



Planning Commission MEETING Agenda

January 5, 2026 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 *November 17 and December 15, 2025*
- b. Approval of Agenda
- c. Motion to Enter Staff Report(s) into Record

3. PUBLIC HEARING

- a. Change of Zone (COZ #2025-0005) proposes to change approximately 4.61 acres generally located at 3805 S. Vancouver Street from Residential, Suburban Density (RS) to Residential, Low Density (RL). Comprehensive Plan Land Use Designation is Low Density Residential. Applicant is Jessica Bruce, AHBL Engineering, 2215 N. 30th St. #300, Tacoma, WA 98403. Owner is Melgarejo Hilario Zaragoza, 3805 S. Vancouver St., Kennewick WA 99337.

4. VISITORS NOT ON AGENDA

5. OLD BUSINESS

- a. City Council Action Updates

6. NEW BUSINESS

- a. DCA-2025-0006: Amend Kennewick Municipal Code Section 18.12.010.B.1 to allow vehicle sales, incidental repair and service as a permitted use in the Urban Mixed-Use Zone, other than Vista Field area.
A new chapter in the Kennewick Municipal Code to establish development regulations for unit lot subdivisions.

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

8. ADJOURNMENT

**KENNEWICK PLANNING COMMISSION
MEETING MINUTES
NOVEMBER 17, 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, one Commissioner online and six Commissioners in the Council Chambers.

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 (online)*

City Staff Present:

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

Ms. Didier announced a quorum was established.

Chair Hempstead lead the Pledge of Allegiance.

2. CONSENT AGENDA:

a. Approval of Minutes Dated June 2, 2025 and November 3, 2025

b. Approval of Agenda

c. Motion to Enter Staff Report into Record

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

SECOND: Commissioner Barger.

DISCUSSION: None.

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

3. PUBLIC HEARINGS:

Chair Hempstead made the following statement:

“Good evening and welcome to the November 17, 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) 2025-0005 – an application for Amendments to Kennewick Municipal Code (KMC) Sections 17.20.010, 18.09.260, 18.09.1350, 18.09.1860, 18.09.1865, 18.12.010 A.1, 18.12.010 A.2, 18.12.190, 18.36.060 and creating a new Code Section 18.09.415. Applicant – City of Kennewick, Community Planning.**

Chair Hempstead opened the public hearing at 6:35 p.m. for Development Code Amendment (DCA) 2025-0005, a development code amendment for certain KMC Sections 17 and 18.

Applicant:
City of Kennewick, Community Planning

Mr. Donovan described the application, presented the staff report, and Staff recommends the Planning Commission forward a recommendation for approval of DCA-2025-0005 to City Council.

Planning Commission Questions of Staff: Does it have to be mixed use or can people plop living units in a commercial area.

Testimony by Applicant/Applicant's Representative: Applicant is City of Kennewick; no additional comments.

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 6:41 p.m.

MOTION: Vice Chair Gregory moved that the Planning Commission concur with the findings and conclusions in staff report DCA-2025-0053 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. Muai reported that there are no City Council action updates.

6. NEW BUSINESS: None.

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

Mr. Muai said the City Council has requested all City Boards and Commissions to produce a 2026 Work Plan for their respective board or commission, and wants the updates for the 4th Tuesday in January 2026 for the City Council workshop meeting. The Planning Commission Chair will be presenting the 2026 Planning Commission Work Plan at this Council workshop meeting.

8. ADJOURNMENT: Chair Hempstead concluded the meeting at 6:54 p.m.

Draft

Melinda Didier, CPT

Administrative Assistant, Community Planning

**KENNEWICK PLANNING COMMISSION
DECEMBER 15, 2025
WORKSHOP MEETING MINUTES**

1. CALL TO ORDER

Vice Chairman Gregory called the December 15, 2025 Kennewick Planning Commission Workshop Meeting to order at 6:33 p.m.

Commissioners Christopher Arneson, Mark Barger, Douglas Perez, Ana Rahimlou and Vice Chair Tina Gregory were present in the Council Chambers; Chairman James Hempstead and Commissioner Michele Morales were absent; their absences were excused unanimously.

Staff present at the workshop meeting were Anthony Muai, AICP Planning Director; Steve Donovan, AICP Development Services Manager; AICP Senior Planner Matt Halitsky; Melinda Didier, Community Planning Administrative Assistant/Planning Commission Recorder.

Mr. Muai presented a review of a proposed 2026 Kennewick Planning Commission Work Plan for presentation to the City Council, answered clarifying questions for the Planning Commissioners.

2. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Staff reported that City Council adopted the co-living ordinance.

No members of the public were present, either in person or remotely.

ADJOURNMENT: The meeting concluded at 7:42 p.m.



COMMUNITY PLANNING DEPARTMENT

**STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION**

FILE No: COZ-2025-0005

Staff Report Date: December 22, 2025

Hearing Date & Location: January 5, 2026 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-2025-0005

Summary of Proposal: A Change of Zone from Residential, Suburban (RS) to Residential, Low Density (RL) for 4.61 acres.

Proposal Location: 3805 S Vancouver St

Legal Description: Lot 1
THE NORTHWEST QUARTER OF THE SOUTH ONE/HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 TOWNSHIP 8 NORTH RANGE 29 LESS THE WEST 30 FEET FOR COUNTY ROAD. LESS THE SOUTH 15 FEET THEREOF (DESCRIPTION CHANGE 12-31-84). 10 FOOT EASEMENT ON SOUTH BORDER. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, 4-10-73. PROTECTIVE COVENANTS, 11-13-73. 10 FOOT EASEMENT FOR ROAD SLOPE 6-24-76. RELEASE AND MERGER OF EASEMENT. IRRIGATION AGREEMENT 12-31-85, 12-31-84. CONVEYANCE OF INTEREST FROM P.U.D ON QCD, AF#2003-038447, 8/12/2003

Property Owner: Lot 1
MELGAREJO HILARIO ZARAGOZA
3805 S VANCOUVER ST
KENNEWICK, WA 99337

Applicant: AHBL Engineering
 c/o Jessica Bruce
 2215 N 30th St #300
 Tacoma, WA 98403

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	February 19, 2025
Application Submittal	November 14, 2025
Determination of Completeness Issued	November 24, 2025
Notice of Application Posted	November 24, 2025
SEPA Threshold Determination Issued	December 15, 2025
Property Posting Sign for SEPA Determination	December 15, 2025
SEPA Appeal Period	December 29, 2025
Date of Mailed Notice of Public Hearing	December 18, 2025
Property Posting Sign for Public Hearing	December 18, 2025
Date of Published Notice of Public Hearing	December 21, 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. Traffic Division response to D. Clark Comments
11. Public Works response to D. Clark Comments
12. Benton County Assessor Comments
13. Bonneville Power Administration Comments
14. Public Comments

Zoning adjacent to the site:

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

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goals and Policies:

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

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

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

Policy 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.

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 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 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 Change of Zone abuts land currently zoned RL in all directions.*

Public Comments:

Numerous comments were received from neighboring property owners concerned with aesthetic and density characteristics with the associated preliminary plat (SUB-2025-0012) that could affect property values and traffic volumes.

Agency Comments:

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

Benton Clean Air Agency has not provided any comment on the proposal.

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

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ-2025-0005) is a request to change the zoning district for 4.61 acres. 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.

The City annexed the site in 1979 and zoned the property A – Agriculture. The property was rezoned to Residential, Suburban (RS) in 2006.

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, and middle housing dwelling units, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting.

Per KMC 18.03.040 (1), the purpose of the RS Zoning District is as follows:

RS - The purpose of the RS district is to establish areas for low density single-family and middle housing dwelling units, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in a semi-rural setting.

The RL district permits smaller lots compared to the RS District. RL requires a 5500 sq ft minimum lot size compared to RS which requires an 8000 sq ft min lot size. Both RS and RL allow for townhome lots with a minimum lot size of 1800 sq ft.

The applicant proposed future development of the site to be an 18-lot residential subdivision. Future development of the site would be limited to only the permitted uses of the RL 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 AHBL Engineering, c/o Jessica Bruce, 2215 N 30th St #300, Tacoma, WA 98403.

