

1. **CALL TO ORDER:**

- a. Roll Call/Pledge of Allegiance

2. **CONSENT AGENDA:** All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated March 20, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #17-02 proposing to change approximately 2.9 acres of land generally located at 4086 W. 10th Avenue, east of S. Union Street, from Residential, Suburban Density (RS) to Residential, Manufactured Home (RMH).

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

- a. Sign Code Review Workshop – Lisa Beaton, City Attorney

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
MARCH 20, 2017
MEETING MINUTES**

CALL TO ORDER

Chairman Pacheco called the meeting to order at 6:30 p.m.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Anthony Moore, Clark Stolle, Vice Chairman Victor Morris and Chairman Ed Pacheco

Excused: Commissioner Hawley

Unexcused: None

Commissioner Morris led the Pledge of Allegiance.

Staff Present: Greg McCormick, AICP Community Planning Director, Steve Donovan, Planner, and Melinda Didier, Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated March 6, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Moore moved to accept the consent agenda. Commissioner Stolle seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:33 p.m. for Change of Zone (COZ) #17-01, which proposes to change approximately .387 acres generally located at 727 N. Hartford St. from Commercial, Community (CC) to Residential, High Density (RH).

Chairman Pacheco asked if there was new information received regarding COZ #17-01.

Mr. Donovan said that he received an email from the applicant of COZ 17-01 requesting the proposal be postponed until after the Urban, Mixed Use zoning development regulations are adopted; at that time they will request to withdraw their application formally or proceed with their proposed change of zone depending on how the development regulations impact their future use of the property. Mr. Donovan distributed a copy of the applicant email request to postpone COZ #17-01 for later in the year.

Questions for staff:

None

Chairman Pacheco opened the public hearing at 6:35 p.m. for Change of Zone (COZ) #16-02, which proposes to change approximately .41 acres of land generally located at 4111 W. Clearwater Avenue from Commercial, Community (CC) to Commercial, General (CG).

Mr. Donovan submitted Exhibit A-6; a revision to the original proposed site acreage by the applicant; the original proposal was a zone change for .41 acres, or roughly 18,000 sf; now the proposal is roughly 16,000 sf as shown on the survey (Exhibit A-6). Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ #16-02 and recommend to City Council approval of the request.

Questions for staff:

The Planning Commissioners had questions about clarification of zone change boundaries; total area of zone change; public comments.

Testimony of Applicant or Applicant's Representative:

None

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for COZ #16-02 closed at 6:42 p.m.

Chairman Pacheco asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 16-02 and forward a recommendation to City Council of APPROVAL of the request. Vice-Chairman Morris seconded the motion.

Discussion:

None

The motion passed on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Vice Chairman Morris asked if minutes are taken at City Council Workshop meeting; Mr. McCormick said the workshops are recorded, but minutes are not taken.

ADJOURNMENT:

The meeting was adjourned at 6:45 p.m.



**ECONOMIC DEVELOPMENT AND
COMMUNITY PLANNING DEPARTMENT**

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

FILE No: COZ 17-02/PLN-2017-00283

Staff Report Date: April 10, 2017

Public Hearing Meeting Date and Location:

April 17, 2017, Kennewick City Hall

Report Prepared By: Wes Romine
Development Services Manager

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 17-02 be APPROVED.

Summary of Proposal: A Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH) for one parcel of land 2.9 acres in size.

Proposal Location: The north side of W. 10th Avenue east of S. Union Street at 4086 W. 10th Avenue.

Legal Description:

Section 3, Township 8 North, Range 29 East, Quarter SW, Short Plat #3451, Lot 3, Recorded in Volume 1 of Short Plats, at Page 3451, Records of Benton County, Washington. AF #2014-033032, 12/23/2914.

Containing 2.9 acres
Parcel No. 1-0389-301-3451-003

Property Owner: Adam and Amy Hunkapillar
4008 W. 19th Avenue
Kennewick, WA 99338

Applicant: Same as Property Owner

Engineer: NA

Approval Criteria:

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	N/A
Application Submittal	February 13, 2017
Determination of Completeness Issued	February 13, 2017
Notice of Application Mailed	February 23, 2017
SEPA Threshold Determination Issued	March 15, 2017
Property Posting Sign for SEPA Determination	March 15, 2017
Date of Mailed Notice of Public Hearing	March 30, 2017
Property Posting Sign for Public Hearing	March 27, 2017
Date of Published Notice of Public Hearing	April 2, 2017
SEPA Appeal Period Ends	March 29, 2017
Planning Commission Public Hearing	April 17, 2017
City Council Decision Date	May 2, 2017

Exhibits:

- 1 Staff Report
- 2 Application/Supplemental Information
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Change of Zone Map
- 6 SEPA Determination
- 7 KID Comments
- 8 Neighborhood Comments

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 17-02) is a request to change the zone of one parcel of land, approximately 2.9 acres in size, from Residential Suburban (RS) to Residential Manufactured Home (RMH). The subject parcel is located at 4086 W. 10th Avenue, east of S. Union Street. The applicant has requested the change of zone for future development plans. The closest City sewer available is to the west at S. Union Street which makes it difficult to develop a residential subdivision on the property.

Residential Manufactured Home (RMH) zoning has similar development standards as Residential Suburban (RS), however RMH has a maximum density of 4 units per acre and RMH also has a minimum lot size of 7,500 square feet rather than 10,500 square feet for RS zoned property. Farm animals are allowed in RS zoning and not allowed in RMH. RMH also allows a mini-storage use which is not allowed in RS zoning. Per the applicants SEPA checklist he states that a mini-storage facility may be constructed if the change of zone is approved. However, the current application is to consider the change of zone rather than a mini-storage application that has not been submitted.

The Comprehensive Plan Land Use Designation for the subject property is Low Density Residential. Both Residential Suburban (RS) and Residential Manufactured Home (RMH)

are zoning designations that can be implemented in the Comprehensive Plan Low Density Residential Land Use designation. A change of zone to RMH would be consistent with the City's Comprehensive Plan.

Per KMC 18.03.040 (1 & 5), the purpose of RS and RMH zoning districts are as follows:

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

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

Staff Comment: The RMH zone was initially placed in the zoning code specifically for the placement of Manufactured Homes, however the State of Washington passed a law approximately 15 years ago that allows a manufactured home anywhere a stick built home can be placed. Both RS and RMH are single-family zoning districts with similar purposes. The subject property is surrounded by RS zoning.

By approving this change of zone all the findings can be made that are required to approve a change of zone that are listed in KMC 18.51.070 (2):

- (a) The proposed amendment conforms with the comprehensive plan; and
- (b) Promotes the public necessity, convenience and general welfare; and
- (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
- (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
- (e) Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.

