

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 January 3, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) # 17-10; proposing to change 1.5 acres from Business Park (BP) to Commercial, General (CG), at 10376 W. Clearwater Avenue, Kennewick. Applicant, Lauran Wang, 8620 Gage Blvd., Ste. A, Kennewick, WA 99336.

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. Sign Code Workshop

6. **NEW BUSINESS:**

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
JANUARY 3, 2018
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Moore led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Anthony Moore, Charles Torelli, Vice Chairman Victor Morris, and Chairman Ed Pacheco.

Excused: Commissioner Fraser Hawley and Commissioner Clark Stolle

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Steve Donovan, Planner; Wes Romine, Development Services Manager; Melinda Didier, Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Minutes dated December 4, 2017
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

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

Commissioner Torelli stated for the record that he rents a mini-storage unit from the applicant of ZOA 17-09, and that will not influence his decision in any way.

PUBLIC HEARINGS

Chairman Pacheco opened the public hearing at 6:34 p.m. for Zoning Ordinance Amendment (ZOA) #17-09; proposing an amendment to Section 18.12.130(10)(c) of the Kennewick Municipal Code to reduce the rear yard setback for mini-storages from 15 feet to 5 feet. Applicant is William D. McKay, 3516 W. 46th Avenue, Kennewick, WA 99337.

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 ZOA #17-09 as modified to retain the 15-foot rear yard setback when abutting residential zoned areas and reduce the rear-yard setback to 5-feet when abutting commercial or industrial areas and recommend to City Council approval of the request.

Questions from Planning Commissioners of staff included: 15 foot setback front and rear of building, 5 foot side yard setback; does proposal include an amendment to original application.

Testimony of applicant/applicant's representative:

Bill McKay
3516 W. 46th Avenue
Kennewick 99337

Mini-storage built before residences were built; ministorage not impact to the low density residential; building not significant impact; doesn't make difference; very little impact; Mr. McKay requested the Planning Commission amend the Conditions of Approval to reflect an exemption to the 15-foot setback when any abutting Low Density Residential is developed AFTER mini-storages are already in place.

Testimony in favor:

Jose Chavallo
5927 W. Quinault Avenue
Kennewick

Testimony neutral or against:

None

Staff final comments:

Mr. McCormick said that the first Power Point example was to show what a 5 foot setback looks like, if its existing you have choice to buy or not to buy; in the SFD zoning district no other city would allow this; it's the expectations of what's allowed in single family zoning district; can't write site specific regulation custom tailored for specific site or development – the amendment would apply city-wide.

Public Testimony for ZOA #17-09 closed at 7:03 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report ZOA #17-09 and forward a recommendation to City Council of APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion: Commissioner Torelli understands what applicant asking for, but agrees with Mr. McCormick that it's not site specific its city-wide; part of city is about the aesthetic and intangibles; Commissioner Rettig said it's important to remember we're focusing on ministorage units it could be any building that's commercial, great concept doesn't apply to every building; Vice Chair Morris said it's a little confusing, the approval of the staff report is to recommend to maintain the 15 foot setback, this is a general city-wide recommendation. Commissioner Rettig said he misstated the commercial zoning and apologized to the applicant; Chairman Pacheco said it's a business.

The motion passed 3-2 on a roll call vote; Commissioners Rettig, Moore and Torelli in favor, Vice Chairman Morris and Chairman Pacheco opposed.

Chairman Pacheco opened the public hearing at 7:10 p.m. for Zoning Ordinance Amendment (ZOA) #17-08; proposing Batch 3 Kennewick Municipal Code Amendments to Title 18.

Mr. Romine 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 ZOA #17-08 and recommend to City Council approval of the request.

Questions from Planning Commissioners of staff included: The transient portion of the KMC code amendment; the density to parking standard restraint for mixed use; was Mr. McKay's project on RMH zone; if transient accommodations is removed does that make it more difficult for developer's to construct transient accommodations; encampments vs. temporary accommodations.

Testimony in favor:

None

Testimony neutral or against:

Jose Chavallo
5927 W. Quinault Ave
Kennewick

Staff final comments:

None

Public Testimony for ZOA #17-08 closed at 7:32 p.m.

Chairman Pacheco asked for a motion.

Commissioner Torelli moved to concur with the findings and conclusions in staff report ZOA #17-08 and forward a recommendation to City Council of APPROVAL of the request.

Vice Chairman Morris seconded the motion.