2. The property owner is Hilario Melgarejo Zaragoza, 3805 S Vancouver St, Kennewick, WA 99337.
3. The proposed change of zone is located at 3805 S Vancouver St.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The request is to change the zone 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 November 14, 2025.
8. The application was declared complete, routed for review to City Departments and outside agencies on November 24, 2025.
9. Access to the site is via S Vancouver St.
10. The Determination of Non-Significance, ED-2025-0018, was issued on December 15, 2025.
11. The property posting sign for the public hearing was posted on site December 18, 2025
12. The Notice of Public Hearing was published in the Tri-City Herald on December 21, 2025.
13. Hearing notices were mailed to property owners within 300 feet of the site on December 18, 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 Low Density Residential
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Goals 1 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 have reviewed the application and recommend that the Planning Commission concur with the findings and conclusions contained in staff report COZ-2025-0005 and recommends approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2025-0005 and recommend approval of the request to City Council.



Change-of-Zone Application Instructions

Application Information:

- 1. Application fee ([See fee schedule](#)).
- 2. Application form – General (attached.)
- 3. An accurate map drawn to scale showing the exact dimensions of the property for which the rezone is requested and its relation to adjoining streets.
- 4. A report submitted electronically in Microsoft Excel format showing the name and address of the owner of record of the property involved and a list of the names and addresses of all property owners within 300 feet of subject property and of such contiguous property under the same ownership. Example below:

Parcel #	Owner First Name	Owner Last Name	Owner Address	Owner City	Owner State	Owner Zip	Property Address
X-XXXX-XXX-XXXX-XXX	John & Jane	Dow	1234 W City St	Kennewick	WA	99336	1234 S Example St

- 5. A complete change of zone supplemental information sheet (attached).
- 6. Any other information necessary to aid in review of the application.
- 7. Complete Legal Description submitted electronically in Microsoft Word format.
- 8. A state [Environmental Policy Act checklist \(SEPA\)](#). **This is a separate application with additional fee.**

Process:

Zone change requests are processed pursuant to the requirements of KMC Chapter 18.51.

Once the above items are received, the matter will be scheduled for an open record hearing before the Kennewick Planning Commission, typically about six to eight weeks after the application is deemed complete. City Staff will post the property with the public notice sign; a notice of the public hearing will be published in the Tri-City Herald, and mailed to owners within 300 feet of the subject property. All information received by the Kennewick Planning Commission and its findings and recommendation will be submitted to the Council for the final decision, usually about 30 days after the public hearing.

All items submitted to be included on the record become exhibits and will be numbered upon receipt by the Commission secretary. In accord with RCW 42.11.020, all exhibits and items will become part of the public record and be retained on file and kept available for public inspection by the Planning Division.

Appeal:

Any person aggrieved by a decision of the City Council may appeal to the Benton County Superior Court within 21 calendar days of the date of the Council's decision.

Change-of-Zone Supplemental Information

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

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:
Approval of this request would make the property more useful for the public and would improve the general welfare of the neighborhood by providing needed additional single-family housing compatible with the surrounding neighborhood.
2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:
No, there are no sites available within 1 mile of the proposed site that are large enough to be developed to provide a total of 18 single-family residential lots.
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain
Yes. The proposed amendment would change the site to the same zoning as all surrounding parcels in the area, RL.
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
The existing uses in the area are all single-family homes, which is in conformance with their zoning classification of RL. The project site is the only parcel in the area with a zoning classification of RS.
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.
No, the proposed amendment would not create an isolated district. The intensity of the proposed land use is consistent with all surrounding properties.
6. Does the existing zoning prohibit reasonable use of the property? Please explain.
Not necessarily, but the property owner would like to develop the site rather than use it as a pasture. Developing housing that is compatible with the RL zone will be more marketable and provide more needed single family housing than the current RS zone.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
No, the proposed amendment would be consistent with the residential character in the immediate area.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
No, the proposed amendment to change zoning of the site would not affect property values in the vicinity. Development of the project site would make it consistent with the surrounding homes in the area and could increase property values in the vicinity by providing a new, attractive residential development.
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
No precedent would be set by approval of the proposed amendment since all the uses will match the existing area. Approval of this proposal would not deter the use, improvement, or development of adjacent property.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
Not applicable -- the existing site is not deteriorated.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
Yes, the proposed amendment would allow the development of the site to create more single-family residential homes.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
The proposed amendment would not create conflict between potential land uses and transportation patterns or any safety concerns. The surrounding area is all single-family residential and development of the site would be the same.

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

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 request

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

Applicant: AHBL on behalf of Hilario Zaragoza

Address: 2215 N. 30th St. #300, Tacoma, WA 98403

Telephone: 253-383-2422 Cell Phone: _____ Fax: _____ E-mail: JBruce@ahbl.com

Property Owner (if other than applicant): Melgarejo Hilario Zaragoza

Address: 3805 S. Vancouver St., Kennewick, WA 99337

Telephone: _____ Cell Phone: _____ E-mail: empirebros2018@gmail.com

SITE INFORMATION

Parcel No. 114894000004001 Acres 4.61 Zoning: RS

Address of property: 3805 S. Vancouver St., Kennewick, WA 99337

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

Present use of property Single-family residential

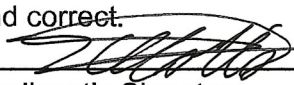
Size of existing structure: 3,974 (home) sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

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

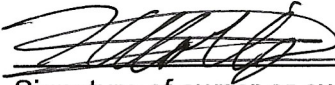
Benton County Assessor Market Improvement Value: \$1,094,520 assessed value

Description of Project: Re-zone parcel from RS (Residential Suburban) to RL (Residential Low Density)