The above required findings to approve a change of zone have been listed below under the staff recommended findings.

Surrounding Zoning:

North: Residential Suburban (RS).

East: Residential Suburban (RS).

South: Directly to the south and across W. 10 Avenue is property zoned Residential Suburban (RS) and occupied by a cemetery.

West: Residential Suburban (RS).

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goal 1: *Guide the design of new residential developments to be compatible with adjacent residential areas.*

Staff Comment: A zone change to RMH would allow single-family homes to be built which would be compatible with the surrounding RS single-family homes.

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

Staff Comment: Per the Residential Site Development Standards (KMC 18.12.010A.2) both RS and RMH have a maximum building height of 30 feet. Building setbacks from lot lines are also the same, however RMH requires a 20-foot front yard setback rather than a 15-foot front yard setback allowed in RS.

Residential Policy 3: *Incorporate residential design standards into new residential developments.*

Staff Comment: Both RS and RMH zoning would require a development to comply with the City's Single-Family Design Standards.

Land Use Implementation by Zoning: Per the land use zoning implementation table on page 5 of the City's Comprehensive Plan, both Residential Suburban (RS) and Residential Manufactured Home (RMH) zoning can be implemented in the Low Density Land Use category.

Findings:

1. The applicant and property owner is Adam & Amy Hunkapillar (4008 W. 19th Avenue, Kennewick, WA 99338).
2. The proposed change of zone is for parcel number 1-0389-301-3451-003 (4086 W. 10th Avenue).
3. The request is to change the zoning from Residential Suburban (RS) to Residential Manufactured Home (RMH).
4. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
5. The Residential Manufactured Home (RMH) zoning district is an implementing zone of the Low Density Comprehensive Plan Land Use Map designation.
6. The Property Posting sign for the public hearing was posted on site March 27, 2017.
7. The application was submitted on February 13, 2017 and declared complete for processing.
8. The application was routed for review to City Departments and outside agencies for comment on February 23, 2017.

9. Access to the site is currently provided from W. 10th Avenue.
10. An Environmental Determination of Non-Significance (ED 17-02) was issued on March 15, 2017 for this application. The appeal period for the determination ended on March 29, 2017. No appeals were filed.
11. Notice of the public hearing for this application was published in the Tri-City Herald on April 2, 2017. Notices were also mailed to property owners within 300 feet of the site on March 30, 2017.
12. The proposed amendment conforms with the comprehensive plan; and
13. Promotes the public necessity, convenience and general welfare; and
14. 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
15. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
16. 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.

Conclusions:

1. Approval will change the zoning for the subject parcel from Residential Suburban (RS) to Residential Manufactured Home (RMH).
2. Approval will implement Residential Goal 1, and Residential Policies 1 & 3 of the City of Kennewick Comprehensive Plan.
3. Approval will result in the public necessity, convenience or general welfare.
4. Approval will not result in any adverse environmental impacts.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 17-02 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 17-02 and recommend to City Council approval of the request.

Report Prepared By and Contact Person:

Wes Romine

Development Services Manager

wes.romine@ci.kennewick.wa.us

509-585-4558

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

PROJECT # COZ - 17-02 PLN- 2017-00283

FEE \$ 1268-

Please complete and return 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 I Tier II Tier III Binding Site Plan Short Plat Conditional Use Add Animals _____

Other Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH)

Name: Adam and Amy Hunkapillar

Address: 4008 W. 19th Ave, Kennewick, WA 99338

Telephone: _____ Cell Phone: 509-438-7867 Fax: 509-783-7263 E-mail: adam@sandhollowhomes.com

Property Owner (if other than applicant): Same

Address: _____

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

SITE INFORMATION

Parent Parcel No. 1-0389-301-3451-003 Zoning: RS

Area of Parcel 126,324 sq ft Acres 2.9 Parcel No. (if assigned) _____

Address of property: 4086 W. 10th Ave, Kennewick

Legal description of property: Section 3, Township 8 North, Range 29 East, Quarter SW, Short Plat 3451, Lot 3, Recorded in Volume 1 of Short Plats, At Page 3451. Records of Benton County WA. AF #2014-033032, 12/31/2014

No. of Parking Spaces N/A Present use of property: Vacant Land

Does the proposal meet the conditions of the present zoning? yes X no

Size of existing structure: N/A sq. ft. Size of proposed addition: N/A sq. ft.

Height of building: N/A Cubic feet of excavation: N/A

Current assessed value: \$55,500.00 Cost of new construction: \$0.00

Proposal requested: Change of Zone Application from Residential Suburban (RS) to Residential Manufactured Home (RMH)

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

Adam Hunkapillar

Applicant's Signature

Date: 2-13-2017

Adam Hunkapillar

Signature of owner or owner's authorized representative

RECEIVED
FEB 13 2017
Page 1 of 3
CITY OF KENNEWICK

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:

Yes. The applicant is requesting a zoning change from RS to RMH which will maintain the current Comprehensive Plan Land Use Designation of Low Density Residential. The proposed zoning of RMH is more development friendly than the current zoning of RS without affecting the general welfare of the surrounding properties.

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:

There are currently no properties presently on the market that are zoned RMH that the applicant is aware of. There are properties zoned RMH, but they are either developed or not for sale.

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

Yes, the proposed amendment is consistent with existing land use with neighboring properties. The properties adjacent to the subject parcel are zoned RS and subdivisions to both the east (523') and west (252') are zoned RL. All zoning designations are considered Low Density Residential.

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

Yes. The property is currently zoned for residential use as are the neighboring properties and all are considered Low Density Residential within the City of Kennewick's Comprehensive Land Use Designation. Directly across the street is Desert Lawn Memorial Park, which while zoned RS it is utilized as a cemetery. However, it is still allowed as a non-residential use with a conditional use permit.

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

No, this proposal will not create an isolated district. The current zoning of RS allows for a maximum of 4 lots per acre based on lot size ($10,500/43,560 = 4.15$ lots/acre) and the requested zoning of RMH is limited to 4 lots per acre per current 18.12.010, even though the minimum lot size is 7,500 sq. ft. Therefore, the density remains the same.

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

Yes. Large parcels of land within City limits are difficult to develop without sewer access and this parcel in particular only has street frontage of 40', which is not wide enough for a City standard street even if sewer was available. The Change of Zone to RMH will allow for the feasibility of a mini-storage facility to be pursued without changing the Comprehensive Plan Land Use

Designation or residential densities.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:

No. Both the existing and proposed zoning are low density residential and there are multiple manufactured homes in the immediate area. Therefore, changing the zone to Residential Manufactured Home will maintain the character of the immediate area.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:

Possibly. Simply changing the zoning will likely not affect surrounding property values, but if the change in zone results in a mini-storage facility being built, it will likely increase surrounding property values.

