

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 August 21, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #17-03 proposing to change approximately 3.87 acres of land generally located at 2652 W. 15th Avenue, from Residential, Suburban Density (RS) to Residential, Manufactured Home (RMH).

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
AUGUST 21, 2017
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Torelli led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Fraser Hawley, Charles Torelli, Vice Chairman Morris and Chairman Ed Pacheco

Excused: None

Unexcused: None

Staff Present: Greg McCormick, AICP Community Planning Director, Anthony Muai, AICP Senior Planner, Steve Donovan, Planner, and Melinda Didier, Administrative Assistant/Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated July 19, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Rettig moved to accept the consent agenda. Commissioner Torelli seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco has conflict and mentioned he has a personal property interest in the Bridge to Bridge River to Railroad Revitalization Plan area that does not benefit regardless of the Planning Commission's decision; if no objections he stated that he will proceed as Chair. No objections were forthcoming.

Chairman Pacheco opened the public hearing at 6:34 p.m. for the Bridge to Bridge – River to Railroad Revitalization Plan.

Mr. McCormick gave a brief overview of the staff report and presented a Power Point of the staff report. Mr. Muai gave an overview of the two zone changes within the revitalization plan, Urban Mixed Use (UMU) and Commercial, Auto Row (CAR); Mr. McCormick went over the timeline of events for the Bridge to Bridge Revitalization Plan from beginning to Council adoption.

Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report Bridge to Bridge – River to Railroad Revitalization Plan and recommend to City Council approval of the request.

Questions from Planning Commissioners of staff included: The new auto row zoning designation exclusive to this area, are there other zones currently used as auto sales use areas; why two new zones designated for Bridge to Bridge area; can current zoning designations cover the auto/other uses; unique plan for this area; minimum width of sidewalks (10"); can 15' sidewalks be recommended to council; who regulates parking lot lighting; in CAR district if they don't have landscaping now do they have to bring it up to code; maximum parcel size in commercial zones; commercial design standards; UMU and CAR acreage minimums.

Mr. Muai read into record Exhibit 13: Email comment letter from Dennis Poland on behalf of the Poland family business; mixed feelings over the proposal, however with re-zone cannot expand lay-down yard or build bigger shop; for those reasons opposed to the re-zone.

Testimony in favor:

Larry Peterson
Port of Kennewick
350 Clover Island Dr. Ste. 200
Kennewick

Port of Kennewick in support of BBRR Plan, UMU takes many residential and commercial land uses in City; completely different from traditional Tri-City development; can apply similar plan to Vista Field area – plan will work wonderfully for BBRR and Vista Field area; opportunity to bring vibrancy back to waterfront area.

Eleanor Owen
966 Shelby SE
Seattle, WA

Owns property on N. Everett St.; in support of plan; impatient to move forward.

Vince Rundhaug
306 W. Kennewick Ave
Kennewick, WA

In conjunction with the Downtown Kennewick partnership; plan is going in the right direction; support zoning changes.

Tyrone Brooks, Columbia Basin College
6757 Marble Street
W. Richland, WA

In approval and supports plan on behalf of community.

Tim Arntzen, Director
Port of Kennewick
350 Clover Island Dr
Kennewick, WA

In support of Plan; recognition and understanding for existing businesses to stay and expand; appropriate fashion to have mixed uses; healthy neighborhood transition; investing in area for number of years; 10 million dollar investment for CBC culinary school partnership; need plan to go forward with the Port investment; applaud efforts of staff and hopes Planning Commission recommends to City Council.

Jay Freeman
Downtown Kennewick Association
16 W. Kennewick Ave
Kennewick, WA

Applaud efforts of BBRR plan and support this to help community and businesses grow.

Tom Moak, Port Commissioner
Port of Kennewick
418 W. Kennewick Avenue
Kennewick, WA

Initially visionary plan but lacked support from City and the Port; today with the ups and downs with the BBRR project; now seeing support from City, Port, CBC, County and private sector for positive movement forward with this plan; applaud Greg & Anthony efforts; good for community and vision going forward.

Eric Weinheimer
2220 SLI Road
Sunnyside, WA

Representing clients Steve West, Doug Overturf; in support of plan; would like their properties included in the new mixed use zone; Exhibit 14 (Doug Overturf letter) and Exhibit 15 (Steve and Judy West Letter).

Ken Williamson
Kennewick, WA

Supports the plan.