Planning Commission discussion: Commissioner Torelli said it has been a thorn putting mini-storage in after the fact really upsets people; have to decide are we a city of homes or a city of mini-storages; the idea of including high-density residential makes sense for mini-storages; Comp Plan deals with quality of life. Commissioner Morris agrees that staff has done great job; batch items can be confusing but understands why it's done. Chairman Pacheco reminded everyone that the code amendments are applied city-wide.

The motion passed unanimously on a roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Chairman Pacheco visited with the Port of Kennewick and they congratulate the job city did on Columbia Gardens, Bridge to Bridge Master Plan. Mr. McCormick said he received resignation from Commissioner Hawley and notified the City Manager; they will send out applications and hopefully refill position in March; we are waiting for Short Course in Local Planning information on training session for the Planning Commissioners.

ADJOURNMENT:

The meeting was adjourned at 7:41 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ 17-10/PLN-2017-03092

Staff Report Date: January 30, 2018

Hearing Date & Location: February 5, 2018, Kennewick City Hall

Report Prepared By: Steve Donovan
Planner

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 17-10 be DENIED.

Summary of Proposal: A Change of Zone from Business Park (BP) to Commercial, General (CG) for one parcel of land 1.5 acres in size.

Proposal Location: 10379 W Clearwater Avenue

Legal Description: That Portion of the South Half of Section 01, Township 8 North, Range 28 East, W.M., Kennewick, Benton County, Washington; Lot 1 of Binding Site Plan # 2877 described as Follows;

Commencing at the South Quarter Corner of said Section 1; Thence North 86 degrees 07 minutes 47 seconds East, along the South line of said Section 1, for 654.83 feet; Thence North 03 degrees 52 minutes 13 seconds West for 1049.78 feet to intersect a 2035.00 foot Radius Curve Concave to the Southeast (the Radius Point Bears South 19 degrees 34 minutes 36 seconds East); Thence Southwesterly along the Arc of said Curve to the Left, through a Central Angle of 17 degrees 01 minutes 29 seconds for an Arc distance of 604.67 feet to the True Point of Beginning; Thence continuing Southwesterly along the Arc of Said Curve to the Left, through a Central Angle of 05 degrees 31 minutes 39 seconds for an Arc Distance of 196.32 feet; Thence North 38 degrees 19 minutes 40 seconds West for 325.62 feet to intersect the Southerly Right of Way Margin of West Clearwater Avenue on a

EXHIBIT 1

2360.00 foot Radius Curve Concave to the Southeast (the Radius Point Bears South 41 degrees 36 minutes 17 seconds East); Thence Northeasterly along the Arc of said Curve to the Right, through a Central Angle of 05 degrees 00 minutes 12 seconds, for an Arc Distance of 206.09 feet; Thence, leaving said Curve, South 36 degrees 36 minutes 05 seconds East Radially, for 325.00 feet to the True Point of Beginning. (4/24/2001 Auditor Fee # 2001-011069)

Containing 1.5 acres
Parcel No. 1-0188-3BP-2877-001

Property Owner: WW Real Estate, LLC
8713 W 9th Avenue
Kennewick, WA 99338

Applicant: Mustang Signs
c/o Lauran Wang
8620 Gage Boulevard, Suite A
Kennewick, WA 99336

Regulatory Controls:

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

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	November 17, 2017
Determination of Completeness Issued	November 27, 2017
Notice of Application Mailed	November 30, 2017
SEPA Threshold Determination Issued	January 2, 2018
Property Posting Sign for SEPA Determination	January 2, 2018
Date of Mailed Notice of Public Hearing	January 17, 2018
Property Posting Sign for Public Hearing	January 17, 2018
Date of Published Notice of Public Hearing	January 21, 2018
SEPA Appeal Period Ends	January 16, 2018

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Notice of Mailing/Mailing List
4. Vicinity Map
5. Zoning Map
6. SEPA Determination
7. Kennewick Irrigation District Comments
8. Washington State Department of Transportation Comments

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 17-10) is a request to change the zone of one parcel of land, approximately 1.5 acres in size located at 10379 W Clearwater Avenue, from Business Park (BP) to Commercial, General (CG). The applicant has requested the change of zone in order to manufacture signs at the site. The site's current zoning would allow for a sign business, but it does not allow for the manufacturing of signs.