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. There are very few larger residential properties that would be good candidates for a zoning change to RMH. Most larger residential tracts, such as this, are better suited for residential development. However, because of the narrow entrance to the property and lack of city sewer, this property is very limited in its ability to be further developed as a residential neighborhood.

10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:

Yes. If a mini-storage facility were to be built on the subject property it would create a large investment in an area of older homes, some of which are in disrepair. This may encourage homes to be fixed up or multiple properties to be purchased by single investors with the intention of further development.

11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.

No.

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

No. The Change of Zone from RS to RMH will not change current traffic patterns. Based on the 2016 Traffic Volume Map there are currently 13,040 vehicle trips per-day on 10th Ave between Union and Morain. Even if a mini-storage facility were eventually built it would have a minimal impact on traffic patterns or safety concerns.

Summary of City forms required:

Application – General Form
Change of Zone Supplemental Information
Environmental and Salmonids Checklist (SEPA)

**NOTIFICATION OF MAILING**

I, Melinda Dickler, on 3/30/, 20 17
Mailed 18 copies of NOPH & vicinity map
for Coz 17-02
to applicant & prop. owners

as shown on the attached list.

Melinda Dickler
Signature

COZ 17-02
PLN-2017-00283
4086 W 10TH AVE
FROM RS TO RMH
ADAM HUNKAPILLAR
SANDHOLLOW HOMES

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CITY OF KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING****April 17, 2017 - 6:30 p.m.**

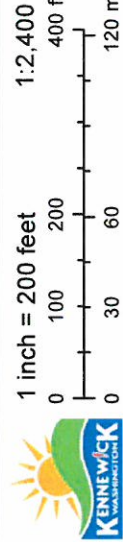
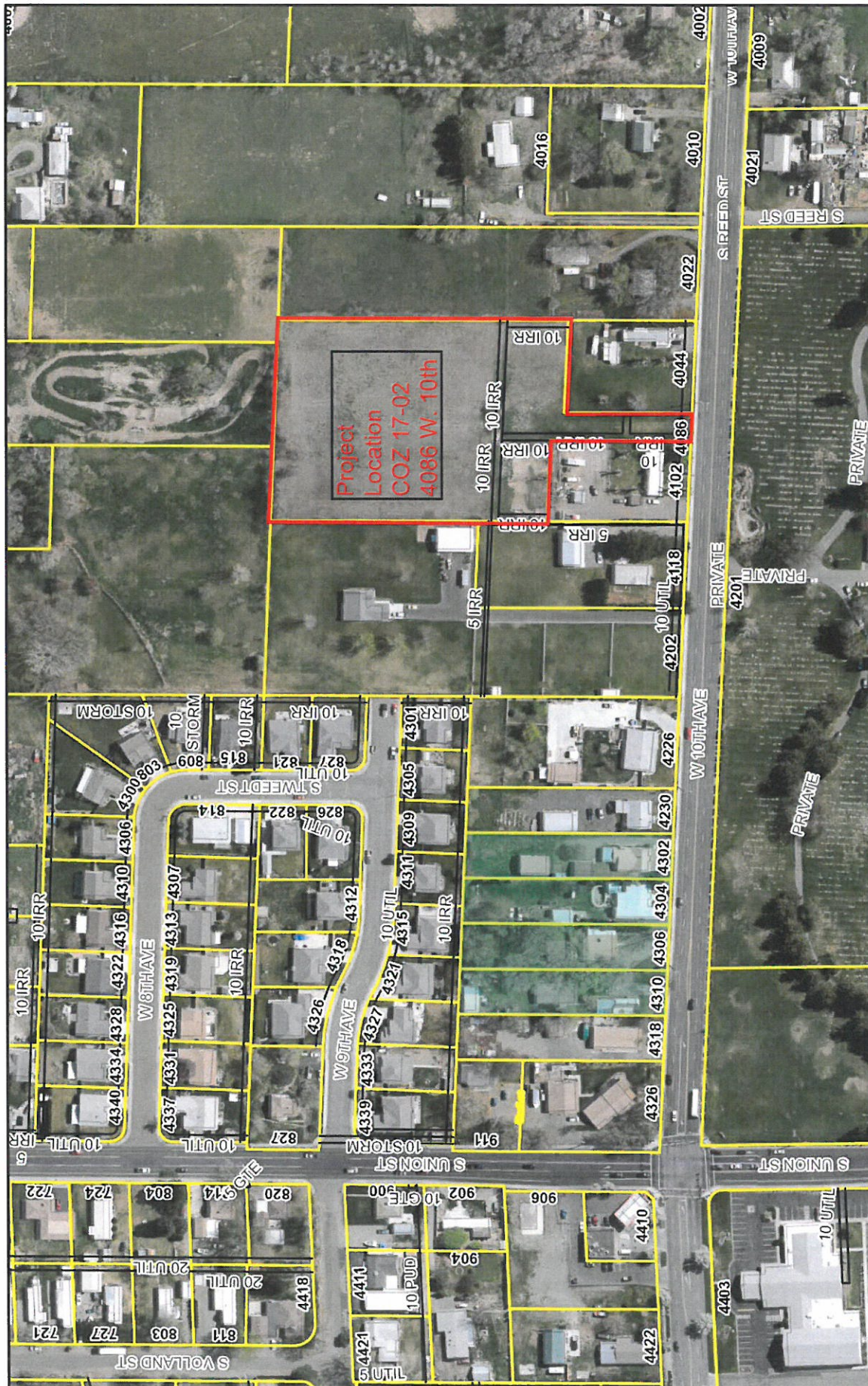
The City of Kennewick Planning Commission will hold a Public Hearing on Monday, April 17, 2017, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed change of zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ 17-02 – Proposes to change approximately 2.9 acres of land from Residential Suburban (RS) to Residential Manufactured Home (RMH), located at 4086 W. 10th Avenue, east of S. Union Street.

Written comments may be addressed to Wes Romine and submitted to wes.romine@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., April 6, 2017 to be included in the staff report. Comments after April 6, 2017 can be submitted at the Public Hearing on April 17, 2017. For questions, please call Wes Romine 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 Wes Romine 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.

Permitting Map



February 23, 2017 This plan is suitable for informational use only. City of Kennebec accepts no liability for any error whatsoever.