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

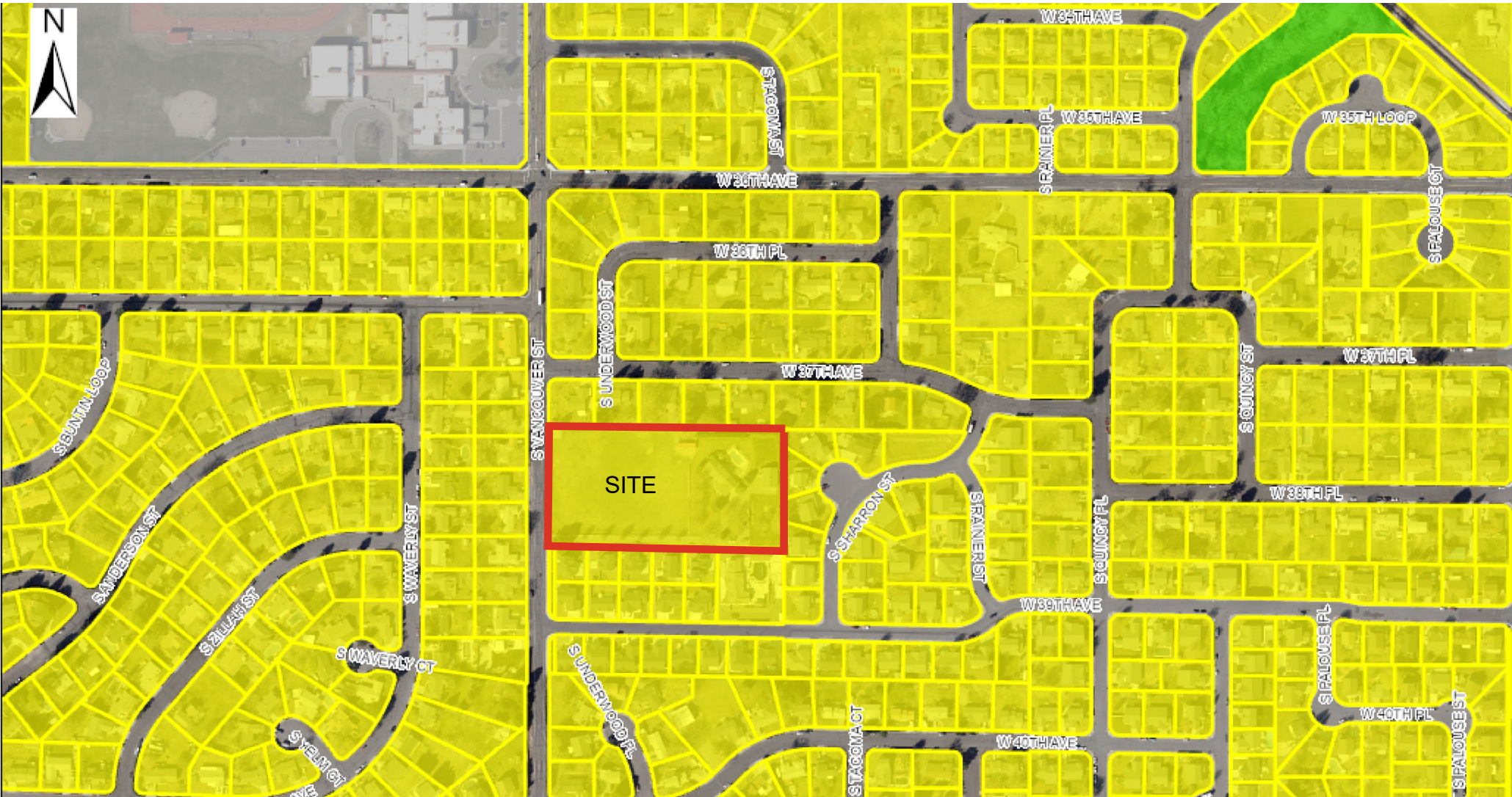

Applicant's Signature

Jessica Bruce
Digitally signed by Jessica Bruce
DN: C=US, E=jbruce@ahbl.com,
O=AHBL, OU=Project
Administrator, CN=Jessica Bruce
Date: 2025.11.14 11:39:14-0800


Signature of owner or owner's authorized representative

Date: 11-07-2025

Comprehensive Plan 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.

StreetName	StructureBuilding	OPEN SPACE
Parcel	LandUsePlan	PUBLIC FACILITY
CityLimits	LandUseDesignation	
CityName	LOW DENSITY RESIDENTIAL	
Kennewick		

1 inch equals 547 feet

0 162.5325 650 ft

0 185 370 740 ft

12/22/2025



NOTICE OF MAILING

I, Steve Donovan, on 12/18, 2025
mailed 73 copies of Notice of Public Hearing
for COZ-2025-0005
to Property owners with 300 feet of the site.

as shown on the attached list.