The CG zone permits a wide spectrum of uses. Below is an example of uses which are permitted in the CG zone but are not permitted in the BP zone:

- Adult Retail
- Automobile-Oriented Uses
- Bakeries Retail & Wholesale
- Construction Yards
- Convenience Store
- Wholesale and Warehousing
- Vehicle Repair

The majority of permitted uses in the BP zone are oriented to take place in an office/indoor setting. The following use is the only one permitted in the BP zone, but not in the CG zone:

- Business School

The Site Development Standards for the CG and BP zoning districts are different in the following ways:

- Maximum Building Height: CG: None; BP: 35 feet
- Maximum Lot Coverage: CG: None; BP: 50%

The Comprehensive Plan Land Use Designation for the subject property is Commercial. Pursuant to Table 1 of the Comprehensive Plan, both CG and BP are implementing zoning districts of the Comprehensive Plan Commercial Land Use Designation.

Per KMC 18.03.040(13) & (16), the purpose of CG and BP zoning districts are as follows:

CG – “The purpose of the CG District is to provide areas for heavy commercial use, wholesaling and warehousing, services supporting the primary activities of the other commercial and industrial districts, and uses which are not compatible with retail commercial zoning districts.”

BP – “The BP District is established to provide lands for and encourage the development of technological/industrial parks which will accommodate certain light industrial, technological, professional offices, and other similar activities. Building Massing should be sensitive to human scale. High standards of architecture, landscaping, and site planning are encouraged, as is the creation of well-defined building entries with features such as canopies or recessed entries.”

The site is adjacent to the following zoning districts:

North: Commercial, Community (CC), across W Clearwater Avenue.
 East: Business Park (BP)
 South: Business Park (BP)
 West: Business Park (BP)

Applicable Goals and Policies of the Comprehensive Plan:

- Goal 2: Sustain and enhance viable commercial areas.
 Policy 5: Encourage compatible commercial activities to concentrate near each other.

Staff Response: The proposed change to CG would allow for a broader range of uses at the site. The viability of the adjacent businesses may be negatively impacted by allowing a heavy commercial uses that are not compatible with existing commercial uses.

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

1. *The proposed amendment conforms with the comprehensive plan; and*
Staff Response: The proposed Change of Zone does not conform to the comprehensive plan because the purpose of the CG zone is in conflict with the purpose of the surrounding BP zone. Additionally, meeting Goal 2 and Policy 5 of the comprehensive plan may not be attainable to the due to the lack of compatibility between permitted uses the CG and BP zones.
2. *Promotes the public necessity, convenience and general welfare; and*
Staff Response: The proposed Change of Zone does not promote public necessity, convenience and welfare because it establishes a zoning district that is not compatible with surrounding properties. Due to the different permitted uses in the BP and CG zones, the general welfare of existing businesses, in the adjacent BP zone, could be negatively impacted by the heavy commercial uses of the CG zone.
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 lines, sewer lines and public rights-of-way.
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 purpose statements for the CG and BP zones are in conflict with each other. As a result of the each zones differing purposes, permitted uses for each zone may not be compatible to be adjacent to each other.
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: Not applicable to the proposed Change of Zone.

Findings:

1. The applicant is Mustang Sign c/o Lauran Wang, 8620 Gage Boulevard, Suite A, Kennewick, WA 99336.
2. The property owner is WW Real Estate, LLC, 8713 W 9th Avenue, Kennewick, WA 99338.
3. The proposed change of zone is for parcel number 1-0188-3BP-2877-001 (10379 W Clearwater Avenue).
4. The request is to change the zoning from Business Park (BP) to Commercial, General (CG).

5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
6. The Commercial, General (CG) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
7. The application was submitted on November 17, 2017 and declared complete for processing on November 27, 2017.
8. The application was routed for review to City Departments and outside agencies for comment on November 30, 2017.
9. Access to the site is currently provided from W Clearwater Avenue.
10. The City of Kennewick Critical Area maps do not show any wetland critical areas to be on the subject site.
11. An Environmental Determination of Non-Significance (ED 17-39) was issued on January 2, 2018 for this application. The appeal period for the determination ended on January 16, 2018. No appeals were filed.
12. The Property Posting sign for the SEPA Determination was posted on January 2, 2018.
13. The Property Posting sign for the public hearing was posted on site January 17, 2018.
14. Notice of the public hearing for this application was published in the Tri-City Herald on January 21, 2018. Notices were also mailed to property owners within 300 feet of the site on January 17, 2018.
15. The proposed amendment does not conform with the comprehensive plan; and
16. The proposed amendment does not promotes the public necessity, convenience and general welfare; and
17. 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
18. The proposed amendment is not consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval with not implement Goal 2 and Policy 5 of the City of Kennewick Comprehensive Plan.
2. Approval will result in negative impacts to the public necessity, convenience or general welfare.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 17-10 and recommend denial to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 17-10 and recommend denial to City Council approval of the request.