- | | | | |
|--------------------|-----------|------------------------|----------------|
| StreetName | Apartment | Mobile Home | SurveyEasement |
| SurveyAddressPoint | Building | Parcel | |
| <all other values> | Condo | SurveyAddressPointSupp | |

Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,
 ArcGIS WebApp Builder
 City of Kennebec

EXHIBIT 3

COZ 17-02
PLN-2017-00283
4086 W 10TH AVE
FROM RS TO RMH
ADAM HUNKAPILLAR
SANDHOLLOW HOMES

37
ADAM & AMY HUNKAPILLAR
4008 W 19TH AVE
KENNEWICK, WA 99338

37
PAUL & SHERYL GARELLO
4129 W 7TH AVE
KENNEWICK, WA 99336

37
MULLINS ENTERPRISES LLC
1416 W AINSWORTH ST
PASCO, WA 99301

37
TERYL & BILLIE JO
WATTENBURGER
4105 W 7TH AVE
KENNEWICK, WA 99336

37
JOHN D CRANDALL TRUSTEE
4016 W 10TH AVE
KENNEWICK, WA 99336

37
JOHN BENBOW
4022 W 10TH AVE
KENNEWICK, WA 99336

37
ROGER VERDUZCO
4010 W 10TH AVE
KENNEWICK, WA 99336

37
FAHRUDIN & MIRSA DA SARAJLIC
4021 W 10TH AVE
KENNEWICK, WA 99336

37
DESERT LAWN MEMORIAL PARK
INC
1401 S UNION ST
KENNEWICK, WA 99338

37
ROBERT BENBOW
4044 W 10TH AVE
KENNEWICK, WA 99336

37
JIMMY BENBOW
4118 W 10TH AVE
KENNEWICK, WA 99336

37
MICHAEL & LINDA PORTER
4202 W 10TH AVE
KENNEWICK, WA 99336

37
JARRYD & SHANNON HAMMETT
4230 W 10TH AVE
KENNEWICK, WA 99336

37
AMANDA GAIL GEORGE
4203 W KENNEWICK AVE #52
KENNEWICK, WA 99336

37
RYAN & SHARON WILLIAMS
827 S TWEEDT ST
KENNEWICK, WA 99336

37
LESLIE & ASHLEE CHAFFEE
821 S TWEEDT ST
KENNEWICK, WA 99336

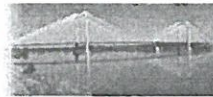
37
MICHAEL & MARILYN CRUME
815 S TWEEDT ST
KENNEWICK, WA 99336

37
KYLE CARDINAL
552 N COLORADO ST #101
KENNEWICK, WA 99336

001.062.558.60.47.11

Doc # 1133107
EXHIBIT 3 ✓
COZ 17-02

Tri-City Herald
tricityherald.com
VOICE OF THE MID-COLUMBIA



LEGAL PROOF OF PUBLICATION

Account #	Ad Number	Identification	PO	Amount	Cols	Lines
450496	0003003309	NOPH for COZ 17-02		\$111.23	1	45

Attention: Melinda Didier

KENNEWICK CITY OF/LEGALS
PO BOX 6108
KENNEWICK, WA 99336

00172

**CITY OF KENNEWICK PLANNING
COMMISSION
NOTICE OF PUBLIC HEARING
April 17, 2017 - 6:30 p.m.**

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#3003309 04/02/2017

AFFIDAVIT OF PUBLICATION

COUNTY OF BENTON)

.SS

STATE OF WASHINGTON)

Monica Allred, being duly sworn, deposes and says, I am the Legals Clerk of The Tri-City Herald, a daily newspaper. That said newspaper is a local newspaper and has been approved as a legal newspaper by order of the superior court in the county in which it is published and it is now and has been for more than six months prior to the date of the publications hereinafter referred to, published continually as a daily newspaper in Benton County, Washington. That the attached is a true copy as it was printed in the regular and entire issue of the Tri-City Herald and not in a supplement thereof, ran 1 time(s) commencing on 04/02/2017, and ending on 04/02/2017, and that said newspaper was regularly distributed to its subscribers during all of this period.

Monica Allred

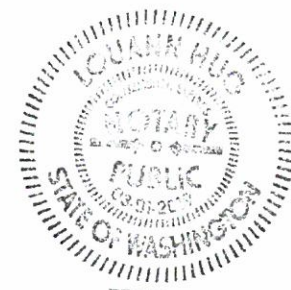
(Signature of Legals Clerk)