Signature

37
Carmen Trevino
4005 S Waverly St
Kennewick, WA 99337

37
Janice Brooks-Hart
3903 S Waverly St
Kennewick, WA 99337

37
Cindy Priest
3805 S Waverly St
Kennewick, WA 99337

37
Antonio Delapena
2107 W 37th Ave
Kennewick, WA 99337

37
Juan Lopez
3704 S Vancouver St
Kennewick, WA 99337

37
Nathan Giberson
3806 S Vancouver Street
Kennewick, WA 99337

37
Jonathon Travis
3904 S Vancouver St
Kennewick, WA 99337

37
Saul Morfin
3606 S Underwood St
Kennewick, WA 99337

37
Debra Clark
1907 West 37th Ave
Kennewick, WA 99337

37
Larry D Singleton
1809 W 37th Ave
Kennewick, WA 99337

37
Tinalee Larson
4003 S Waverly St
Kennewick, WA 99337

37
Lawrence Jewell
3809 S Waverly St
Kennewick, WA 99337

37
Noel Gonzales III
3803 S Waverly St
Kennewick, WA 99337

37
Dean Baird
2105 W 37th Ave
Kennewick, WA 99337

37
Kenneth Ferguson Sr
3802 S Vancouver St
Kennewick, WA 99337

37
Jose Avila
3808 S Vancouver St
Kennewick, WA 99337

37
Carlos Ortiz
4002 S Vancouver St
Kennewick, WA 99337

37
Deva Duke
2005 W 37th Ave
Kennewick, WA 99337

37
Tanya Breaux
1905 W 37th Ave
Kennewick, WA 99337

37
Eva Collin
1807 W 37th Ave
Kennewick, WA 99337

37
Gunars Rieksts
3905 S Waverly St
Kennewick, WA 99337

37
Stonee Picard
3807 S Waverly St
Kennewick, WA 99337

37
Jason Pink
3705 S Waverly St
Kennewick, WA 99337

37
Oren Porter
3702 S Vancouver St
Kennewick, WA 99337

37
Paul Staley
3804 S Vancouver St
Kennewick, WA 99337

37
Deanne Lemley
3902 S Vancouver St
Kennewick, WA 99337

37
Hilario Zaragoza Melgarejo
3805 S Vancouver St
Kennewick, WA 99337

37
Patrick Blaire
2003 W 37th Ave
Kennewick, WA 99337

37
Robert Bonds
1903 W 37th Ave
Kennewick, WA 99337

37
Donna Brockman
1805 W 37th Ave
Kennewick, WA 99337

37
Kathryn Nye
3606 S Sharron St
Kennewick, WA 99337

37
Samuel Cerna
1904 W 37th Ave
Kennewick, WA 99337

37
Michael Greer
3706 S Sharron St
Kennewick, WA 99337

37
Michael Lockhart
3718 S Sharron St
Kennewick, WA 99337

37
Christopher Sittman
3810 S Sharron St
Kennewick, WA 99337

37
Jeffrey Benton
3807 S Sharron St
Kennewick, WA 99337

37
Anthony Gibson
3705 S Sharron St
Kennewick, WA 99337

37
Ed Aguilar
1903 W 39th Ave
Kennewick, WA 99337

37
Juan Cardona Jr
1963 W 39th Ave
Kennewick, WA 99337

37
Joshua Lindberg
1931 W 39th Ave
Kennewick, WA 99337

37
Robert Jennings
1808 W 37th Ave
Kennewick, WA 99337

37
Obdulia Chavez
1906 W 37th Ave
Kennewick, WA 99337

37
Antonia Ormson
3710 S Sharron St
Kennewick, WA 99337

37
Shakira Boyd
3802 S Sharron St
Kennewick, WA 99337

37
Rolline Johnson
1810 W 39th Ave
Kennewick, WA 99337

37
Denita Proper
3803 S Sharron St
Kennewick, WA 99337

37
Brian Soiseth
3711 S Sharron St
Kennewick, WA 99337

37
Horse Heaven Of Kennewick
Homeowners
3705 S. Rainier Street
Kennewick, WA 99337

37
Ronald Beeler
1951 W 39th Ave
Kennewick, WA 99336

37
Ronald Hack
1923 W 39th Ave
Kennewick, WA 99337

37
Douglas Slachter
1902 W 37th Ave
Kennewick, WA 99337

37
Kevin Tucker
3605 S Underwood St
Kennewick, WA 99337

37
Wayne Stetzel
3003 S Jean St
Kennewick, WA 99337

37
Joseph Henderson
3806 S Sharron St
Kennewick, WA 99337

37
Thomas Craft
3811 S Sharron St
Kennewick, WA 99337

37
James Gilbertson
3709 S Sharron St
Kennewick, WA 99337

37
Pamela Ward
1905 W 39th Ave
Kennewick, WA 99337

37
Carlia L Pickett
1975 W 39th Ave
Kennewick, WA 99337

37
John Grace Jr
1939 W 39th Ave
Kennewick, WA 99337

37
Steve Ouhl
1915 W 39th Ave
Kennewick, WA 99337

37
Nancy Sawyer
1907 W 39th Ave
Kennewick, WA 99337

37
Jeremiah Harris
3505 S Johnson St
Kennewick, WA 99337

37
Linda Stroben
1916 W 39th Ave
Kennewick, WA 99337

37
Michael Cagley
1932 W 39th Ave
Kennewick, WA 99337

37
Cameron M Osmer
1948 W 39th Ave
Kennewick, WA 99337

37
Drew Hanberg
1964 W 39th Ave
Kennewick, WA 99337

37
Shannon Smith
1980 W 39th Ave
Kennewick, WA 99337

37
Yesenia Chavez
1988 W 39th Ave
Kennewick, WA 99337

37
Christina Sheldon
1972 W 39th Ave
Kennewick, WA 99337

37
Stacy Wahl
1956 W 39th Ave
Kennewick, WA 99337

37
Brock Sittman
1940 W 39th Ave
Kennewick, WA 99337

37
Cesar Maganas
1924 W 39th Ave
Kennewick, WA 99337

37
Bmb Development Inc
1908 W 39th Ave
Kennewick, WA 99337

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

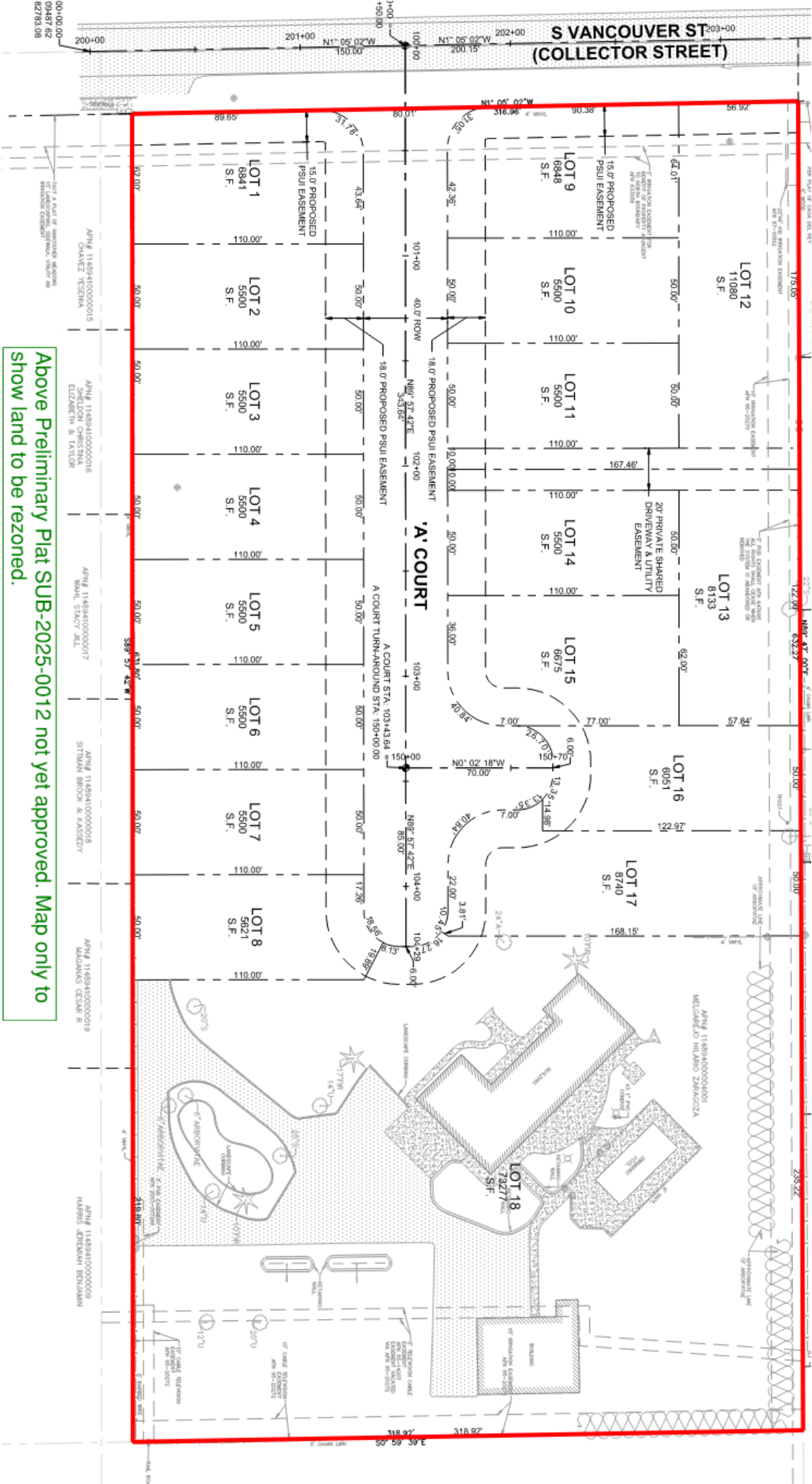
January 5, 2026 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, January 5, 2026, 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-2025-0005– A Change of Zone for 4.61 acres generally located at 3805 S Vancouver St from Residential Suburban (RS) to Residential Low Density (RL). The site has a Land Use Designation of Low Density Residential. **Review the site map on the back of this notice.**

Submit written comments to Joseph Laris 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-2025-0018

DESCRIPTION OF PROPOSAL: SEPA Review for Change of Zone Request from RS to RL.

PROPONENT: AHBL Engineering, c/o Jessica Bruce, 2215 N 30th St #300, Tacoma, WA 98403

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3805 S VANCOUVER 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.

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

RESPONSIBLE OFFICIAL: Anthony Muai, AICP
POSITION/TITLE: Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4386

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

This DNS is subject to the attached conditions:

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

Project is subject to the following conditions:

- N/A

Date: December 15, 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

Joseph Laris

From: Tina Glines <glinest@bentonpud.org>
Sent: Tuesday, November 25, 2025 9:00 AM
To: Joseph Laris
Subject: RE: [E] Agency Notification SUB-2025-0012 COZ-2025-0005 ED-2025-0018

Categories: External Agency Responses

No comments. Developer needs to contact BPUD for requirements.

Thank you,

Tina Glines

Distribution Design Technician
 (509) 582-1241



From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Monday, November 24, 2025 11:04 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton County Assessor - Segregations <Segregations@co.benton.wa.us>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept. - Jack Howard <Jack.howard@bfhd.wa.gov>; 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 <dxroddgers@bpa.gov>; BPA - Nicole Commings <NMCummings@bpa.gov>; BPA - Valorie Connell <VLConnell@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; Angela Richman <richmana@bentonpud.org>; 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>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.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>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Mike Beck - Spectrum <Mike.Beck@charter.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>; USPS- Kim Salazar (Kim.K.Salazar@usps.gov) <Kim.K.Salazar@usps.gov>; 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>; Ziplly Fiber Christy Ross <christy.ross@ziplly.com>
Subject: [E] Agency Notification SUB-2025-0012 COZ-2025-0005 ED-2025-0018

From: [Chris Sittman](#)
To: [Joseph Laris](#)
Cc: [Wendy Durado](#)
Subject: RE: COZ-2025-0005 and ED-2025-0018
Date: Tuesday, November 25, 2025 3:10:58 PM
Attachments: [image001.png](#)
[image003.png](#)

KID has no comments on COZ or ED, KID employee Brett Flippo will be providing comments on the Preliminary Plat portion of this request.

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: Monday, November 24, 2025 11:04 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton County Assessor - Segregations <Segregations@co.benton.wa.us>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; 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 <dxrodders@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; BPA - Valorie Connell <VLConnell@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; BPUD - Angela Richman (richmana@bentonpud.org) <richmana@bentonpud.org>; 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>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.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>; Jessica Lally <Jessica_Lally@Yakama.com>; Development <development@kid.org>; Mike Beck - Spectrum <Mike.Beck@charter.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 -

Joseph Laris

From: Kevin Biersner
Sent: Monday, December 15, 2025 11:42 AM
To: Joseph Laris
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Joseph,

See below in red. I believe I answered the question about traffic. If you need anything else please let me know.

Thanks,



Kevin Biersner, P.E.
City of Kennewick
Assistant Traffic Engineer
O: 509.585.4524 | C: 509.975.6286
Kevin.biersner@ci.kennewick.wa.us

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Monday, December 15, 2025 11:28 AM
To: Kevin Biersner <Kevin.Biersner@ci.kennewick.wa.us>
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Morning Kevin,

Reaching out to you to see if I can get any traffic feedback regarding the below woman's comment and about the SEPA checklist in particular. Since we expect a lot of attention on this project we wanted to make sure we got feedback from all including traffic.



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

From: Joseph Laris
Sent: Tuesday, December 9, 2025 1:19 PM
To: Kristin Stowe <Kristin.Stowe@ci.kennewick.wa.us>; Kevin Biersner <Kevin.Biersner@ci.kennewick.wa.us>
Subject: FW: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Afternoon Kristin and Kevin,

I've been getting comments regarding the proposed Vancouver heights subdivision and wanted to get your feedback on the items below that may pertain to public works/traffic.