Testimony neutral or against:

Dara Foster
525 N. Mayfield
Kennewick, WA

Supports the mixed use zoning but does not support the auto row zone.

Augustan Kitson, KIE
3004 W. 46th Avenue
Kennewick, WA

Planning Commissioners violated rules by allowing three speakers from one organization; staff has made mistakes on maps and areas of the rezone with regard to Industrial zones; his

property violation of non-conforming use building is distribution center; majority of sales to contractor considered distributor; provide services to people; have lighting showrooms, plumbing showrooms; City trying to drive him out of business; three wineries built there won't employ 65 people; must look at what has been there, and what is affected.

Staff final comments:

None

Further questions from Planning Commissioners of staff:

Is this appropriate time to suggest sidewalk standard be modified to wider sidewalk.

Public Testimony for the Bridge to Bridge – River to Railroad Revitalization Plan closed at 7:35 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report regarding the Urban Mixed Use Zoning District and the Commercial Auto Row Zoning District and associate area regulations and area-wide re-zone to implement the Bridge to Bridge – River to Railroad Revitalization Plan and forward a recommendation to City Council of APPROVAL of the request. Commissioner Rettig seconded the motion.

Mr. McCormick asked Commissioner Torelli if the motion would include the change the Commission recommended. Commissioner Torelli said yes, as amended to include the recommendation for wider sidewalks.

Planning Commission discussion: Vice Chairman Morris said it is not the intention of the Planning staff or the Planning Commission to push out long-standing business, it has been difficult; frequent customer of KIE; confused that Poland & Sons has concerns after renovations; plan to vote in favor for overall good of city.

The motion passed with four Commissioners in favor and one abstention on a roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

First meeting in September is cancelled for Labor Day Holiday; next meeting is September 18th.

ADJOURNMENT:

The meeting was adjourned at 7:40 p.m.

STAFF REPORT COZ 17-03

COZ 17-03

**Community Planning
City of Kennewick**

Steve Donovan

Planner

To: Planning Commission

Date: September 18, 2017

PROPOSAL: Rezone 3.87 acres currently zoned Residential, Suburban (RS) to Residential, Manufactured Home (RMH)

OWNER(S): WILLIAM D. MCKAY, 3516 W 46TH AVENUE, KENNEWICK, WA 99337 AND HAZEL RHODE, 427 W 19TH AVENUE, KENNEWICK, WA 99337

