 18, 2025.
13. Hearing notices were mailed to property owners within 300 feet of the site on May 14, 2025.
14. The proposed amendment conforms to the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.

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

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Commercial.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Commercial Goals 2 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ-2025-0003 and recommends approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2025-0003 and recommend approval of the request to City Council.

ITY OF KE ICK
OMMU ITY PLANNING & DEVELOPME T S RVICES
APPLICATION (general form)

Exhibit 2A

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

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

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

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
 Short Plat ☐ Conditional Use ☐ Other Zone Change

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

Applicant: Knutzen Engineering - Paul Knutzen

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

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

Property Owner (if other than applicant): RSC Union LLC - Kari Kaltenborn

Address: PO Box 808, Manchester WA 98353

Telephone: _____ Cell Phone: (360) 900-6110 E-mail kari@ranchostoragecenter.com

SITE INFORMATION

Parcel No. 110892011298003 & 110892011298004 Acres 1.82 Zoning: CN

Address of property: 1703S Union Street

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property Storage

Size of existing structure: 3200 sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

Height of building: 15 Cubic feet of excavation: N/A Cost of new construction N/A

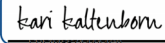
Benton County Assessor Market Improvement Value: 274,980

Description of Project: Rezone from CN to CC

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


 Applicant's Signature

Date: 4/10/25

Signed by:


Signature of owner or owner's authorized representative

GENERAL NARRATIVE

The property in question has remained underdeveloped for years and is developed on all sides. Directly north of the site there are 3 residential cul-de-sac parcels abutting it and are zoned RL (Low-Density Residential). The properties immediately to the south and east are developed and currently used for RV storage and mini storage (South is zoned CN (Commercial-Neighborhood) and East is zoned RH (High-Density Residential)). The property across S Union St is currently zoned OS (Open Space) and being used for the Mid-Columbia Library as well as the Highlands Grange Park.

The uses allowed in a CN zone are very restrictive, only allowing for Electric Charging Station, Carwashes, Self-Care Businesses as well as Gas Stations and Convenience Stores. This zone doesn't allow for broader uses including professional and more intensive uses including RV Warehousing. The adjacent site which has developed mini storage and RV storage uses was done recently due to an unexpired conditional use permit in the 1990's.