SUBSCRIBED AND SWORN BEFORE ME
THIS 3rd DAY OF April, 2017

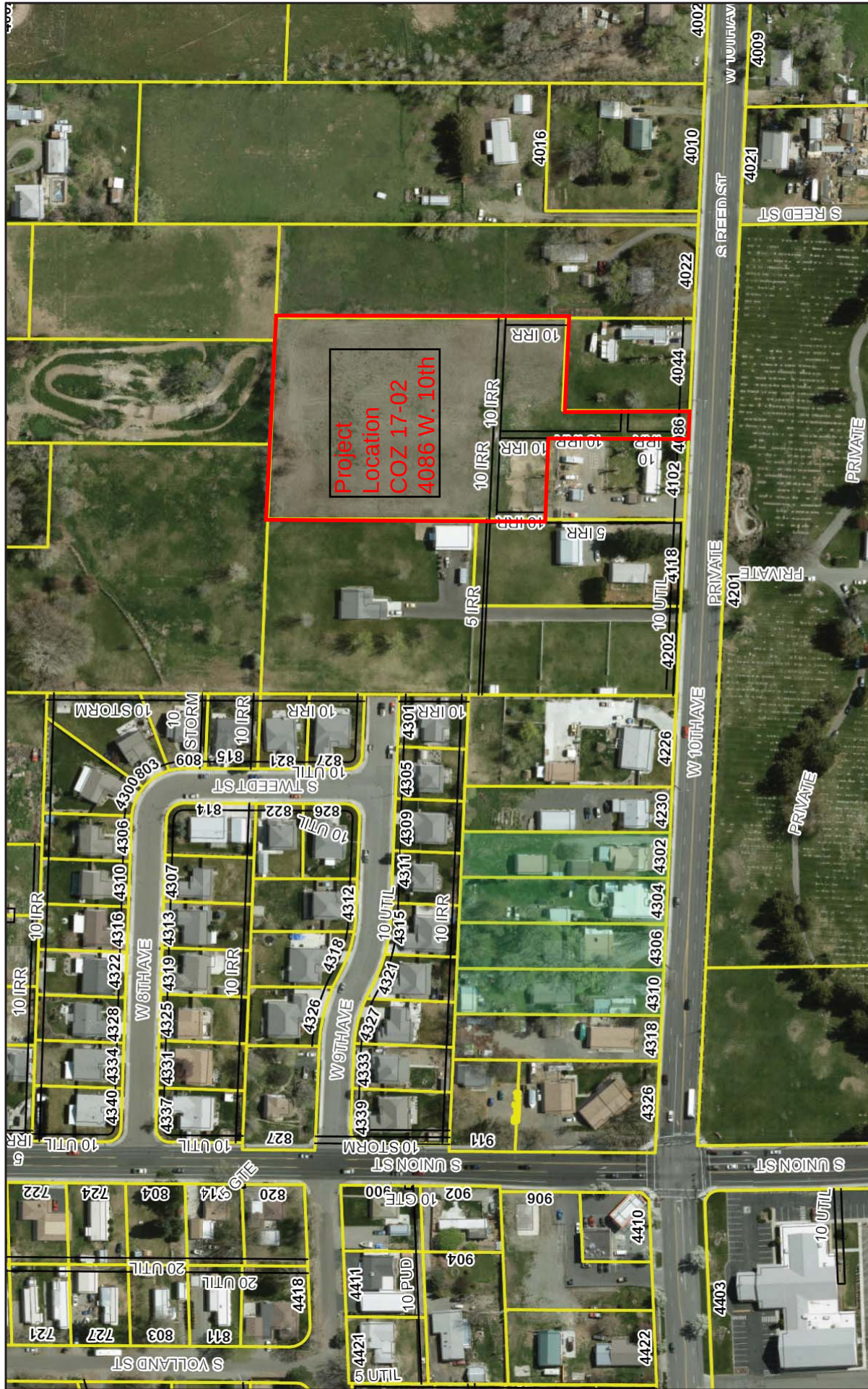
Ann Ann Hug

Notary Public in and for the State of Washington
residing in Benton County

COMMISSION EXPIRES: 3/1/2019



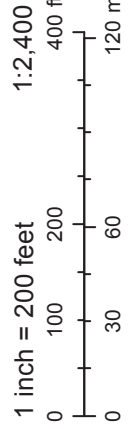
Permitting Map



Project
Location
COZ 17-02
4086 W. 10th



1 inch = 200 feet



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

ArcGIS WebApp Builder
City of Kennewick

February 23, 2017 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- StreetName
- SurveyAddressPoint
- <all other values>
- Apartment
- Building
- Condo
- Mobile Home
- Parcel
- SurveyEasement
- SurveyAddressPointSupp

Survey Easement

SurveyAddressPointSupp

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

EXHIBIT 5



ED #17-02

**CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE**

FILE/PROJECT NUMBER: ED 17-02 FOR COZ 17-02

DESCRIPTION OF PROPOSAL: CHANGE OF ZONE FROM RESIDENTIAL SUBURBAN (RS) TO RESIDENTIAL MANUFACTURED HOME (RMH) AND 50,000 SQ. FT. OF NEW MINI-STORAGE.

PROPONENT: ADAM AND AMY HUNKAPILLAR

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: EAST OF S. UNION STREET AT 4086 W. 10TH AVENUE.

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: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4463

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

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: March 15, 2017

Signature: _____

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

Copies of this DNS were e-mailed to: Dept. of Ecology, WA Dept of Fish & Wildlife, WSDOT, Yakima Nation, CTUIR, & COZ 17-02 File

SEPA ENVIRONMENTAL CHECKLIST

ED 17-02 for COZ 17-02

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. BACKGROUND**Evaluation for Agency Use Only**

1. Name of proposed project, if applicable:

4086 W. 10th Ave, Kennewick

2. Name of applicant:

Adam and Amy Hunkapillar

3. Address and phone number of applicant and contact person:

Adam Hunkapillar
4008 W. 19th Ave, Kennewick, WA 99338
509-438-7867
adam@sandhollowhomes.com

4. Date checklist prepared:

February 13, 2017

5. Agency requesting checklist:

City of Kennewick

6. Proposed timing or schedule (including phasing, if applicable):

The application is for a change of zone from Residential Suburban (RS) to Residential Manufactured Home (RMH) for a single parcel. The change of zone will take place once all criteria are met and approval is received from the City of Kennewick. The time frame for any potential development has not been determined, but would likely be spring/summer 2018.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

If a Change of Zone is approved a feasibility for a mini-storage facility will be conducted. If the project is deemed feasible construction will likely begin in spring/summer 2018 with the appropriate permits received by the City of Kennewick. The projected mini-storage would be approximately 45,000 - 50,000 square feet and the office would be approximately 2,000 square feet.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

No environmental information has been prepared on the parcel or will be prepared in relation to this proposal. The property is currently vacant land and there is no indication of environmentally sensitive areas on the property.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

A Change of Zone designation from the City of Kennewick.

The construction of a mini-storage would require applicable building permits and businesses licenses.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

The application is for a Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH) for parcel number: 1-0389-301-3451-003.

A mini-storage facility may be constructed at the site if a Change of Zone is approved and all other City approvals are met.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

4086 W. 10th Avenue, Kennewick. The property is located between Union and Morain on the north side of 10th Avenue.

Section 3, Township 8 North, Range 29 East, Quarter SW, Short Plat 3451, Lot 3, Recorded in Volume 1 of Short Plats, At Page 3451. Records of Benton County WA. AF #2014-033032, 12/31/2014.

Parcel #: 1-0389-301-3451-003

Evaluation for Agency Use Only

B. ENVIRONMENTAL ELEMENTS**Evaluation for Agency Use Only****1. Earth**

- a. General description of the site
(check one): Flat, rolling, hilly, steep slopes,
mountainous, other _____

The site is flat.

- b. What is the steepest slope on the site (approximate percent slope)?

1-2%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils.

Type 1 as determined by the Benton County Health Department from a recent perk test.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

None currently known.

- e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill.

Grading is not proposed with the Change of Zone application.

A mini-storage facility would require grading of a majority of the parcel for driveways and buildings. The majority of material is expected to stay on site and no fill is anticipated.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

Construction is not being proposed with the Change of Zone Application.

The construction of a mini-storage facility could result in minimal erosion during the construction process. Onsite measures will be taken to ensure material stays on site.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

None with the Change of Zone Application.

A mini-storage facility would likely cover 80-90% of the site with Impervious surfaces.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

Not applicable for zoning change.

During construction common methods to control erosion are silt fence, dust control, and construction entrance.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known.

None with Change of Zone.

During construction some emissions from construction equipment will occur. During operation and maintenance very little emissions would be generated as the site would be run on all electricity. Minimal emissions from lawn maintenance equipment would occur.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

No.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

Not applicable with Change of Zone.

During construction dust control measures will be taken. Some emissions from construction equipment is to be expected.

3. Water

- a. Surface Water:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

No.

Evaluation for Agency Use Only

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

No.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

None.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

No.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No.

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known.

No.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number

of animals or humans the system(s) are expected to serve.

None.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

None with Change of Zone.

Runoff will occur from the buildings and driveways and be collected in onsite retention ponds if a mini-storage facility is built.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Not with a Change of Zone.