CITY OF KENNEWICK

Exhibit 2

COMMUNITY PLANNING & DEVELOPMENT SERVICES

APPLICATION (general form)

PROJECT # COZ 17-10 PLN-2017-03092 FEE \$ 1,268

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 Zone

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- 2017 - 02745

Applicant: Lauran Wang

Address: 8620 Gage Blvd, Ste A Kennewick, WA 99336

Telephone: 509-735-4607 Cell Phone: 509-492-1616 Fax: _____ E-mail lauran@mustangsigns.com

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail lauran@mustangsigns.com

SITE INFORMATION

Parcel No. 101883BP2877001 Acres 1.5 Zoning: BP

Address of property: 10379 W CLEARWATER AVE

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces _____

Present use of property Land

Size of existing structure: _____ sq. ft. Size of Proposed addition/New structure: _____ sq. ft.

Height of building: _____ Cubic feet of excavation: _____ Cost of new construction _____

[Benton County Assessor Market Improvement Value:](#) _____

Description of Project: To change the site's zoning from Business Park (BP) to Commercial, General (CG)

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

Lauran Wang
Applicant's Signature

Date: 11/19/2017

DocuSigned by:
T Swayze
Signature of owner or owner's authorized representative

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:

Mustang Signs would like to be able to have the option to expand their service offering from Print Shop to full sign manufacturing within 3-5 years. This zoning change to CG would allow the growth of the business without having to find off site manufacturing locations, or relocating the business again. As it stands, with current BP zoning, Mustang Signs would never be allowed to do custom fabrication and manufacturing on this site. . As part of Mustang Signs own branding, the intention is to only attract and lease to tenants that are looking for a clean/modern environment to give their business an attractive storefront. We would not want to use the CG zone to lease to any warehouse or full industrial type uses, because we believe that environment would detract from the brand and feel that Mustang Signs is trying to uphold.

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 some IL sites within 1 mile that would support Sign Manufacturing use, but it would limit us from serving other tenants on the site. CG zoning would allow Mustang Signs to operate within code, and also allow us to solicit to tenants like Professional Offices and Contractors. In addition the IL lots that are available are on corner spaces, so the cost for land is much higher.

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

Yes. There is light industrial, CC, and CO all zoned in the area. This area of Clearwater has a mix of professional, retail, medical, warehouse, and industrial uses. (i.e. – Tri-City Lumber, Rick’s Custom Fence, Sun Belt Rental, CG Public House, Tri-City Tax, Three Rivers Dental)

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

Yes. There is light industrial, CC, and CO all zoned in the area. This area of Clearwater has a mix of professional, retail, medical, warehouse, and industrial uses. (i.e. – Tri-City Lumber, Rick’s Custom Fence, Sun Belt Rental, CG Public House, Tri-City Tax, Three Rivers Dental) Mustang Signs would operate in the light industrial use, and we would expect other tenants to be within the Professional use.

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

No. The use is consistent with all neighboring lots and businesses.

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

The existing zoning would limit any future growth and expansion for Mustang Signs (the property owners). By staying in a BP zone, Mustang Signs would not ever be able to expand into sign manufacturing and custom fabrication.

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

There would be no effects on residential areas, as the site is not adjacent to any residential zones.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain: January 2015

No

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. This allows more flexibility in the proposed parcel, and it is sandwiched between 2 parcels that are already developed, so they would not be affected.

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

Yes. The proposed amendment would allow construction to move forward for a successful business in Kennewick. Started just 5 years ago, Mustang Signs has grown from a company of 1 employee to 10, and projects to continue to expand and contribute to the general economy of the Tri-Cities. Without the ability to expand service offerings into the sign manufacturing field, the business would be stunted and forced to relocate to another area of Kennewick, Pasco, or Richland. The proposed construction of the building for Mustang Signs has a very modern appeal, so it will enhance the currently bare part of Clearwater. By building towards the end of the existing Clearwater development, it will set a precedent for additional development continuing West towards the roundabout.