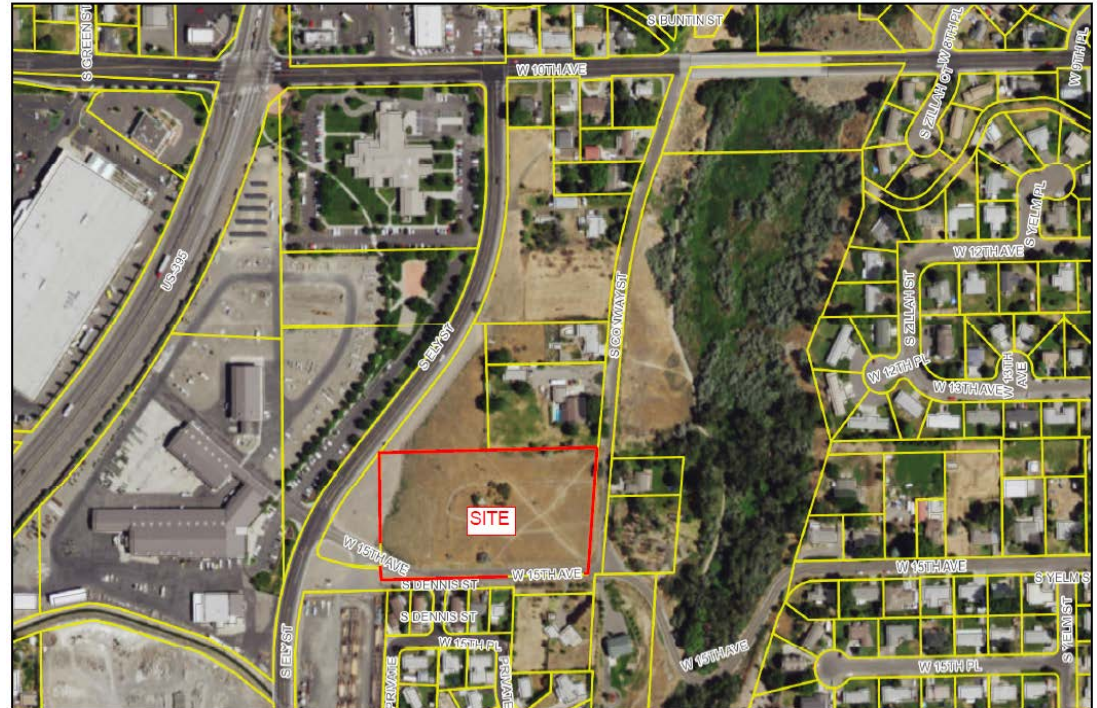
APPLICANT: WILLIAM D. MCKAY, 3516 W 46TH AVENUE, KENNEWICK, WA 99337

Site Information

- **Size:** 3.87 acres
- **Location:** 2652 W 15th Avenue
- **Topography:** Relatively flat, 4%
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Land Use:** Currently Vacant

Exhibits

- **Exhibit A-1:** Application/Supplemental Information
- **Exhibit A-2:** Zoning Map
- **Exhibit A-3:** Comprehensive Plan Map
- **Exhibit A-4:** Notification of Mailing
- **Exhibit A-5:** Determination of Non-Significance



Not to scale

Application Process

- Application Submitted August 3, 2017
- Application routed for comments August 8, 2017
- Property posting notification sign was posted on site on August 8, 2017
- Determination of Non-Significance issued on August 24, 2017
- Notice of Hearing mailed August 29, 2017
- Notice of Hearing published September 3, 2017

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low Density (RL) Existing Land Uses – Single Family Residences
South	Comprehensive Plan – Low Density Residential and Public Facility Zoning – Residential, Low Density (RL), Residential, Manufactured Home (RMH) and Public Facility (PF) Existing Land Uses – Single Family Residences and Laydown Yard
East	Comprehensive Plan – Low Density Residential and Open Space Zoning – Residential, Low Density (RL) and Open Space (OS) Existing Land Uses – Single Family Residences and Public Park
West	Comprehensive Plan – Low Density Residential and Public Facility Zoning – Residential, Low Density (RL) and Public Facility (PF) Existing Land Uses – Vacant and Public Utility

Regulatory Controls

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

Description of Request

Change of Zone 17-03 is a request to rezone approximately 3.87 acres from Residential, Suburban (RS) to Residential, Manufactured Home (RMH).

Background

This property was annexed into the City and zoned Residential, Suburban (RS) in May of 1978 via Ordinance 2169.

The property is currently vacant.

Analysis

The proposed change from RS to RMH is consistent with the Comprehensive Plan and will implement the Low Density Residential land use designation on the property. The property to the south of the site, across 15th Avenue is currently zoned RMH.

Permitted uses in the RS and RMH zones only differ in four uses. The RS zone permits keeping farm animals, cemeteries and stables, RMH does not. The RMH zone allows Mini-Storage, the RS zone does not.

Future development consistent with the proposed rezone will be in accord with City standards regarding concurrency, the Kennewick Municipal Code, Critical Areas Ordinance, and the State Environmental Policy Act (SEPA).

The following Kennewick Municipal Code (KMC) Section establishes the purpose of the Residential, Manufactured Home zoning district:

KMC 18.03.040(5)

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.

KMC 18.51.070(2): Findings:

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

1. *The proposed amendment conforms with the comprehensive plan; and*
Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the RMH zoning district is an implementing zoning district of the Low Density Residential land use designation.
2. *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 surrounding properties.
3. *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: Staff is unaware of possible burdens on public facilities. The site has access to water and sewer lines. Access to the site from public rights-of-ways will need to be improved.
4. *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 is in compliance with Comprehensive Plan because the RMH zone is an implementing zone of the Low Density Residential land use designation.
5. *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 site is adjacent to property that is currently in the RMH zoning district.

Findings

1. The property owners are William D. McKay, 3516 W 46th Avenue, Kennewick, WA 99337 and Hazel Rhode, 427 W 19th Avenue, Kennewick, WA 99337.
2. The applicant is William D. McKay, 3516 W 46th Avenue, Kennewick, WA 99337.
3. The request is to change 3.87 acres from Residential, Suburban (RS) to Residential, Manufactured Home (RMH).
4. The application was submitted on August 3, 2017 and was routed for review to various City Departments and other local, state and federal agencies for comment on August 8, 2017.