Onsite run-off will be collected in some sort of a retention pond.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

No.

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

None with Change of Zone Application.

With the construction of a mini-storage facility the onsite topography will be used to direct any runoff water into an onsite retention pond.

4. Plants

a. Check the types of vegetation found on the site:

deciduous tree:	alder	maple	aspen	other
evergreen tree:	fir	cedar	pine	other

shrubs

grass

pasture

crop or grain

bullrush

Orchards, vineyards or other permanent crops.

wet soil plants: cattail buttercup

skunk cabbage

other water plants: water lily eelgrass

milfoil

other types of vegetation

- b. What kind and amount of vegetation will be removed or altered?

No vegetation will be removed with the Change of Zone Application.

The majority of the existing pasture grass and weeds will be removed to construct a mini-storage facility. City required landscape improvements will be made to the finished facility.

- c. List threatened and endangered species known to be on or near the site.

None known.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

Not applicable with Change of Zone.

For a mini-storage facility the landscape requirements pertinent to mini-storage facilities will be implemented.

- e. List all noxious weeds and invasive species known to be on or near the site.

None currently known.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include:

birds: hawk, heron, eagle, **songbirds**

other:

mammals: deer, bear, elk, beaver

other:

fish: bass, salmon, trout, herring, shellfish, other

Other small animals such as mice and other rodents are likely to be on the site, but have not been observed.

- b. List any threatened and endangered species known to be on or near the site.

None known.

- c. Is the site part of a migration route? If so, explain.

Yes. The Columbia Basin area is in a waterfowl and songbird migration route.

- d. Proposed measures to preserve or enhance wildlife, if any:

None proposed at this time.

- e. List any invasive animal species known to be on or near the site.

None known at this time.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

None for the Change of Zone.

A finished mini-storage facility would have minimal electrical needs for the operation of the office, onsite lighting and security systems.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

No.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

Not applicable with the Change of Zone.

The mini-storage would require minimal energy use and the onsite office would be constructed to meet current energy codes.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe.

No.

- 1) Describe any known or possible contamination at the site from present or past uses.

The property is currently vacant land and to the knowledge of the applicant always has been and there are no known contaminants on the site.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None known to applicant.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None for the Change of Zone Application.

During the operation of the mini-storage tenants will not be allowed to store or use toxic or hazardous chemicals on site.

- 4) Describe special emergency services that might be required.

None for the Change of Zone Application or for the mini-storage facility.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None for the Change of Zone Application.

During operation of the mini-storage tenants will not be allowed To store or use or store toxic or hazardous materials.

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

None.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

None for Change of Zone Application.

Mini-Storage - General construction noise would be present during City allowed construction hours. Minimal noise would be created during the operation of the facility.

- 3) Proposed measures to reduce or control noise impacts, if any:

Not applicable with the Change of Zone Application.

Mini-Storage – Construction would be limited to City allowed construction hours and during operation facility access would be limited to business hours, likely 7am to 9pm.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The property is currently zoned Residential Suburban (RS) and is vacant land. Neighboring properties are also zoned RS and used as such. There is a cemetery directly across the street that is also zoned RS. The proposal is not expected to affect land use on nearby or adjacent property.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

To the applicants knowledge the property has not been used as working farmlands. The previous owner had horses on the property at one time, but it has been several years.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No.

- c. Describe any structures on the site.

There are not currently any structures on the site.

- d. Will any structures be demolished? If so, what?

No.

- e. What is the current zoning classification of the site?

Residential Suburban (RS).

f. What is the current comprehensive plan designation of the site?

Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

Not applicable.

h. Has any part of the site been classified as a critical area by the city or county? If so, specify.

No.

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

Not applicable with the Change of Zone Application.

Mini-Storage - It is anticipated that 1-2 people would work on the site to manage the office and perform general maintenance.

j. Approximately how many people would the completed project displace?

None.

k. Proposed measures to avoid or reduce displacement impacts, if any:

No displacements will occur.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

Compliance with the zoning designation, Comprehensive Plan, and Kennewick City Code.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

Not Applicable.

May 2014

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle, or low-income housing.

None. A single family residence could be provided on the parcel under both current and proposed zoning. A manager's house may be built to help manage the mini-storage.

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high, middle, or low-income housing.

None. The property is currently bare land.

- c. Proposed measures to reduce or control housing impacts, if any:

No housing impacts will occur with the request.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

No structures are proposed with the Change of Zone Application.

Mini-Storage – The tallest building is anticipated at 16-18' with most Buildings at 10-12'.

- b. What views in the immediate vicinity would be altered or obstructed?

None.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

None with the Change of Zone Application.

Mini-Storage – Facility will be designed to City Mini-Storage Development Standards and the facility would sit approximately 190' from the property's main entrance on 10th Ave.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Not applicable with Change of Zone Application.

Mini-Storage – Non-reflective roofing material will be used.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Not applicable with Change of Zone.

New exterior lights will need to be shield to comply with the City's outdoor lighting ordinance, KMC 18.39

Mini-Storage – Because the project will be sited approximately 190' + from 10th Avenue no glare is expected to present a safety hazard or interfere with views.

- c. What existing off-site sources of light or glare may affect your proposal?

None.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Not Applicable.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Grange Park is approximately ½ mile south of the property.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

No impacts on recreation are expected.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources.

No.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc.

Not applicable.

If historic artifacts are found on site, work to be stopped and the City of Kennewick and appropriate agencies notified.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

Not applicable.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The property is accessed from 10th Avenue.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

Yes. The site is currently served by Ben-Franklin Transit on Route 48. A bus stop is located at the corner of 10th Avenue and Union which is approximately ¼ mile from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate?

Parking will not be affected with the proposal.

May 2014

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

No.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. 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 non-passenger vehicles). What data or transportation models were used to make these estimates?

None with the Change of Zone application.

Mini-Storage – The completed project is expected to add less than 20-30 vehicle trips per day to 10th Avenue. This is based on applicants previous experience operating a mini-storage facility. Current daily traffic counts based on the 2016 Traffic Volume map are 13,040.

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No.

- h. Proposed measures to reduce or control transportation impacts, if any:

No transportation impacts are expected with this proposal.

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.

Not with a Change of Zone Application.

Mini-Storage – Minimal fire and police protection would be required.

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

None with Change of Zone Application.

Mini-Storage – On-site security and a contract with a local security monitoring firm will be used to monitor activity at the site.

16. Utilities

- a. Check utilities currently available at the site:

electricity, natural gas, **water,** refuse service,
telephone, sanitary sewer, septic system,
 other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

None with the Change of Zone Application.