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

Yes. By rezoning to CG from BP, we will be able to service a wider range of tenants in the space that are looking for a mix of office/storage. Companies like HVAC, Window Tinting, Carpet Cleaning, Event Centers, Gyms, etc. In the existing BP zone, the types of tenants we could attract would be much smaller.

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

No. The proposed CG zone change is similar to BP in that it appeals to lower traffic businesses. It would not be for high retail or restaurant use and as such, would not affect any traffic.



NOTICE OF MAILING

I, Steve Donovan, on January 18, 20 18
mailed 7 copies of Notice of Public Hearing
for COZ 17-10/PLN-2017-03092
to property owners within 300 feet
as shown on the attached list.



Signature

37

IBEW Local 112
2637 W Albany
KENNEWICK, WA 99336

37

Calvary Chapel of Tri-Cities
10611 W Clearwater Avenue
KENNEWICK, WA 99338

37

Monk John G & Linda K
8220 W Gage Boulevard #139
KENNEWICK, WA 99336

37

Wilde Jerold C
101333 W Clearwater Avenue
KENNEWICK, WA 99338

37

Badge Mountain Professional, LLC
10201W Clearwater Avenue
KENNEWICK, WA 99338

37

Howell Scott & Densie A
6804 Franklin Court
Pasco, WA 99301

37

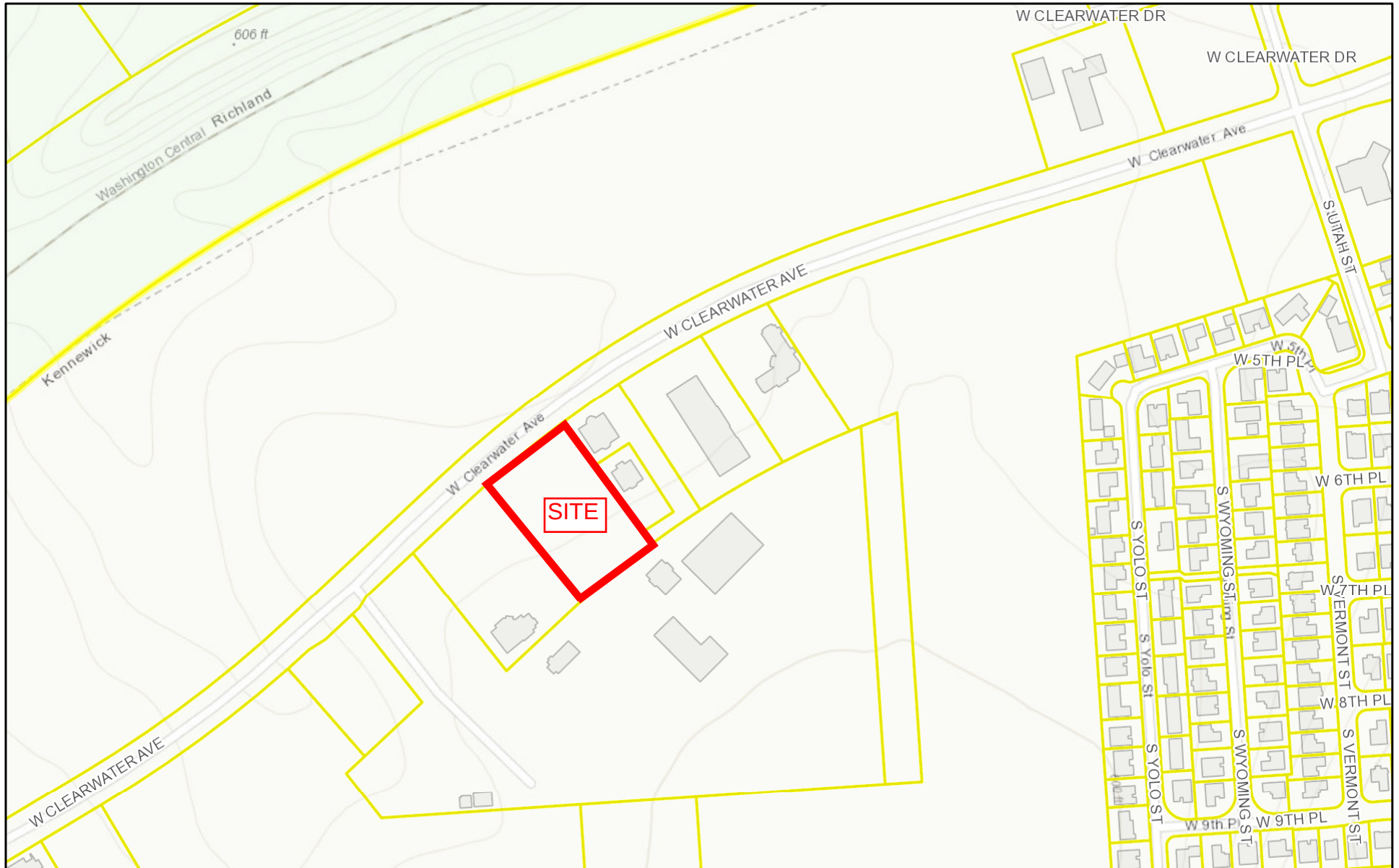
Tom Solbrack and John Michel
2555 Highway 24
Othello, WA 99344