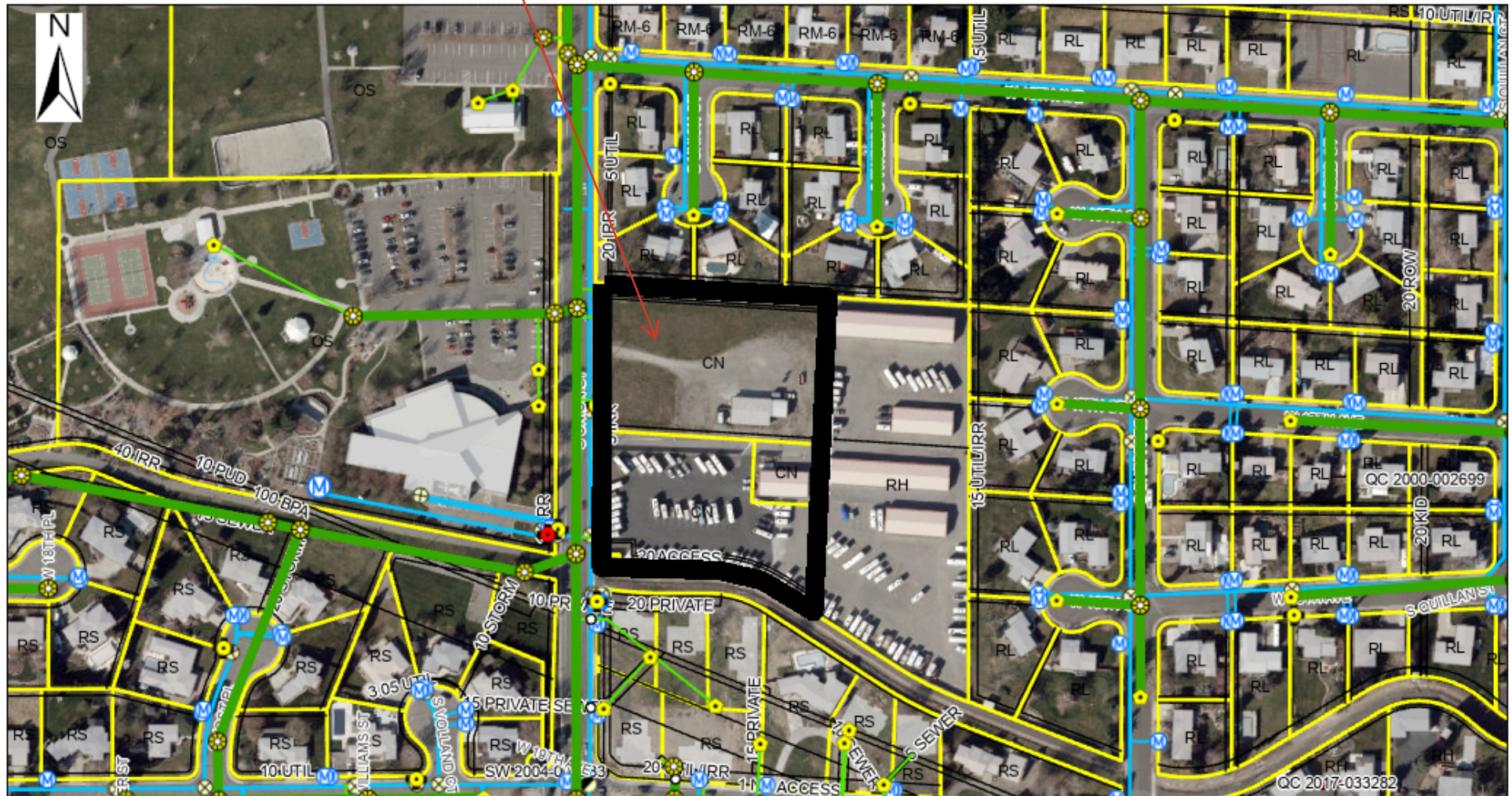
While the Owner acknowledges that the use has the potential to be a higher intensity to surrounding residential neighbors, the development they seek that fits this site is similar to a recently developed property with a CN zone located at 1767 S Union St. The entire parcel would be a Flex-Space Building with separate RV storage buildings on the back of the property, setback the required 150' minimum in accordance with KMC.

1. The public will benefit from the adoption of the proposed amendment because of the business opportunities it will generate, allowing area residences to not have to travel as far to obtain the services or goods they desire in addition to providing jobs that could potentially employ the residents as well.
2. There are no properties of the same zoning intensity available for sale within ½ mile or 1 mile.
3. Yes, the land use is commercial to the south and this amendment keeps the underlying land use unchanged, a zone change is still being sought.
4. The RV/mini storage facility to the south is not in conformance to its zone classification, however a superseding permit was granted to allow that use in the 1990's hence the use remains as a non-conforming use. We have reached out to that landowner to inquire if they would be willing to participate in this zone change as well, to make their land (except for the first 150') to be compatible with the CC zone since it is not compatible with CN. They have not responded as of the date of this narrative.
5. While the amendment creates a small-isolated district of CC in this area, it was already a small-isolated district of CN which has incompatible uses on it already. So while this is a more intensive use, this proposal will make the existing uses conforming if the neighbor to the south participates.