Mini-Storage – minimal electrical, water and phone use will be required to adequately operate the facility.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: Adam Hunkapillar

Name of signee: Adam Hunkapillar

Position and Agency/Organization: Owner

Date Submitted: February 13, 2017

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Not applicable.

Proposed measures to avoid or reduce such increases are:

Not applicable.

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

Not applicable.

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

Not applicable.

3. How would the proposal be likely to deplete energy or natural resources?

The proposed Change of Zone won't affect energy or natural resources.

Mini-Storage – The facility will have minimal energy and water usage needs.

Proposed measures to protect or conserve energy and natural resources are:

Not applicable.

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

No environmental impacts are expected with this application.

Proposed measures to protect such resources or to avoid or reduce impacts are:

Not applicable.

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

The proposal will not affect land or shoreline use.

Proposed measures to avoid or reduce shoreline and land use impacts are:

Not applicable.

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

The current proposal will not have an effect on transportation, public services or utilities.

Proposed measures to reduce or respond to such demand(s) are:

Not Applicable.

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

The proposal will not conflict with local, state, or federal laws or requirements for the protection of the environment.

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the City can identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide additional information. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?

Yes X No

Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

Yes X No

Please Describe.

NOTE: Kennewick is located in the upper Mid-Columbia watershed. Salmonids are present in the watershed - questions no. 1 and no. 2 already answered "yes". Questions A-1 and A-2 are also answered.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

A3. What is the distance from this project to the nearest body of water? 1.7 Miles

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

EXHIBIT 6

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

Residential subdivisions, commercial development, roads, highways, parks

A5. What percentage of the project will be impervious surface (including pavement & roof area)?

1-2% with this application. If the mini-storage is constructed it will likely be 80-90%.

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes **No_**
Amount
Name of surface water body

b. Ground water? Yes **No_**
Amount
From Where
Depth of well

B2. Will any water be rerouted? Yes **No_**
If yes, will this require a channel change?

B3. Will there be retention ponds? **Yes** **No_**
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

With the Change of Zone Application there will be no retention pond. With a mini-storage facility there will be some sort of retention facility, most likely a retention pond.

If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

No.

B5. Are culverts proposed as part of this project? Yes **No_**

B6. Are stormwater drywells proposed as part of this project? Yes **No_**

EXHIBIT 6

B7. Will topography changes affect the duration/direction of runoff flows? Yes **No_**

If yes describe the changes.

B8. Will the project involve any reduction of a floodway or floodplain by filling or other partial blockage of flows? Yes **No_**

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Degraded water quality can affect listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Will your project either reduce or increase shade along or over a waterbody?
Yes **No** (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
Yes **No_**

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)
Yes **No_**

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
Yes **No_**

Please Describe.

EXHIBIT 6

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, which can impact listed species.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES **NO_**

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES **NO_**

If yes, what types of plants will you use?

E. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the City is relying on them to make its decision.

Signature Adam Hunkapillar

Date February 13, 2017



EXHIBIT 7
2015 South Ely Street
Kennewick, WA 99337
Phone 509-586-9111
FAX 509-586-7663
www.kid.org

March 1, 2017

Wes Romine
City of Kennewick/Development Services Manager
P.O. Box 6108
Kennewick, WA 99336

RECEIVED

MAR 07 2017

COMMUNITY PLANNING

Subject: COZ 17-02 Review Comments

Dear Mr. Romine:

This letter provides Kennewick Irrigation District (KID) review comments for COZ 17-02 submitted by Adam Hunkapillar, 4008 W. 19th Ave, Kennewick, WA. 99337, to change the zone of one parcel of land approximately 2.9 acres in size from Residential Suburban (RS) to Residential Manufactured Home (RMH). The property is located at 4086 W. 10th Ave, Kennewick, WA. 99336.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, it is assessed by the Kennewick Irrigation District.
2. Please note that no permanent structures are allowed within irrigation easements.

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

Sincerely,

Rebecca S. Hiles
Staff Engineer

C: LB/correspondence/File: [3-8-29]

EXHIBIT 8
Jimmy E. Benbow

4118 West 10th Ave. • Kennewick, WA 99336
Phone: 509-521-8857 • E-Mail: benbowjim@gmail.com

Date: Mar. 22, 2017

Community Planning Department
Attn: Wes Romine
City of Kennewick
210 W 6th Avenue
Kennewick, WA 99336

RECEIVED

MAR 27 2017

COMMUNITY PLANNING

via mail

Subj: Public Notice: 4086 W. 10th Ave, Kennewick, WA 99336, File # ED 17-02, PLN-2017-00283,
Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH)

Dear Community Planning Department:

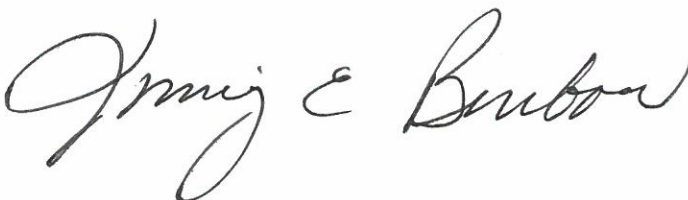
I recently became aware that Mr. Adam Hunkapiller wants to rezone 4086 W. 10th Ave. so that the residential property can be repurposed with mini-storage units. When my father originally sold the land to Mr. Hunkapillar, he intended to build a family residence on the property and later expand the number of residential properties on the land when the property could be further subdivided. There was no mention of developing this property with mini-storage units.

At this time, I strongly oppose development of mini-storage units at 4086 W. 10th Ave. It will devalue my property (4118 West 10th Ave.), which abuts 4086 W. 10th Ave. Before any action is taken to approve this request, an independent environmental study (noise, security, safety, etc.), an analysis of affected property values, and an analysis of changing traffic patterns need to be performed by the petitioner so all parties, including the City of Kennewick, are fully aware of the environmental and economic impact of this action would have on area residents and the impact of vehicles entering and exiting a commercial enterprise located in the midst of residential properties. As you know, West 10th Avenue is a major arterial road in our area. An average mini-storage facility (60,000 sq. ft.) can generate over 140 daily vehicle trips, further exacerbating traffic noise and eastbound and westbound traffic flow so we need exercise caution in this case.

Thank you for your consideration.

Sincerely,

Jimmy E. Benbow



Date: Mar. 27, 2017

Community Planning Department

Attn: Wes Romine

City of Kennewick

210 W 6th Avenue

Kennewick, WA 99336

Subj: Public Notice: 4086 W. 10th Ave, Kennewick, WA 99336, File # ED 17-02, PLN-2017-00283, Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH)

Dear Community Planning Department:

I recently became aware that Mr. Adam Hunkapiller wants to rezone 4086 W. 10th Avenue, effectively turning this property into a “commercial” property populated with mini-storage units. Before selling 4086 to Mr. Hunkapiller, I had owned this property since 1967 and sold it to Mr. Hunkapiller with the understanding that Mr. Hunkapiller would build a single-family residence on the property and later expand the number of residential properties on the land when the property could be further subdivided into either ½ acre lots or smaller. There was no mention of developing this property with mini-storage units.