37

COZ 17-10 / PLN-2017-03092
10379 W Clearwater Avenue
BP TO CG
Lauran Wang

Vicinity Map

Exhibit 4



November 30, 2017 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName
SurveyAddressPoint
Apartment
Building
Condo
Mobile Home
Parcel
SurveyCityLimits
SV_CI_KENNEWICK_10
SV_CI_RICHLAND_10

SV_CI_COUNTY_1

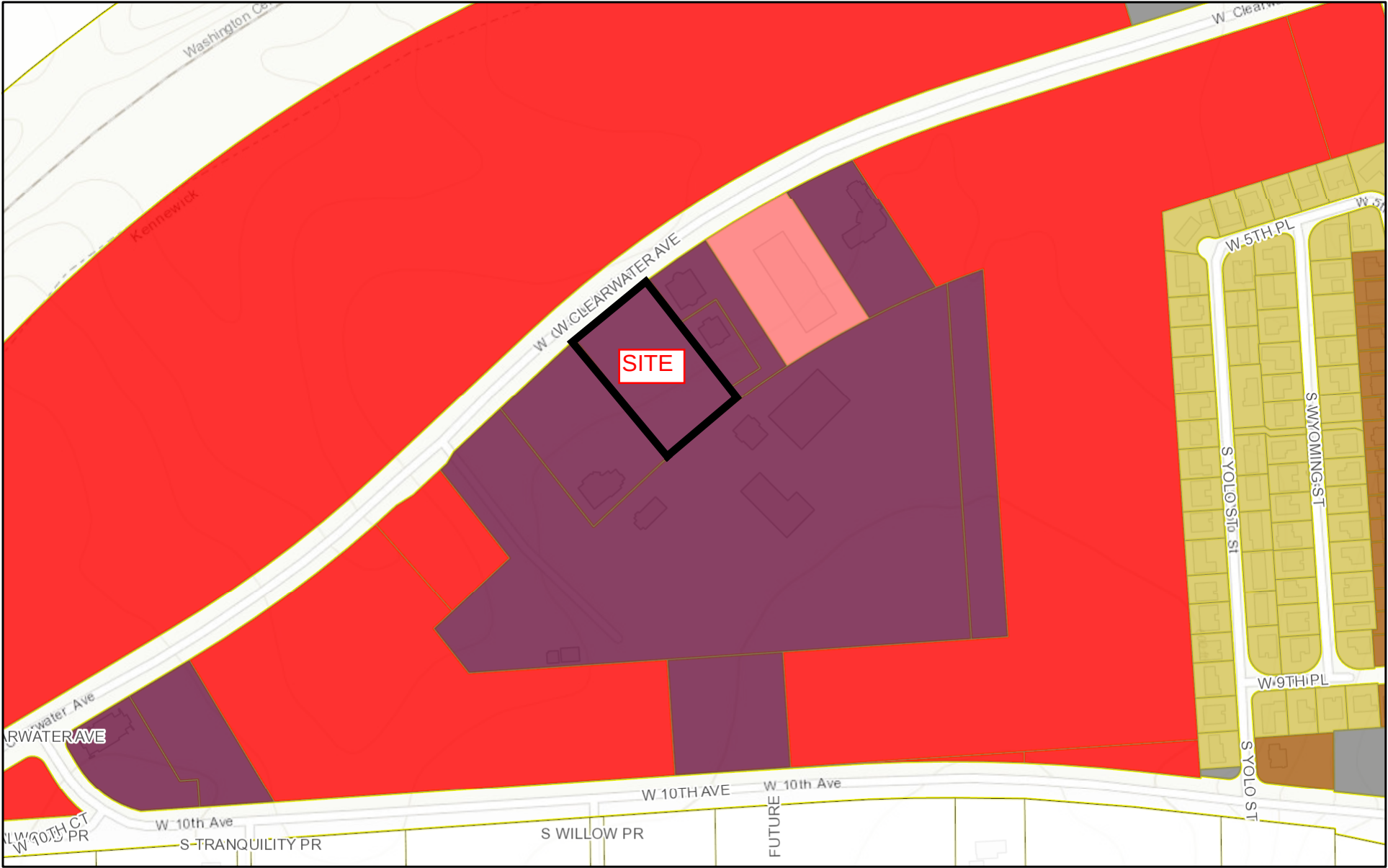


1 inch = 300 feet
0 155 310 620 ft
0 45 90 180 m

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

ArcGIS WebApp Builder
City of Kennewick

Zoning Map



January 24, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName

SurveyAddressPoint

<all other values>

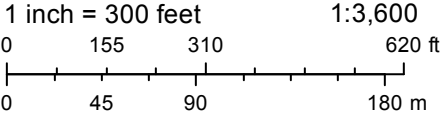
Apartment

Building

Condo

Mobile Home

Parcel



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



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

FILE/PROJECT NUMBER: COZ 17-10/PLN-2017-03092/ ED 17-39

DESCRIPTION OF PROPOSAL: The request is to change the zoning designation for 1.5 acres from Business Park (BP) to Commercial, General (CG). The property has a comprehensive plan land use designation of Commercial.

PROPONENT: Lauran Wang, 8620 Gage Boulevard, Suite A, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 10379 W Clearwater 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: January 2, 2018

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 17-10 File



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

December 14, 2017

Steve Donovan
City of Kennewick/Development Services
P.O. Box 6108
Kennewick, WA 99336

Subject: COZ 17-10/PLN-2017-03092 Review Comments

Dear Mr. Donovan:

The Kennewick Irrigation District has received your Change of Zone submitted by Lauran Wang of Mustang Signs, 10379 W. Clearwater Ave., Kennewick, WA. 99337, to change the zone from Business Park (BP) to Commercial, General (CG).

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is not considered irrigable lands; therefore, it is not assessed by the Kennewick Irrigation District.
2. Please note that permanent structures are not allowed within irrigation easements.

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

Sincerely,