6. Yes, the current zone prohibits reasonable use of the property. This property has sat vacant for years and is fully developed all around. The proximity of this lot to the Union Library, Park, and the very active bus stop on the east side of Union Street, would complement this use as a CC. Allowing a use of CC here, would allow the Owner to bring in his “Flex Space” type of project to this more underdeveloped lot in the City. A sandwich shop is one such initial tenant under consideration for this site which CN does not allow “fast food” but this is allowed in CC.
7. It is unlikely the project will adversely affect the nearby residential properties. The building and site development (due to its modest lot size and proposed use) would be complementary to the residential neighbors and serve as a good buffer.
8. Property values in the vicinity should increase due to the proposed amendment since the investment in the new building may increase the desirability of this area, not being a vacant lot with weeds and an abandoned building.
9. The approval of this proposed amendment will not set a precedent for other similar proposals or uses. The properties to the south and to the east in the immediate vicinity are already developed and in the case of the south parcel only, not in accordance to the zone that they are designated in.
10. The proposed amendment will immediately allow our Owner to invest in his new “Flex Space” project and enclosed RV Storage project. It should also encourage more private investment if nearby business owners feel obligated to raise the exterior profile of their own businesses, being adjacent to this new development.
11. The proposed amendment will help combat economic segregation and allow for greater choices in the commercial space market. Having vacant, undeveloped property just adds to the visual blight and unsightliness of weeds.
12. The proposed amendment will slightly increase traffic patterns but those would be limited to the existing primary arterial, S Union St. Based on the size of a maximum development on this lot, no safety concerns would be raised related to traffic.

Subject Properties

COK Permitting Map



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.

- SewerManhole**

 - SewerCleanout
 - Manhole
 - SewerNode
 - SewerForceMain

WaterFireHydrant

 - Fire Department Connection

WaterMeter

 - MeterSize: 0.000000 - 2.999999 (Blue M)
 - MeterSize: 3.000000 - 6.000000 (Blue M)

WaterValve

 - ValveType: BUTTERFLY
 - ValveType: GATE
 - WaterMainline

CityLimits

 - CityName: Kennewick
 - StructureBuilding
 - Parcel Zoning Label

Other Symbols:

 - WaterServiceLine
 - SurveyEasementText
 - SurveyEasement
 - Parcel
 - WaterLocate