- Joseph

From: debbiec99337@charter.net <debbiec99337@charter.net>
Sent: Tuesday, December 9, 2025 8:24 AM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

December 9, 2025

City of Kennewick

Planning Department

Joseph Laris – Joseph.Laris@ci.kennewick.wa.us

Thank you for allowing citizens and neighbors to offer comments regarding:

3805 S Vancouver proposed COZ 2025-0005/ED 2025-0018/SUB 2025-0012 :
Vancouver Heights

HB 1110 marks a significant change in Washington housing. While it may not necessarily completely remove single-family zoning, it certainly is a step towards reshaping neighborhoods to allow for more diverse and affordable housing options. Its success will depend on effective local implementation, adequate infrastructure planning, and policies that ensure affordability.

The intent of HB 1110 is for “infill” opportunities in existing established residential subdivisions, where there is a shortage of land for residential development. This change of zone application and preliminary plat proposal represent “vacant land development” whereby creating a new subdivision, this is not an “infill” situation.

Comment and question:

What is the current City of Kennewick inventory of available land within the city limits to accommodate single family home development? Is there a shortage of land? Given

current and planned development in South Ridge, sufficient land exists for Residential Low-Density projects without reducing Vancouver Heights' proposed lot size from 8,500 to 5,500 square feet.

The questions and comments I have are regarding the SEPA Checklist: (please note the SEPA application is incomplete in providing responses; the questions asked and responses provided often contradict each other).

Page 12

8. Land and shoreline use

i. Approximately how many people would reside or work in the completed project?

Response: Not applicable to this Change of Zone proposal.

Comment and question: Page 16 paragraph 14 Transportation (see below) refers to potential vehicular trips per day – who would be making the vehicle trips?

Page 16

14. Transportation

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Response: Not applicable to this Change of Zone proposal.

The proposed 18 lot plat: The trip generation characteristics for this project are best represented by the definitions and statistical research of the Institute of Transportation Engineers (ITE) manual, Trip Generation, 12th Edition, ITE Category 210 “Single-Family Detached Housing”. This category base trip generation on the number of dwelling units. Approximately 13 AM Peak Hour Trips, 15 PM Peak Hour Trips, 16 Saturday Peak Hour Trips, & 14 Sunday Peak Hour Trips are estimated to be generated from the proposed development at full buildout

Comment and question: Page 16 paragraph 14 Transportation refers to potential vehicular trips per day – who would be making the vehicle trips? **people living/visiting the development** When will Vancouver Street be included in the Capital Improvement Plan? **Vancouver is a long street the need for a CIP project will be determined as needed and will be isolated to areas determined in the project. Paving projects are typically determined one to two years out by the engineering and design group. Also there is a “Vancouver St. Pedestrian Pathway – 37th Ave to 45th Ave” listed in our six year Transportation Improvement Plan (TIP ID 39) scheduled for a tentative construction year of 2028.** The safety of school children walking to school and individuals walking toward BFT transit stops are in danger of the passing vehicles. – **see comment about TIP ID 39**

Page 17

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Response: Not applicable to this Change of Zone proposal.

Comment and question: Of course, there would be an impact created by 17 new housing units. Further, what comments have been received from Kennewick Police Department, Kennewick Fire Department and Kennewick School District? Nothing is reflected on the City of Kennewick website.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Response: Not applicable to this Change of Zone proposal. Payment of property taxes and impact fees will mitigate impacts on public services when future homes are built.

Comment and question: Of course, there will be local impacts on storm water drain-off, needed asphalt repairs, increase in sewer and water. All calculations have already been made and considered by the Developer prior to submitting the applications. Is the infrastructure in place to accommodate 17 new homes? What Park Impact fees will be paid, and to which Park Zone?

The neighborhood and community deserve answers and transparency from all parties involved - City of Kennewick, property owner/applicant/developer, and AHB.

Lastly out of respect to the existing neighborhoods, please consider placing a Condition of Approval on COZ 2025-0005/ED 2025-0018/SUB 2025-0012 : Vancouver Heights:

Building height on all lots proposed on the North and West property boundaries be limited to Single Story construction only.

Thank you for reading and considering my questions and comments.

Property owner:

Debra Clark

1907 W 37th Avenue

Kennewick WA 99337

Debbiec99337@charter.net

Joseph Laris

From: Jose Nunez
Sent: Tuesday, December 9, 2025 3:25 PM
To: Joseph Laris
Cc: Kevin Biersner
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Categories: Department Comments

Joseph,

To preface, the *change of zone* alone does not automatically trigger infrastructure improvements. Infrastructure improvements will be required at the time of development – only after the change of zone is approved.

Page 17: 15. Public Services

As it relates to Public Works, the Developer is required to install all infrastructure to support the proposed subdivision at the Developer's expense. That being said, the mentioned items such as increased stormwater runoff, asphalt maintenance, and increased capacity for water and sewer usage will need to be addressed by the Developer before the project can move forward. These requirements are met by extending/upsizing public main lines, installing roads per City standards, and providing stormwater infrastructure with the associated stormwater calculations to ensure proper stormwater management. If the Developer cannot provide sufficient infrastructure to serve 17 single family lots, then the proposed 17-lot subdivision project will be unable to move forward. The Public Works requirements for this subdivision can be found in attachments under "[SUB-2025-0012](#)."

I hope this helps and please let me know if you have questions regarding any of my comments.

Thank you!

Jose Núñez | Development Review Technician | (509) 585-4421 | 1010 E Chemical Drive | Kennewick, WA 99336 | jose.nunez@ci.kennewick.wa.us

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

From: Kristin Stowe <Kristin.Stowe@ci.kennewick.wa.us>
Sent: Tuesday, December 9, 2025 2:04 PM
To: Jose Nunez <Jose.Nunez@ci.kennewick.wa.us>
Cc: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: FW: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Hi Jose,

Please see the correspondence below from Joseph and provide feedback on any questions related to Public Works utilities or items covered in your preliminary plat review comment letter.

Kristin Stowe | Development Review Supervisor | (509) 585-4349 | 1010 E Chemical Drive | Kennewick, WA 99336 | kristin.stowe@ci.kennewick.wa.us

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From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Tuesday, December 9, 2025 1:19 PM
To: Kristin Stowe <Kristin.Stowe@ci.kennewick.wa.us>; Kevin Biersner <Kevin.Biersner@ci.kennewick.wa.us>
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Subject: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

December 9, 2025

City of Kennewick

Planning Department

Joseph Laris – Joseph.Laris@ci.kennewick.wa.us

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Thank you for reading and considering my questions and comments.

Property owner:

Debra Clark

1907 W 37th Avenue

Kennewick WA 99337

Debbiec99337@charter.net

Joseph Laris

From: Segregations <segregations@co.benton.wa.us>
Sent: Tuesday, November 25, 2025 1:00 PM
To: Joseph Laris; Ashley M. Morton; Ben Franklin Transit - Kevin Sliger; rob.rodger@bentoncleanair.org; Benton Clean Air Authority - Tyler Thompson; john.lyle@bentoncleanair.org; Segregations; Benton Franklin Health Dept. - Erin Hockaday; Benton Franklin Health Dept.- Jack Howard; Benton PUD - engineering services; Benton PUD - Jeff Vosahlo; Benton PUD Chad Brooks; Benton PUD Evan Edwards; Benton PUD Shanna Everson; Benton PUD Tina Glines; BPA - Deborah Rodgers; BPA - Nicole Commings; BPA - Valorie Connell; BPA- Angela Castle; BPUD - Angela Richman (richmana@bentonpud.org); Cascade Gas James Thomas; Cascade Natural Gas; Casey Barney; Charter - Junior Campos; Columbia Irrigation District; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov); Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org); Greg Wendt; Jessica Lally; KID Development; Mike Beck - Spectrum ; Mike Stevens - (mstevens@ci.richland.wa.us); Noah Oliver ; Spectrum; US Army Corps of Engineers - Seattle; US Army Corps of Engineers- Walla Walla; USPS- Kim Salazar (Kim.K.Salazar@usps.gov); WDFW (R3Planning@dfw.wa.gov); Williams Pipeline- Eric Smull; Williams Pipeline- Greg Ashley; WSDOT; Yakama Nation - Thalia Sachtleban; Ziplly Fiber Christy Ross
Subject: RE: Agency Notification SUB-2025-0012 COZ-2025-0005 ED-2025-0018
Categories: External Agency Responses

Hello,

This has pre-approval from our office.

I would like to bring to your attention that our records list the owner as **Hilario Zaragoza Melgarejo**, whereas the preliminary plat references Hilario Zaragoza. Please ensure that the ownership name on the plat matches the name in our records.