5. A Determination of Non-Significance issued on August 24, 2017.
6. The public hearing notice was posted on-site August 31, 2017, stating that the public hearing will be held on September 18, 2017 at 6:30 p.m. in the Council Chambers at Kennewick City Hall.
7. Notice of the public hearing for this application was mailed to property owners within 300 feet of the site on August 29, 2017. Notice was also published in the Tri-City Herald on September 3, 2017.
8. The specific area of the Change of Zone is vacant.
9. Access to the site is provided via W 15th Avenue or S Conway Street.
10. The proposed Change of Zone site is adjacent to Public Facility, Open Space, Residential, Low Density and Residential, Manufactured Home zoning districts.
11. The site was annexed by the City of Kennewick in 1978.

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. The proposed Change of Zone is in compliance with KMC 18.51.070.

Recommendation

Staff has reviewed the application and finds that it meets the criteria for approving a rezone as contained in KMC 18.51.070 and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 17-03 and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 17-03 and recommend to City Council approval of the request.

**CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES**

APPLICATION (general form)

PROJECT # COZ 17-03 PLN- 2017 - 02009 FEE \$ 1,268.00

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 Change of Zoning from RM to RMH

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- N/A

Applicant: William D McKay

Address: 3516 W. 46th Ave., Kennewick, WA 99337

Telephone: 586-8303 Cell Phone: 460-9278 Fax: _____ E-mail: bc6mckay@gmail.com

Property Owner (if other than applicant): Hazel Rhode

Address: 427 W. 19th Ave., Kennewick, WA 99337

Telephone: 586-1252 Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. 111892020027001 Acres 3.87 Zoning: ~~RM~~ RS

Address of property: 2652 W. 15th Ave., Kennewick, WA 99337

Number of Existing Parking Spaces _____ Number of Proposed (New) Parking Spaces _____

Present use of property Vacant Land

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: ~ 30,000 sq. ft.

Height of building: 1 story Cubic feet of excavation: unknown Cost of new construction ~ 750,000

Benton County Assessor Market Improvement Value: Land is \$130,450

Description of Project: Build a Self-Storage facility

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

W.D. McKay
Applicant's Signature

Hazel A. Rhode
Signature of owner or owner's authorized representative

Date: July 31, 2017

Change-of-Zone Supplemental Information

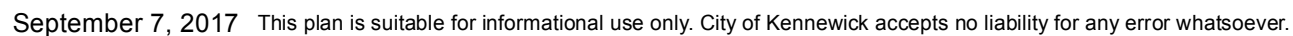
The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain: None is known of at this time.
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: None that I am aware of or that a local realtor has been able to find. We have expanded our search to 1.5 miles and still not been able to find any parcels available that hadn't been bought by Brad Beauchamp.
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain. Yes, there is a manufactured home park directly South, across 15th Ave. The future, proposed self-storage facility will help improve the curb appeal of that land and surrounding property.
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences: I am not sure I am qualified to answer this question, but I believe that they are. The proposed Self-Storage facility will be made out of slit-face-block and will fit in nicely with the Benton PUD property around it.
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain. It will be more intense because there is currently no use at the present time. However, with the RMH across 15th and PUD, Reese's Contrete and the Highway district very close I believe the Self-Storage facility, modeled after 27th Ave. Self-Storage, will fit in very nicely and be an improvement to most its surroundings.
6. Does the existing zoning prohibit reasonable use of the property? Please explain. Let me put it this way. I believe based on the surrounding neighbors my proposed change will be more in line with my existing neighbors.
7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain: As I explained earlier I believe my proposal will be an improvement to the surrounding residential property.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain: January 2015. Yes, I believe for the better because of the style of construction and how nice it will look when completed.
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: I believe this proposal will set a higher standard for future development. No, I believe it will enhance the development of the area, particularly to the properties to North of this land.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain: As I said earlier, I believe it will.

11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain. I don't believe the project will hurt economic segregation in any way.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain: The proposed project has a very low impact on transportation patterns and the safety concerns at 27th Ave. Self-Storage have been non-existent, and I believe the same will be able to be said about the proposed Self-Storage facility.