1 inch equals 329 feet

0 95 190 380 ft

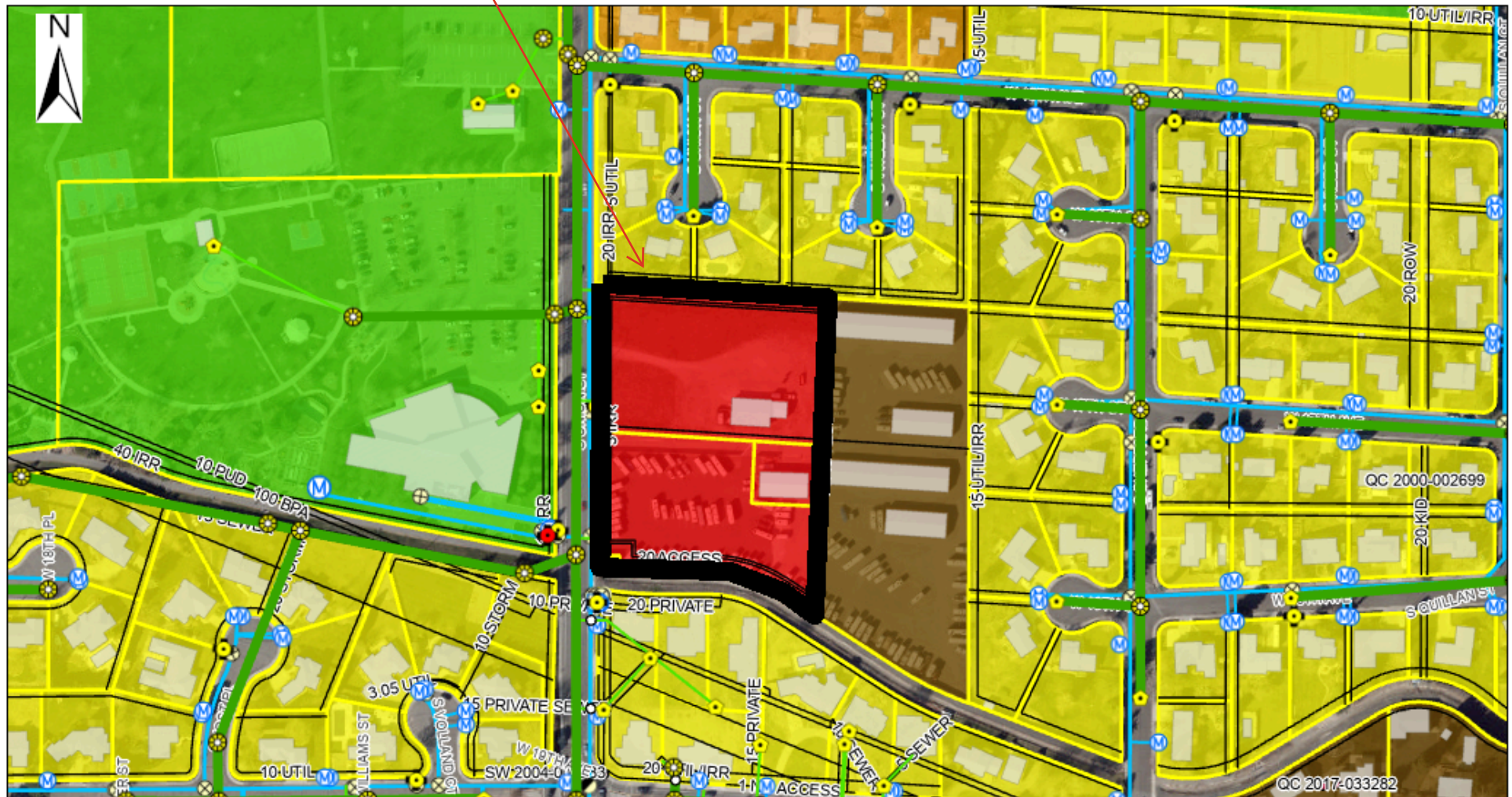
0 110 220 440 ft



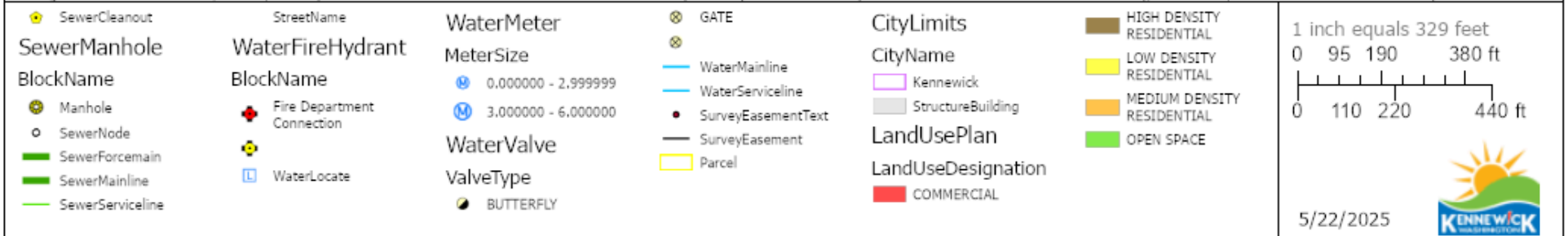
5/22/2025

Subject Properties

COK Permitting Map

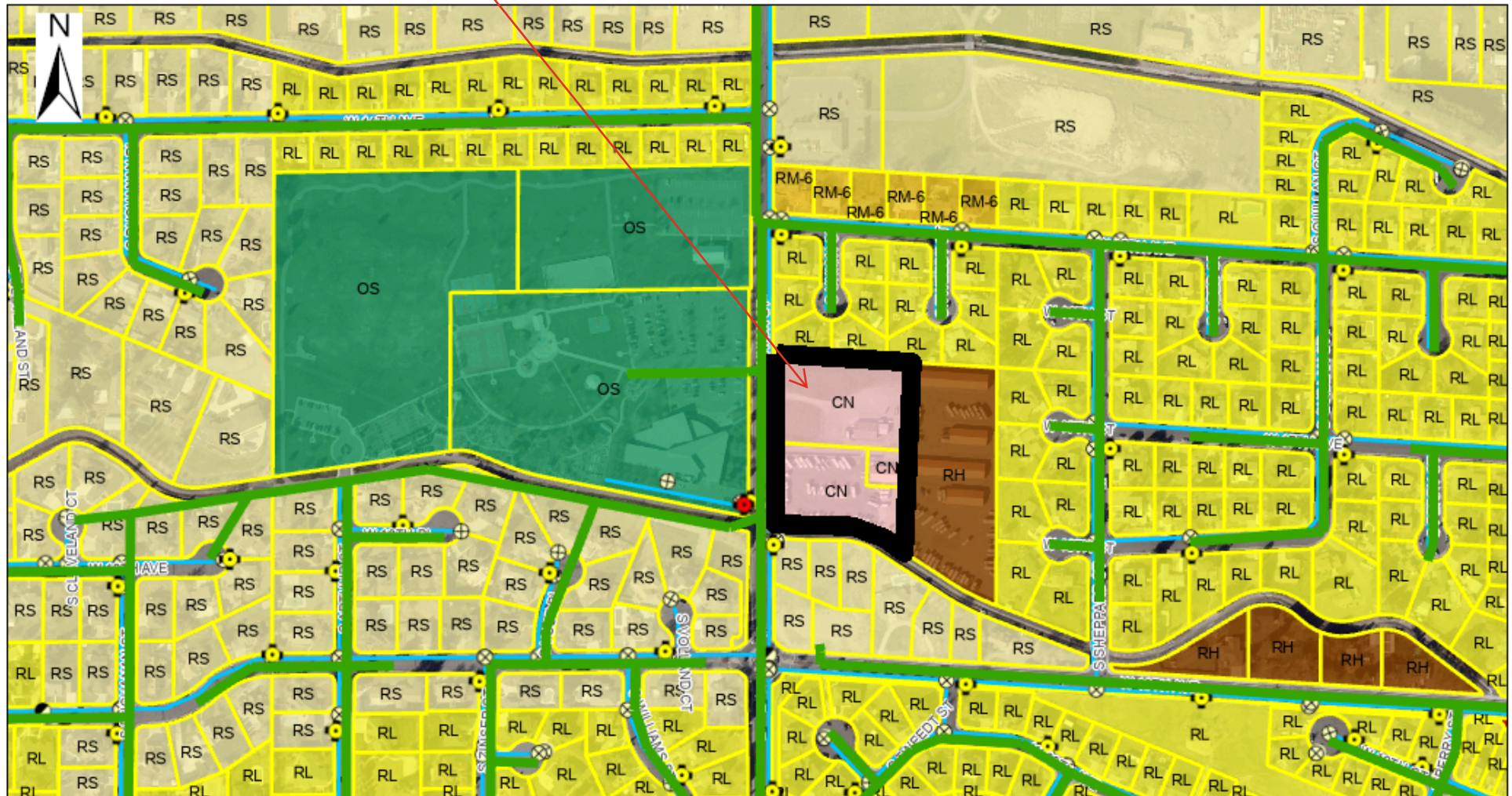


The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the City pursuant to any and all restrictions, limitations, and prohibitions imposed by Federal and State Public Information laws. Nothing contained herein shall be construed 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.

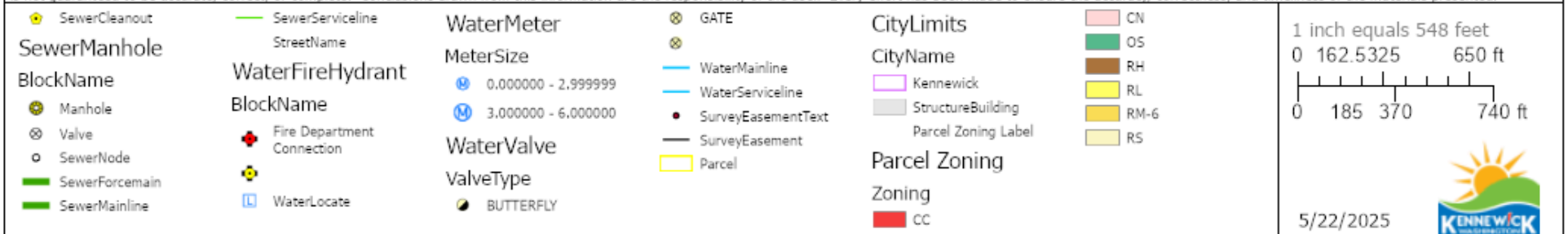


Subject Properties

COK Permitting Map



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KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

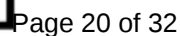
June 2, 2025 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, June 2, 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-2025-0003 – A Change of Zone for 3.81 acres generally located at 1701, 1735, and 1767 S Union St from Commercial Neighborhood (CN) to Commercial Community (CC). The site has a Comprehensive Plan Land Use Designation of Commercial. **Review the site map on the back of this notice.**

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

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Joseph Laris at (509) 585-4558 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.