I am strongly opposed to putting mini-storage units at 4086 W. 10th Ave. It will devalue my two properties (4102 and 4044 West 10th Ave.), which abut to 4086 W. 10th Ave. Before any action is taken to approve this request, an independent environmental study (noise, security, safety, etc.), analysis of affected property values, and an analysis of changing traffic patterns need to be performed by the City of Kennewick, so all parties are fully aware of the environmental and the economic impact this action has on local and area residents.

As you know, West 10th Avenue is a major arterial road in our area. An average mini-storage facility (60,000 sq. ft.) can generate over 140 vehicle-trips daily, further exacerbating traffic noise generated by vehicles entering and exiting a commercial enterprise located in the midst of residential properties. This can also negatively impact eastbound and westbound traffic flow on 10th Avenue. As a senior citizen, development of mini-storage units can lead to an increase in crime levels, which is a specific concern for my wife and me. Although studies are mixed regarding devaluation of properties located adjacent mini-storage units, those that result in devaluation of residential property are alarming to me.

Finally, if the City of Kennewick is considering dropping RMH zoning from its zoning codes, I ask that this be done before any rezoning action is taken on subject property. Economic activities associated with mini-storage units are commercial in nature and should be zoned as such.

Thank you for your consideration. Others may want to join me in voicing their immediate concerns. I have two sons who own property (4022 and 4118 W. 10th Ave.) that abut to 4086 W. 10th Ave. Additionally, three other properties on W. 7th Ave. also abut to the subject property. It is not clear these local residents are aware of the petition to rezone and build mini-storage units or the impact of building mini-storage units in the area. Consequently, before this matter is brought before the Planning Commission, an extension may be needed before any action is taken to rezone this property.

Sincerely,

A handwritten signature in dark ink, appearing to read "Robert C. Benbow". The signature is fluid and cursive, with a large initial 'R' and 'B'.

Robert C. Benbow, Sr.

EXHIBIT 8

Johnny R. Benbow

4022 West 10th Ave. • Kennewick, WA 99336
Phone: 509-783-0392 • E-Mail: benbowr@gmail.com

Date: Mar. 27, 2017

Community Planning Department

Attn: Wes Romine

City of Kennewick

210 W 6th Avenue

Kennewick, WA 99336

Subj: Public Notice: 4086 W. 10th Ave, Kennewick, WA 99336, File # ED 17-02, PLN-2017-00283, Change of Zone from Residential Suburban (RS) to Residential Manufactured Home (RMH)

Mr. Romine:

Like my father and brother, I recently became aware that Mr. Adam Hunkapiller wants to rezone 4086 W. 10th Avenue, so he can put mini-storage units on this property and rent them to the public

I am opposed to this idea. It will devalue my property, increase human traffic (and potentially crime levels) in my immediate area, and negatively impact traffic flow on West 10th Avenue, which is already hazardous along West 10th Avenue between Moraine and Union.

Sincerely,



Johnny R. Benbow

Wes Romine

From: porter1931@frontier.com
Sent: Wednesday, April 05, 2017 10:10 AM
To: Wes Romine
Cc: porter1931@frontier.com
Subject: Project#coz 17-02

We are writing this letter to inform the City of Kennewick of our opposition of the proposed change of zoning for the property of 4086 West 10th Ave. for the following reasons:

The proposed property is a part of a large green belt area that is home to a vast number of animals. We have seen quail, porcupines, raccoons, coyotes, kestrel hawks, pheasants, geese and is the winter home for a golden eagle, he has returned here for the last six years.

During the winter months Canadian geese use the land to eat the greens for food. It is not uncommon to see at least 500 geese a day during the winter. The golden eagle uses the area to hunt for small rodents during the winter. This bird is well over 24 inches tall.

This is in the middle of a residential area. We do not need commercial development as there is no benefit to those neighboring 4086 West 10th. There are no huge tracks of homes being built in this area. This is going to add greater visibility to adjoining properties and add the potential risk of thief and crimes. We have had trouble with mail being stolen from our mail box. We do not need more strangers in our neighborhood.

There are almost 1000 storage units already built on Union Street. ABC Lockwood has 200 and Lincoln center has 737 units.

Traffic is very heavy on 10th Ave. There is no left hand turn lane and it is not unusual for us to wait for five minutes to make a left hand turn onto 10th. I have had one car totaled while making a left hand turn off of 10th into my driveway.

We have lived here for 16 years and love the open area around us, yet we are in the middle of the city. We do not want to go outside and see nothing but storage units. We realize this change of zoning will not effect you but it will change our environment.

Thanks for your consideration. Mike & Linda Porter

Wes Romine

From: Pat McDonough <ltmo_98@yahoo.com>
Sent: Thursday, April 06, 2017 10:50 AM
To: Wes Romine
Subject: Project# COZ 17-02

Wes,

This note pertains to the request for public comments on this project, which was published in the Tri-City Herald last Sunday.

A variety of questions come to mind when I read about this proposed zone change:

- What exactly would this change mean for the neighborhood?
- What are the current parameters concerning Residential Manufactured Homes in a proposed development like this?
- Are there limits on size and date of manufacture?
- That property was listed for sale last year and it stated on the info board that septic systems would be required. Is that still true if this goes through?
- How many RMHs would be allowed on the 2.9 acres?
- What about the new traffic flow on a very busy section of West 10th Ave?

When I think of a Residential Manufactured Home Park what comes to mind is the less than desirable Vincent Village on East 10th Avenue in Kennewick. Un-repaired fence boards on the perimeter, housing crammed in very tight and no landscaping beautification for passers-by. If that is the plan for Mr. Hunkapiller's development then I vote against allowing it. If the City has some fairly strict regulations about new RMH Parks, concerning allowing only newer model homes and requiring covenants and landscape maintenance, etc. then it would be more acceptable for the neighborhood. The approach onto West Tenth Avenue and the associated traffic, with no turn lane on 10th to access this acreage, is a huge concern. Has there been traffic studies completed already?

Thank you for allowing me to raise these questions. We live not far from there and it seems last year the proposed sale would have allowed just six lots on the property in question. If a RMH Park is allowed to put in, say, 10 units per acre and this equates to 29 units, with each residence factored in at two vehicles per household.....that adds an extra 58 vehicles coming in and out of an approach onto one of the busiest and fastest flowing traffic sections in town. Something to consider.

Best regards,
 Pat McDonough