A handwritten signature in blue ink, appearing to read "Rebecca S. Hiles", followed by a long horizontal flourish.

Rebecca S. Hiles
Staff Engineer

C: LB/correspondence/File: [1-8-28]



South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

December 6, 2017

City of Kennewick
210 W. 6th Avenue
Kennewick, WA 99336

Attention: Steve Donovan

Subject: Proposed Rezone COZ17-10 Wang / Mustang Signs

WSDOT has reviewed the proposed rezone from Business Park to Commercial General. We do not object to the proposed rezone and have the following comments.

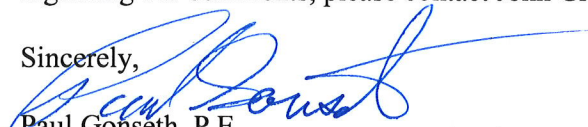
The application is for a rezone and also states that a future 12,000 square foot initial multi-tenant building and a possible additional building will be constructed. It also estimates 10 client visitors per day and 20 employees for a future sign shop planned for the site. While the proposed use will not necessarily generate significant additional traffic, the ultimate land uses that would be allowed in the Commercial General zoning district could generate more traffic than the current zoning designation allows.

The subject property is located near Interstate 82 at Exit 109 which is currently operating at a Level of Service D. A three-year crash study shows the interchange is operating satisfactorily. However, during review by WSDOT of recent project proposals in the area (e.g., Clearwater Commercial BSP 15-03) that affect this interchange, it was determined that once these developments are built, the westbound ramp terminal will fail (Level of Service F). At that time, the ultimate solution to accommodate the increased traffic at Exit 109 was to construct roundabouts at the ramp terminals to maintain intersection safety and improve LOS.

It is to the benefit of the City, the State, and future developers to preserve this interchange efficiency and require future developments on the subject property to mitigate for transportation impacts to I-82 if they are found.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,



Paul Gonseth, P.E.
Planning Engineer

PG: jg/df
cc: File 2017-7, I-82
Kara Shute, Area 3 Maintenance Superintendent