Please let me know if you have any questions.

Thank you,



RACHEL DICKINSON
 Office Assistant I
 Benton County Assessor's Office
 (509) 735-2394 (ext. 2505)
Rachel.Dickinson@co.benton.wa.us

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Monday, November 24, 2025 11:04 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; rob.rodger@bentoncleanair.org; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; john.lyle@bentoncleanair.org; Segregations <segregations@co.benton.wa.us>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton

Joseph Laris

From: Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>
Sent: Monday, November 24, 2025 4:13 PM
To: Joseph Laris
Cc: Connell,Valorie L (BPA) - TERR-PASCO
Subject: RE: Agency Notification SUB-2025-0012 COZ-2025-0005 ED-2025-0018

Categories: External Agency Responses

Joseph,

Bonneville Power Administration (BPA) has had the opportunity to review Agency Notification SUB-2025-0012 COZ-2025-0005 ED-2025-0018.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately one mile south of the subject property. 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 Valorie Connell at (509-) 544-4746 or by email at VLConnell@bpa.gov.

Thank you for the opportunity to review this application.

Deborah Rodgers

BONNEVILLE POWER ADMINISTRATION

DEPARTMENT OF ENERGY

(CONTR) Actalent

Realty Technician 3 | Real Property Field Services | TERR/Tri-Cities-RMHQ
dxrodgers@bpa.gov | O: 509-544-4749 | C: 360-624-0566

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>

Sent: Monday, November 24, 2025 11:04 AM

To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton County Assessor - Segregations <Segregations@co.benton.wa.us>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; 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>; Rodgers,Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; BPA - Nicole Cummings <NMCummings@bpa.gov>; Connell,Valorie L (BPA) - TERR-PASCO <VLConnell@bpa.gov>; Castle,Angela C (CONTR) - TERR-PASCO <ACCastle@BPA.gov>; BPUD - Angela Richman (richmana@bentonpud.org) <richmana@bentonpud.org>; 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>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.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>; Jessica Lally <Jessica_Lally@Yakama.com>; KID

Development <development@kid.org>; Mike Beck - Spectrum <Mike.Beck@charter.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>; USPS- Kim Salazar (Kim.K.Salazar@usps.gov) <Kim.K.Salazar@usps.gov>; 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>; Ziplly Fiber Christy Ross <christy.ross@ziplly.com>

Subject: Agency Notification SUB-2025-0012 COZ-2025-0005 ED-2025-0018

Good morning,

The City of Kennewick has received Preliminary Plat, Change of Zone, and Environmental Determination applications that require your attention.

Project Description: Request to re-zone parcel from RS to RL. Change of use associated with proposed Vancouver Heights preliminary plat. SEPA Review for Change of Zone Request and Proposed Preliminary Plat. Proposed plat to create 18 lots for single-family housing on a 4.61-acre parcel. Lot 18 is an existing single-family residence that will remain.

Address: 3805 S Vancouver St

Parcel #: 114894000004001

Land Use Designation: Low Density Residential

Please review over the attached documents and submit any comments by December 11. 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: Nate Giberson <nategiberson@yahoo.com>
Sent: Tuesday, December 2, 2025 8:05 PM
To: Joseph Laris
Subject: No on Vancouver Heights

Categories: Public Comments

Hi Joseph,

My name is Nate Giberson and I live at 3806 S. Vancouver St. in Kennewick across from the proposed "Vancouver Heights" development. I'm writing to express my concern, and frankly outright disgust, with this proposed development.

Get real here Joe, 17 parcels?!?! Have you personally seen this land? If not, I invite you to please come look for yourself. If you compare this to the surrounding homes, you can see 6, maybe 8 homes MAX that would comfortably fit on this piece of land. 17 might as well be a trailer park. Compare it to the homes just south of this proposal that were just built about 5 years ago. There are 8 houses within the same amount of land.

I'm 37 years old and I was born and raised in this town. My wife, 2 children, and I, have lived in this house since 2018. While Vancouver St. may be a busy street, it still feels like home here. I get it, Tri-cities is a rapidly growing community. But we're in an open desert. There's room to grow out instead of in. I ask you to please consider us and the other surrounding families when making the final decision on this proposal. Please don't sacrifice the small town feel for a sardine can development and the greed of local developers.

Thank you for your time and consideration,

Nate Giberson
3806 S. Vancouver St.
Kennewick, WA 99337
509-551-3554

Joseph Laris

From: plemestaley@juno.com
Sent: Thursday, December 4, 2025 12:00 PM
To: Joseph Laris
Subject: 3805 S Vancouver St zoning change request

Categories: Public Comments

Dear Mr. Laris,

Here are my concerns regarding the zoning change requested for 3805 S Vancouver St, and the current condition of the existing road between 36th and 45th streets:

1. This is too crowded and in no way matches any of the existing residential neighborhoods nearby. If you compare this plan to the neighborhoods North, East, and West of this parcel, there should be about 6 homes built on this land to match the surrounding neighborhood. If you compare this plan to what exists next door/South of this parcel, they should be putting in about 8 homes to match what already exists there.
2. I am concerned about the increased traffic, lack of sidewalks and lights in this area, and the safety of students who walk or ride their bikes on this section of Vancouver Street. If you compare what city enhancements have been done on Vancouver Street to those done on 36th and Olympia, the lack of places for people to walk safely south of Horse Heaven Hills Middle School is staggering. 36th has sidewalks and street lights on one side of the street the entire length from Ely to Olympia. Olympia has sidewalks and street lights on both sides of the street almost the entire length from 36th to 397 (the sidewalk ends on both sides a few hundred feet from the intersection at 397), and a crosswalk at 36th that includes flashing lights so people can cross safely. Vancouver Street from 36th to 45th has one street light, a small section of sidewalk at 40th, and drainage ditches on both sides that force pedestrians and bikers too close to traffic or into the lanes of traffic. Olympia Street, from 36th to 45th has 5 properties with driveways that enter onto the roadway - they all have sidewalks and lights. Vancouver Street, from 36th to 45th has 20 properties that enter onto the roadway - none have sidewalks or lights. When they rezoned the property to the south of this parcel, I went to the city council meeting to express my concerns about the safety of children on this section of road and the city planner stated that he had gone out and looked at what was there and "it looked fine to me," was what he said. I should have asked him if he would be comfortable having his children walk to school along that street at 7:45 in the morning.
3. My third concern is loss of property value for those whose homes border this parcel.

Looking at this proposal, I feel like the property owner is just trying to cram as many parcels as he legally can with no regard for the existing neighborhood, safety of the students that will be dodging even more cars, or anyone other than himself. There are better places to build what he is proposing - this parcel is not it.

Sincerely, Laura Staley
 3804 S Vancouver St
 Kennewick WA 99337
 509-948-1844

Joseph Laris

From: plemestaley@juno.com
Sent: Wednesday, December 10, 2025 8:35 PM
To: Joseph Laris
Subject: one more comment and...

Categories: Public Comments

Regarding the proposed zoning change and property development at 3805 S Vancouver Street:

Looking at the proposed map, I see huge safety issues in regards to the fact that the way the parcels are mapped out, should there be a fire anywhere in this development, residents would be trapped since there is only one narrow access lane for everyone to escape. Especially occupants of the two lots that border the north edge of the parcel. How are you going to make this safe?

Here are a few comments that were posted on the Nextdoor App in regards to this - the blue headers are the names of the commenters and where they live in Kennewick:

[Mike Berriochoa](#)

1w·[Horse Heaven Hills](#)

A developer tried this in pasco and had to change plans because of density issues. He was proposing smaller lot sizes than those of adjoining lots and it would have a detrimental effect on adjoining property values.

my question to you - Once again, how much is this going to lower my property values???? The proposed lot sizes are significantly smaller than the adjoining lots. How are you going to compensate the neighbors for this loss of value?

[Sara Nelson](#)

1d·[Vancouver Park 7th - 10th](#)

They allowed something like this on 10th (the 4.5 acre former peach farm). It's now PACKED with 17 duplexes + 1 vintage house tucked into the middle of the duplexes. They are NOT selling.

my question to you - if this is true, why are we adding to the congestion on South Vancouver Street if similar developments are not selling? I have not verified if this is true, I am taking Sara's word for it at this point and will verify it if need be.