CITY OF KENNEWICK DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED-2025-0009

DESCRIPTION OF PROPOSAL: Change of zone from CN (Neighborhood Commercial) to CC (Community Commercial). This will allow for the future construction of 11,700 sf flex-use shell building with associated parking and two RV storage buildings (16,000 sf & 7,000 sf)

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

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1701 S UNION ST

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.

 X There is no comment period for this DNS.

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

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

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Planning Director

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

PHONE: (509) 585-4386

This DNS is subject to the following conditions:

1. Applicant must comply with the Benton Clean Air Agency comment letter dated April 17, 2025.

Date: May 5, 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 and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED-2025-0009 File

Joseph Laris

From: Tina Glines <glinest@bentonpud.org>
Sent: Monday, April 21, 2025 9:13 AM
To: Joseph Laris
Subject: RE: [E] Agency Notification COZ-2025-0003 and ED-2025-0009

Categories: External Agency Responses

No comments.

Thank you,
Tina Glines
 Distribution Design Technician
 (509) 582-1241



From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Thursday, April 17, 2025 10:30 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>; Evan Edwards <EDWARDSE@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>; 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] Agency Notification COZ-2025-0003 and ED-2025-0009

[EXTERNAL EMAIL]

Good morning,

The city of Kennewick has received an application for a Change of Zone and SEPA Checklist that required your attention

Project Description: Change of zone from CN (Neighborhood Commercial) to CC (Community Commercial). This will allow for the future construction of 11,700 sf flex-use shell building with associated parking and two RV storage buildings (16,000 sf & 7,000 sf).

Address: 1701 S Union St

Parcel #: 110892011192001, 110892011298003, 110892011298004

Land Use Designation: Commercial

Please review over the attached documents with consideration to your agency's applicable regulations and have any comments or conditions of approval submitted on or before May 2, 2025. You can submit comments to Joseph.Laris@ci.kennewick.wa.us or mail them to: Development Services Division, PO box 6108, Kennewick, WA 99336.



Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Chris Sittman <CSittman@kid.org>
Sent: Tuesday, April 22, 2025 3:05 PM
To: Joseph Laris
Cc: Wendy Durado
Subject: RE: Agency Notification COZ-2025-0003 and ED-2025-0009
Attachments: [Comment Letter - COZ-2025-0003 and ED-2025-0009 - 1701S Union St.pdf](#)

Categories: External Agency Responses

Please see attached KID comments.

Thank You,

Chris D. Sittman

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

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Thursday, April 17, 2025 10:30 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 Evan Edwards <edwardse@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>; 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>; 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 Sachtleban <enviroreview@yakama.com>; Zipl
 Fiber Christy Ross <christy.ross@zipl.com>

Subject: Agency Notification COZ-2025-0003 and ED-2025-0009

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.

Good morning,

The city of Kennewick has received an application for a Change of Zone and SEPA Checklist that required your attention

Project Description: Change of zone from CN (Neighborhood Commercial) to CC (Community Commercial). This will allow for the future construction of 11,700 sf flex-use shell building with associated parking and two RV storage buildings (16,000 sf & 7,000 sf).

Address: 1701 S Union St

Parcel #: 110892011192001, 110892011298003, 110892011298004

Land Use Designation: Commercial

Please review over the attached documents with consideration to your agency's applicable regulations and have any comments or conditions of approval submitted on or before May 2, 2025. You can submit comments to Joseph.Laris@ci.kennewick.wa.us or mail them to: Development Services Division, PO box 6108, Kennewick, WA 99336.



Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us



Exhibit 10
2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

April 22, 2025

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

Subject: Review Comments for COZ-2025-0003 & ED-2025-0009 – 1701 S Union St

Dear Mr. Laris:

The Kennewick Irrigation District has received a Change of Zone and SEPA Checklist submitted by Knutzen Engineering, to change the current zone from CN (Neighborhood Commercial) to CC (Community Commercial). This will allow for the future construction of 11,700 sq-ft flex-use shell building and associated parking and two RV storage buildings. Project site is generally located at 1701 S Union St, Kennewick, WA 99336.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries, but is not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
 - a. A water allotment is not assigned to this property. Water for a new allotment is unavailable at this location.
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,

Chris D. Sittman
KID Engineering/CAD Specialist

cc: LB\correspondence\File: 10-08-29
Applicant via mail – Knutzen Engineering, Paul Knutzen, 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338

From: CID <cid@columbiairrigation.com>
Sent: Friday, April 18, 2025 8:23 AM
To: Joseph Laris
Subject: RE: Agency Notification COZ-2025-0003 and ED-2025-0009

Categories: External Agency Responses

Good morning Joseph,

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

Have a great weekend 😊



Morgan Leetch

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

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Thursday, April 17, 2025 10:30 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 Evan Edwards <edwardse@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>; CID <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>); 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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Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Deon Steichen <deon.steichen@bentoncleanair.org>
Sent: Thursday, April 17, 2025 10:35 AM
To: Joseph Laris
Subject: RE: Agency Notification COZ-2025-0003 and ED-2025-0009
Attachments: [BCAA Comment on COZ-2025-0003 & ED-2025-0009.pdf](#)

Categories: External Agency Responses

Mr. Laris,

Attached is BCAA's comment on the proposal.

Thanks,

Deon Steichen
 Air Quality Specialist

Benton Clean Air Agency
 526 S. Steptoe St.
 Kennewick, WA 99336
 509-783-1304 ext. 105
www.bentoncleanair.org

*This email may contain privileged or confidential information disclosed only to the addressee.
 If you have received this email in error, do not copy or distribute without authorization.
 Please contact the sender at 509-783-1304. Thank you*

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Thursday, April 17, 2025 10:30 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Deon Steichen <deon.steichen@bentoncleanair.org>; Tyler Thompson <tyler.thompson@bentoncleanair.org>; John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; Benton PUD - Angela Richman <richmana@bentonpud.org>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <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>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Homero Gonzalez <Homero.Gonzalez@ziplay.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: Agency Notification COZ-2025-0003 and ED-2025-0009

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



BENTON CLEAN AIR AGENCY

April 17, 2025

Re: COZ-2025-0003 & ED-2025-0009

Joseph Laris
City of Kennewick
PO Box 6108
Kennewick, WA 993336

Applicant/Proponent: Knutzen Engineering
Attn: Paul Knutzen
5401 Ridgeline Dr, Ste. 160
Kennewick, WA 99338

Dear Mr. Laris:

It has come to our attention that you are reviewing a proposal for the above named SEPA proposal in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will insure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects, and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Deon Steichen

Deon Steichen
Inspector

From: Cameron Mensonides <cameronmensonides16@gmail.com>
Sent: Wednesday, April 30, 2025 9:39 AM
To: Joseph Laris
Subject: COZ-2025-0003 Commercial Rezoning

Categories: Public Comments

Hi Joseph,

We live next to the site listed above, our address is 1510 S Tweedt Ct. We would love to see this property developed, but we do have a few concerns.

To start, we are concerned how this project will affect our home's resale value. Eventually we would like to sell our home and make enough we can afford our next home as our family grows. The addition of a tall RV storage unit adjacent to our home could be very unsightly and it will significantly reduce the views and open feeling of our yard. Is the RV storage building planned to go against the north property line?

We are also concerned for our privacy. With additional storage units, they will likely add more cameras that will point in our yard. The current storage units already have 3 cameras that cover our yard making us always feel watched.

We understand buying our property came with the existing units in the back and that there eventually would likely be something put on the empty lot. We just hope there would be some care taken for the existing neighbors. All that to say, we would welcome the change as long as the concerns above could be addressed.

Thank you,
Cameron Mensonides
509-840-5956