Summary of City forms required:

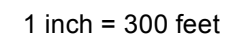
Application – General Form
Change of Zone Supplemental Information
Environmental and Salmonids Checklist (SEPA)



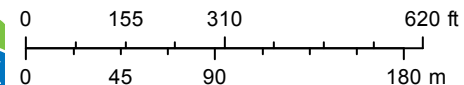
SV_CI_RICHLAND_10

SV_CI_COUNTY_10

SurveyUrbanGrowthBoundary

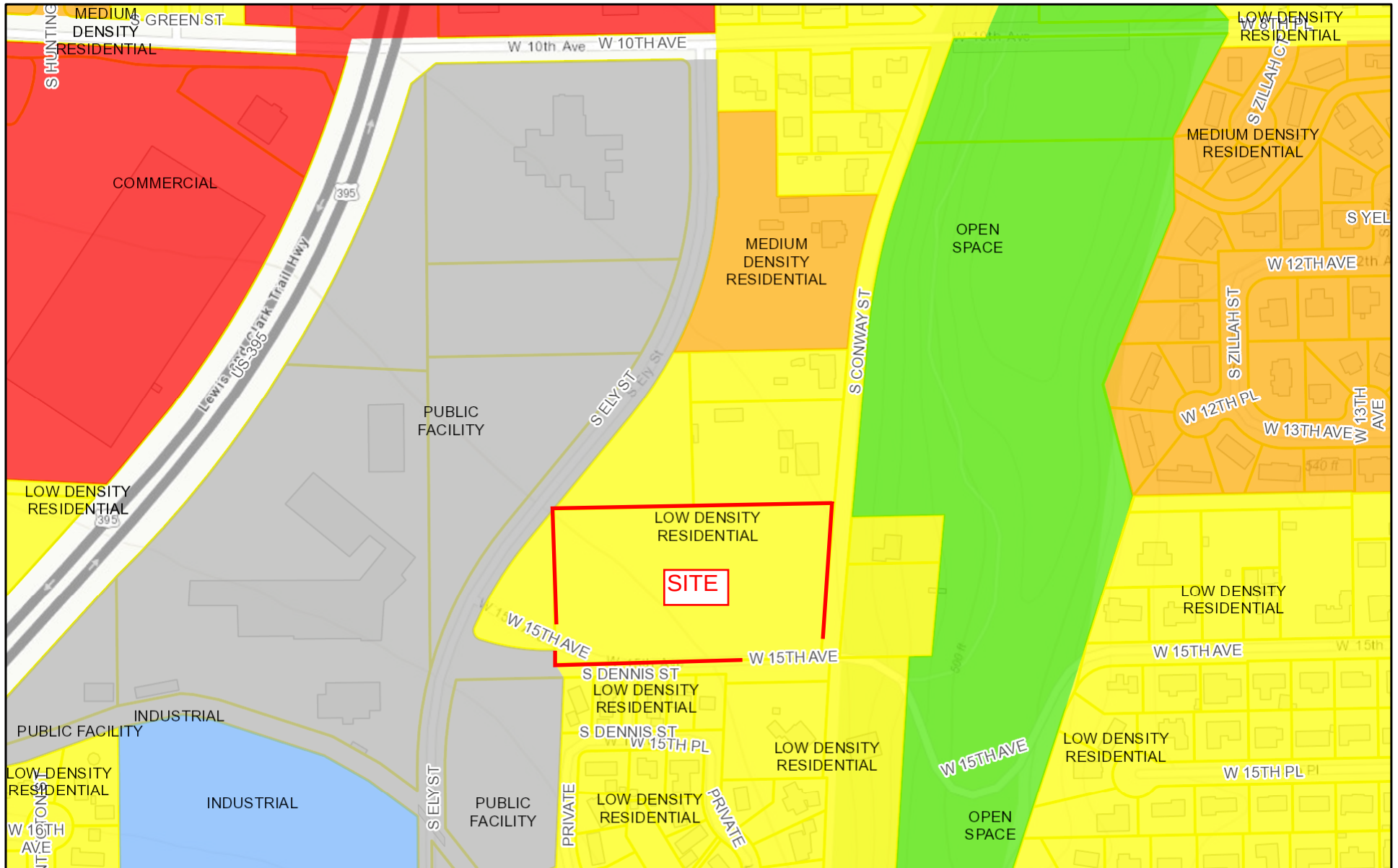


1:3,600



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

Permitting Map



September 7, 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

SurveyCityLimits
 SV_CI_KENNEWICK_10
 SV_CI_RICHLAND_10

SV_CI_COUNTY_1



1 inch = 300 feet

1:3,600

0 155 310 620 ft

0 45 90 180 m

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



NOTIFICATION OF MAILING

I, Melinda Diden, on 8/29, 2017

Mailed 24 copies of NOPH

for Coz 17-03

to Applicant/Owner/Prop. Own. w/in 300'

as shown on the attached list.