We also have a huge development going in at Olympia and 45th - 37.67 acres into 182 duplex lots (35'x100') and 62 single-family lots for a total of 244 lots. I started listening to the planning meeting recording and am wondering if the "lane" they are proposing in the middle of the lot at 3805 S Vancouver is going to meet city standards for residential roads.

I looked at the timeline for this project and am stunned at how quickly it was pushed through and approved. I walk past that property at least once a week - I never saw a sign notifying the neighbors regarding the zoning change and proposed development. I hope they had a chance to comment. BTW - the sign you posted at 3805 S Vancouver St blew away last Thursday when the wind started blowing. I'm not sure what the requirements are for signage, but it has been missing for a week.

Sincerely, Laura Staley 3804 S Vancouver St. Kennewick WA

Joseph Laris

From: Joseph Laris
Sent: Monday, December 8, 2025 12:59 PM
To: 'Larry Singleton'
Subject: RE: Homes

Hello,

I've been seeing some emails assuming I'm a citizen organizing opposition so I want to give you a heads up that I am not an organizer in opposition, I'm a city employee assigned to oversee the change of zone and preliminary plat applications. If you have any questions or concerns about the project, I am the main point of contact

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

-----Original Message-----

From: Larry Singleton <ldsingleton09@gmail.com>
Sent: Wednesday, December 3, 2025 9:26 AM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: Homes

Hi Joseph,

My name is Larry Singleton I'm concerned about this many homes being put on this property. I'm willing to stand with you in opposition to this proposal by the city of Kennewick. My number is 509 531-9597.

Larry Singleton
Sent from my iPad

Joseph Laris

From: Heather Blaire <mim@hpblaire.com>
Sent: Tuesday, December 9, 2025 8:10 PM
To: Joseph Laris
Subject: Proposed rezoning / housing development at 3805 S. Vancouver

Categories: Public Comments

Greetings,

Thank you for the conversation we had last week in the Planning Department. You referred me to the City of Kennewick Comprehensive Plan. After looking at the residential section that you suggested, I have some questions and/or comments as to how the proposed build at 3805 S. Vancouver complies -- or does not comply with the City of Kennewick Comprehensive Plan.

1. On page 43 I read: "Standard planning practice is to use graduated **residential densities in zoning and subdivisions to minimize conflicts associated with a wide range of densities and housing types.**"

While I can identify a graduated density on the south side of 3805 S. Vancouver with the between the proposed build of 17 houses and the newer neighborhood with smaller lots as the density will go from small lots to larger lots. However, I do not see that on the north side where the houses in the Casa Del Ray development have large lots -- several at 1/3 of an acre. Most of the 17 houses proposed for the exciting pasture are on 5500 square feet lots. The 17 houses on small lots adjacent to 1/3 acre lots does not match the standard planning practice of using graduated residential densities.

2. On page 44 it says: "RCW 58.17.110 says that a proposed subdivision will not be approved unless the jurisdiction makes written findings that appropriate provisions have been made for public health, safety, and general welfare. This also includes open spaces, drainage ways, streets or roads, alleys, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other planning features that assure safe walking conditions. The public use and interest must be served by the platting."

I'm guessing that Horse Heaven Hills Park is the open space, including the playground and the middle school. I see transit stops nearby. What I do not see is "all other planning features that assure safe walking conditions." While the new development plans to include sidewalks, the City of Kennewick has not put in sidewalks on Vancouver between the proposed build and the middle school. The road is relatively narrow and vehicles travel at high speeds since there are not stop signs of signals on Vancouver between 45th and

27th. The side of the roads north of that area include drainage ditches. Will the City of Kennewick be upgrading the pedestrian walkways to conform to the requirements of having safe walking conditions for residents, especially children?

In addition, has a traffic study been performed to identify potential issues with vehicles from 17 houses entering and exiting from the one street in the development onto Vancouver -- ensuring public safety?

3. In Table 8 on page 45 I see that the published minimum lot size is 7500 square feet. Most of the lots proposed for this location are platted below 7500 square feet.

4. On page 47 Goal 1 reads:

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

POLICIES

1. Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.
2. Require multi-family housing to incorporate architectural forms and features compatible with the surrounding neighborhood.
Features that promote compatibility include landscaping, setbacks, rooflines and building forms that reduce the appearance of bulk.
3. Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.
4. Use natural and man-made features to separate different residential densities.
5. Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

The proposed development will not be offering a "similar graduation in building scale and bulk" as noted in comment 1. And, there will not be "adequate pedestrian connections with nearby neighborhood...facilities" specifically in relation to Horse Heaven Hills Middle School as noted in comment/question 2.

I respectfully request that the planning department request that the developers of 3805 South Vancouver replace their plan to build 17 houses on the property with a plan to build significantly fewer houses with larger tracts so that the new development complies with the "standard practice" of "graduated residential densities" between the Casa Del Rey neighborhood and the neighborhood south of the pasture. In addition, please share the plan that the City of Kennewick will implement to address the pedestrian safety issues raised by the lack of sidewalks and lack of traffic stops between the property and the middle school.

Thank you for taking the time to read this email.

Sincerely,
Heather Blaire

Joseph Laris

From: Joseph Laris
Sent: Thursday, December 11, 2025 10:45 AM
To: 'Debbie Clark'
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Hello,

The comprehensive plan has several land use designations with LDR being one of the designations for residential development. The last time the comprehensive plan was updated was 2021 with the next update scheduled to be done next year.



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

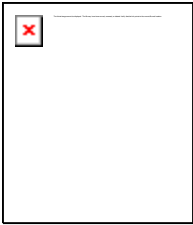
From: Debbie Clark <debbiec99337@charter.net>
Sent: Thursday, December 11, 2025 9:59 AM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Is LDR representative of the Comprehensive Plan? If so when was the plan amended?

On Dec 11, 2025 8:30 AM, Joseph Laris <Joseph.Laris@ci.kennewick.wa.us> wrote:

Hello,

Responding to your previous email, so far no comments from KFD, PKD, or KSD. KSD typically provides a comment letter but that usually arrives closer to the Hearing Examiner date. As for your 2nd question. The property has a land use designation of low density residential (LDR). For your last question, unfortunately I don't have info on that so that is something you will have to ask public works.



Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Debbie Clark <debbiec99337@charter.net>
Sent: Wednesday, December 10, 2025 4:18 PM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Questions:

Is the property classified as OS open space on the Comprehensive Plan?

Has Vancouver Street from 36th to 45th been included in the 2026 Capital Improvement Plan ?

On Dec 10, 2025 4:00 PM, Debbie Clark <debbiec99337@charter.net> wrote:

Thank you for you response. Yes my property borders the proposal on the North.

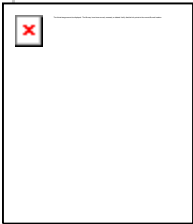
Any comments received from KPD, KFD or KSD?

On Dec 10, 2025 2:19 PM, Joseph Laris <Joseph.Laris@ci.kennewick.wa.us> wrote:

Hello,

So I managed to get GIS to provide an excel spreadsheet on current vacant land zoned residential. Each parcel has a column for legal acres. Public works also did provide some comments to your email

that pertain to their department. About the SEPA checklist. The reason that some fields do not include info on the subdivision is that the COZ is the only element of this project that actually triggers SEPA. A subdivision would need over 30 units to trigger SEPA alone. As of right now, COZ, SEPA, and SUB applications are in staff review and the COZ will first go to planning commission sometime next year. You will be notified via mail of the public hearings for both COZ and SUB so long as you live within 300' of the subject property.



Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Debbie Clark <debbiec99337@charter.net>
Sent: Tuesday, December 9, 2025 5:19 PM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

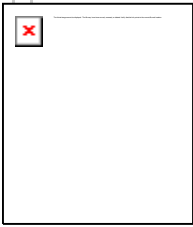
Thanks for asking.

Vacant land available for residential development.

On Dec 9, 2025 4:59 PM, Joseph Laris <Joseph.Laris@ci.kennewick.wa.us> wrote:

Hello,

Just one clarification for your first point. Are you requesting all land zoned to allow single family home development or just undeveloped land capable of single family homes?



Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: debbiec99337@charter.net <debbiec99337@charter.net>
Sent: Tuesday, December 9, 2025 8:24 AM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

December 9, 2025

City of Kennewick

Planning Department

Joseph Laris – Joseph.Laris@ci.kennewick.wa.us

Thank you for allowing citizens and neighbors to offer comments regarding:

3805 S Vancouver proposed COZ 2025-0005/ED 2025-0018/SUB 2025-0012 :
Vancouver Heights

HB 1110 marks a significant change in Washington housing. While it may not necessarily completely remove single-family zoning, it certainly is a step towards

reshaping neighborhoods to allow for more diverse and affordable housing options. Its success will depend on effective local implementation, adequate infrastructure planning, and policies that ensure affordability.

The intent of HB 1110 is for “infill” opportunities in existing established residential subdivisions, where there is a shortage of land for residential development. This change of zone application and preliminary plat proposal represent “vacant land development” whereby creating a new subdivision, this is not an “infill” situation.

Comment and question:

What is the current City of Kennewick inventory of available land within the city limits to accommodate single family home development? Is there a shortage of land? Given current and planned development in South Ridge, sufficient land exists for Residential Low-Density projects without reducing Vancouver Heights' proposed lot size from 8,500 to 5,500 square feet.

The questions and comments I have are regarding the SEPA Checklist: (please note the SEPA application is incomplete in providing responses; the questions asked and responses provided often contradict each other).

Page 12

8. Land and shoreline use

i. Approximately how many people would reside or work in the completed project?

Response: Not applicable to this Change of Zone proposal.

Comment and question: Page 16 paragraph 14 Transportation (see below) refers to potential vehicular trips per day – who would be making the vehicle trips?

Page 16

14. Transportation

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and

nonpassenger vehicles). What data or transportation models were used to make these estimates?

Response: Not applicable to this Change of Zone proposal.

The proposed 18 lot plat: The trip generation characteristics for this project are best represented by the definitions and statistical research of the Institute of Transportation Engineers (ITE) manual, Trip Generation, 12th Edition, ITE Category 210 “Single-Family Detached Housing”. This category base trip generation on the number of dwelling units. Approximately 13 AM Peak Hour Trips, 15 PM Peak Hour Trips, 16 Saturday Peak Hour Trips, & 14 Sunday Peak Hour Trips are estimated to be generated from the proposed development at full buildout

Comment and question: Page 16 paragraph 14 Transportation refers to potential vehicular trips per day – who would be making the vehicle trips? When will Vancouver Street be included in the Capital Improvement Plan? The safety of school children walking to school and individuals walking toward BFT transit stops are in danger of the passing vehicles.

Page 17

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Response: Not applicable to this Change of Zone proposal.

Comment and question: Of course, there would be an impact created by 17 new housing units. Further, what comments have been received from Kennewick Police Department, Kennewick Fire Department and Kennewick School District? Nothing is reflected on the City of Kennewick website.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Response: Not applicable to this Change of Zone proposal. Payment of property taxes and impact fees will mitigate impacts on public services when future homes are built.

Comment and question: Of course, there will be local impacts on storm water drain-off, needed asphalt repairs, increase in sewer and water. All calculations have already been made and considered by the Developer prior to submitting the applications. Is the infrastructure in place to accommodate 17 new homes? What Park Impact fees will be paid, and to which Park Zone?

The neighborhood and community deserve answers and transparency from all parties involved - City of Kennewick, property owner/applicant/developer, and AHBL.

Lastly out of respect to the existing neighborhoods, please consider placing a Condition of Approval on COZ 2025-0005/ED 2025-0018/SUB 2025-0012 : Vancouver Heights:

Building height on all lots proposed on the North and West property boundaries be limited to Single Story construction only.

Thank you for reading and considering my questions and comments.

Property owner:

Debra Clark

1907 W 37th Avenue

Kennewick WA 99337

Debbiec99337@charter.net

Joseph Laris

From: Deanne Lemley <deannelemley@hotmail.com>
Sent: Saturday, December 6, 2025 11:59 AM
To: Joseph Laris
Subject: Land proposal

Categories: Public Comments

Dear neighbor,

Received notice from Laura of the proposal of persons at 3805 S Vancouver to alter the zoning standards allowing them to build onto the property for low density housing.

I am in opposition to this plan and I am not the only person in the neighborhood who feels the same.

Is there a counter plan that can be made on the part of agreeing neighbors that can participate in opposing this?

If so, I would be willing to participate and stand with you.

I can be reached at 509-518-2693, 3902 So. Vancouver and my name is Deanne Lemley. Appreciate your attentiveness in this matter.

Joseph Laris

From: Joseph Laris
Sent: Monday, December 8, 2025 12:51 PM
To: 'Deanne Lemley'
Subject: RE: Concerning land proposal

Hello,

As of right now the change of zone and preliminary plat applications are still in staff review. The first item the move forward after staff review will be the change of zone which will need to go to the planning commission before going to city council for final approval. A public hearing notice will be mailed out to all property owners within 300' of the project property once the change of zone has been put onto the planning commission calendar. Also on Saturday it appears you sent another email that I assume was meant for someone else? If you have any additional questions let me know.



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

From: Deanne Lemley <deannelemley@hotmail.com>
Sent: Friday, December 5, 2025 5:54 PM
To: Joseph.Laris@ci.Kennewick.waus
Subject: Concerning land proposal

I received an alert by neighbor Laura of the property on So. Vancouver as to the plans of owners of property 3805 So. Vancouver St. for appealing for a zoning change whereby allowing 17 homes to be built on said land. I am absolutely opposed to this plan and agree wholeheartedly to the possible disruption and endangerment as to property values, increased traffic, students walking back and forth to school, etc. Are there any plans or discussions the neighborhood can attend to stop this? I know I am not the only concerned neighbor here.

Concerned neighbor,

Deanne Lemley
 3902 So. Vancouver
 #509-518-2693

Joseph Laris

From: Arnold Porter <arnold@advancedrestorationcoating.com>
Sent: Wednesday, December 10, 2025 4:00 PM
To: Joseph Laris
Subject: From: Arnold Porter (3805 S Vancouver Street)

Categories: Public Comments

Dear Joseph,

Subject: Concerns Regarding Proposed Zoning Change at 3805 S Vancouver Street

I am writing as a resident of the Vancouver Street neighborhood to express my concerns about the proposed zoning change at 3805 S Vancouver Street, which would allow 17 homes to be built on the existing pastureland.

My greatest concern is the safety of the students who walk or bike along this stretch of Vancouver Street. This area lacks sidewalks and lighting, and increasing traffic with 17 additional homes — plus a new lane exiting directly onto Vancouver — poses a serious safety risk for children traveling to and from school. Every morning at 7:45 a.m., many students walk this road, and without sidewalks or proper lighting, they are forced to share the roadway with vehicles.

When compared with nearby streets such as 36th and Olympia, it is clear that Vancouver Street has not received needed pedestrian improvements. Those roads offer sidewalks and streetlights on both sides, allowing students a safe route to Horse Heaven Hills Middle School. Vancouver Street does not provide this same level of safety.

Beyond the safety issue, this project raises additional concerns:

1. Overcrowding and density — Seventeen homes on small parcels will significantly change the character of the neighborhood.
2. Increased traffic congestion — A single-lane exit onto an already narrow section of Vancouver will create backups and add to current congestion.
3. Property value impacts — Homes bordering the parcel may experience reduced privacy and increased noise.

Over the past ten years, Vancouver Street has already endured constant construction projects that have caused noticeable wear and damage to the roadway. The construction traffic has been so heavy that if I were not driving a truck, my vehicle likely would have suffered damage. Our neighborhood has had more than enough construction and adding another high-density housing project will only worsen the situation. Overcrowded, tightly packed lots may benefit developers, but they negatively impact the people who already live here. It disrupts our roads, increases congestion, and most importantly, heightens the risks for the students who walk this route every day. We simply cannot take on more construction or more traffic in an area that is already strained. Vancouver Street used to be one of the best roads in Kennewick after the past construction its one of the worse roads in Kennewick.

I respectfully request that the city reconsider this zoning change until proper safety measures — such as sidewalks, streetlights, and traffic-calming improvements — are addressed. Protecting the safety of children and the integrity of our community should come before high-density development.

Thank you for your time and consideration. I appreciate the opportunity to provide input.

Thank you,
Arnold Porter

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