

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 June 4, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) # 18-02, area-wide rezone proposing to change 33 parcels in South East Kennewick from Agriculture (A) and Agriculture-1 (A-1) to Residential, Low (RL); Residential, Suburban (RS); Open Space (OS); and Public Facility (PF). Applicant, City of Kennewick, Community Planning, 210 W. 6th Ave, Kennewick, WA, 99336.

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

- a. 2018 Comprehensive Plan Amendments – Part 2

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
JUNE 4, 2018
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Pacheco led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Charles Torelli, Clark Stolle, Thomas Helgeson, Vice Chairman Victor Morris, and Chairman Ed Pacheco.

Excused: Commissioner Anthony Moore

Unexcused: None

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

CONSENT AGENDA

- a. Approval of Minutes dated May 7, 2018
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Chairman Pacheco announced there was no Public Hearing portion of the meeting tonight as there are no applications requiring public testimony. The Planning Commission will be reviewing the 2018 Comprehensive Plan Amendment Docket (Item #6 "New Business" on the agenda).

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates – Change of Zone (COZ) 18-01

Mr. McCormick reported that the City Council approved Change of Zone (COZ) # 18-01 at their last Council meeting.

NEW BUSINESS:

Mr. Muai gave a brief review of each Comprehensive Plan Amendment on the docket:

Comprehensive Plan Amendment (CPA) #18-01, Change for 0.95 acres from Medium Density Residential to High Density Residential for property located at 3120 W. 4th Avenue:

Planning Commission questions included: Possibility of viewing Google maps for these amendments moving forward.

Commissioner Torelli moved that the Planning Commission concur with the conclusions in staff report **CPA #18-01** and recommend that City Council **ACCEPT** the application for processing. Vice Chairman Morris seconded the motion. Motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-02, Change from Low Density Residential to Medium Density Residential for 2.5 acres located at 5710 W. Metaline Ave:

Planning Commission questions included: None.

Vice Chairman Morris moved that the Planning Commission concur with the conclusions in staff report **CPA #18-02** and recommend that City Council **ACCEPT** the application for processing. Commissioner Torelli seconded the motion. Motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-03, Change from Low Density Residential to Commercial for 0.7022 acres located at 1400 W. 10th Avenue:

Planning Commission questions included: Lot across from cemetery; going to commercial opens up to a lot of uses; can any type of building go there; intersection painful now; when does evaluation come in during permit process; If commercial doesn't meet code do they have to come back to planning commission.

Commissioner Stolle moved that the Planning Commission concur with the conclusions in staff report **CPA #18-03** and recommend that City Council **ACCEPT** the application for processing. Commissioner Helgeson seconded the motion. Motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-04, Change from Commercial and Medium Density Residential to Public Facility for 23.15 acres located at 930 & 1000 W. 4th Ave.; 13, 17, 21, 25, 29, 105, & 109 S. Kent St.; 830 W. Vineyard Dr.:

Planning Commission questions included: None

Commissioner Torelli moved that the Planning Commission concur with the conclusions in staff report **CPA #18-04** and recommend that City Council **ACCEPT** the application for processing. Commissioner Rettig seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-05, Change from Industrial to Public Facility for 11.56 acres located at Burlington Northern Santa Fe Railroad right of way extending from N. Arthur St. to N. Kellogg St.:

Planning Commission questions included: None.

Vice Chairman Morris moved that the Planning Commission concur with the conclusions in staff report **CPA #18-05** and recommend that City Council **ACCEPT** the application for processing. Commissioner Stolle seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-06, Change from Medium Density Residential to Commercial for 0.60 acres located 1369 N. Grant St.:

Planning Commission questions included: None.

Commissioner Helgeson moved that the Planning Commission concur with the conclusions in staff report **CPA #18-06** and recommend that City Council **ACCEPT** the application for processing. Vice Chairman Morris seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-07, Change from Low Density Residential to Medium Density Residential for 1.47 acres located at 1903 W. 19th Avenue:

Planning Commission questions included: none

Commissioner Torelli moved that the Planning Commission concur with the conclusions in staff report **CPA #18-07** and recommend that City Council **ACCEPT** the application for processing. Commissioner Helgeson seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-08, Change 0.23 acres at 1917 W. 19th Avenue from Low Density Residential to Medium Density Residential:

Planning Commission questions included: None.