Melinda Diden
Signature

COZ 17-03
PLN-2017-02009
2652 W 15TH AVE
RS TO RM
WILL MCKAY

L

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

September 18, 2017 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, September 18, 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 17-03 – Proposes to change 3.87 acres from Residential, Suburban, Commercial (RS) to Residential, Manufactured Homes (RMH) at 2652 W 15th Avenue. For questions about this project, please call Steve Donovan (509) 585-4361.

Written comments may be addressed to Steve Donovan and submitted to steve.donovan@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., September 15, 2017. All other comments should be submitted at the meeting.

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 Steve Donovan at (509) 585-4361 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.

1 inch = 300 feet
1:3,600



SurveyCityLimits

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

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

37
Benton PUD #1
P.O. Box 6270
Kennewick, WA 99336

37
William D. McKay
3516 W. 46th Ave
Kennewick, WA 99337

37
Hazel Rhode
427 W. 19th Avenue
Kennewick, WA 99337

37
Kennewick Irrigation District
2015 S. Ely St Bldg A
Kennewick, WA 99337

37
Young, Alan & Luana
1308 S. Conway St.
Kennewick, WA 99337

37
Magelsen, Kevin & Rachel
1405 S. Conway St.
Kennewick, WA 99337

37
Magelsen, Kevin & Rachel
1405 S. Conway St.
Kennewick, WA 99337

37
Kennedy, Patrick & Bonnie
2525 W. 15th
Kennewick, WA 99337

37
Graves, Lanelle
2603 W. 15th
Kennewick, WA 99337

37
Allen, Brian & Pamela
2600 W. 15th Pl
Kennewick, WA 99337

37
Hunt, Delores C.
2606 W. 15th Pl
Kennewick, WA 99337

37
Moore, Harvey & Jean Rae
2612 W. 15th Pl
Kennewick, WA 99337

37
Huff Trustees, Richard & Patricia
2702 W. 15th Pl
Kennewick, WA 99337

37
Griffin, Samuel & Sandra
2708 W. 15th Pl
Kennewick, WA 99337

37
Brown, Francis & Emily
2701 W. 15th Pl
Kennewick, WA 99337

37
Machala, James
2611 W. 15th Pl
Kennewick, WA 99337

37
Helland, Randy
2609 W. 15th Pl
Kennewick, WA 99337

37
Valdez, Sophie
1509 S. Dennis Pl
Kennewick, WA 99337

37
Hurst, Holly
1521 S. Dennis Pl
Kennewick, WA 99337

37
Canyon Pines Homeowners
1616 S. Dennis Pl
Kennewick, WA 99337

37
Bickle, Alyce
1502 S. Dennis St
Kennewick, WA 99337

37
Afimiwala, Khurshid
P.O. Box 72
Milford, CT 06460-0072

37
Anderson, Olive
1505 S. Dennis St
Kennewick, WA 99337

37
Race, Rebecca
1511 S. Dennis St
Kennewick, WA 99337

COZ 17-03
PLN-2017-02009
2652 W 15TH AVE
RS TO RM
WILL MCKAY



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

FILE/PROJECT NUMBER: COZ 17-03/PLN-2017-02009/ ED 17-21

DESCRIPTION OF PROPOSAL: The request is to change the zoning district for 3.87 acres from Residential, Suburban (RS) to Residential, Manufactured Home (RMH). The property has a comprehensive plan land use designation of Low Density Residential.

PROPONENT: William D. McKay, 3516 W 46th Avenue, Kennewick, WA 99337

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 2652 W 15TH 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

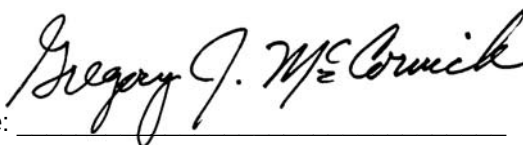
☐ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: August 24, 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 mailed to:

- Dept. of Ecology
- WA Dept of Fish & Wildlife
- WSDOT
- Yakama Nation
- CTUIR
- COZ 17-03 File