Commissioner Rettig moved that the Planning Commission concur with the conclusions in staff report **CPA #18-08** and recommend that City Council **ACCEPT** the application for processing. Commissioner Stolle seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-09, Change 286.79 acres at 8125, 8428, 8598 Bob Olsen Parkway & 4 other unaddressed abutting parcels from Commercial, Low Density Residential, Medium Density Residential & High Density Residential to Mixed Use:

Planning Commission questions included: If approved, at what point will it be considered for a planned unit or master plan development; are there currently residents or businesses there; will plan be separate from master plan and at what point to provide; would timing have to be same as city's master plan; if vote to defer, can it be downscaled at 2019 CPA process; can application be amended if reducing area of request.

Commissioner Helgeson moved that the Planning Commission concur with the conclusions in staff report **CPA #18-09** and recommend that City Council **ACCEPT** the application for processing. Commissioner Rettig seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-10, Change from Low Density Residential to Medium Density Residential for 0.6887 acres at 4311 W. Hood Avenue:

Planning Commission questions included: None.

Vice Chairman Morris moved that the Planning Commission concur with the conclusions in staff report **CPA #18-10** and recommend that City Council **ACCEPT** the application for processing. Commissioner Stolle seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-11, Change from Low Density Residential to High Density Residential for 8.25 acres located at 5927 & 6009 W. Quinault Ave. and 1026 & 1048 N. Lincoln St.:

Planning Commission questions included: Staff report mentioned Industrial; Mr. Muai said it was a typographical error there is no Industrial zone requested just HDR.

Commissioner Rettig moved that the Planning Commission concur with the conclusions in staff report **CPA #18-11** and recommend that City Council **ACCEPT** the application for processing. Commissioner Torelli seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-12, Change from Commercial to Medium Density Residential for 18.17 acres located at 5603 Ridgeline Dr.:

Planning Commission questions included: None.

Commissioner Helgeson moved that the Planning Commission concur with the conclusions in staff report **CPA #18-12** and recommend that City Council **ACCEPT** the application for processing. Commissioner Torelli seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-13, Change from Commercial to Medium Density Residential for 15.84 acres located at 4001 S. Zintel Way:

Planning Commission questions included: None.

Commissioner Stolle moved that the Planning Commission concur with the conclusions in staff report **CPA #18-13** and recommend that City Council **ACCEPT** the application for processing. Vice Chairman Morris seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-14, Change from Commercial to Mixed Use for 3.235 acres located at 1016 W. Columbia Dr.:

Planning Commission questions included: What is the meaning of lessening the impact of the car zone; remind us when we changed that zone; trying to understand why after the hard work on the Bridge to Bridge zoning this is being proposed.

Commissioner Rettig moved that the Planning Commission concur with the conclusions in staff report **CPA #18-14** and recommend that City Council **DEFER** the application for processing. Commissioner Torelli seconded the motion. The motion passed unanimously.

Comprehensive Plan Amendment (CPA) #18-15, Change from Commercial to Mixed Use for 1.10 acres located at 1116 W. Columbia Drive and 2 unaddressed abutting parcels:

Planning Commission discussion: The commissioners expressed same concerns as CPA 18-14.

Vice Chairman Morris moved that the Planning Commission concur with the conclusions in staff report **CPA #18-15** and recommend that City Council **DEFER** the application for processing. Commissioner Rettig seconded the motion. The motion passed unanimously.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Torelli asked if the Planning Commissioners shared information about the other meetings they have attended would add value for reporting at the end of the Planning Commission meetings; the consensus positive.

ADJOURNMENT:

The meeting was adjourned at 7:47 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ 18-02/PLN-2018-01530

Staff Report Date: July 30, 2018

Hearing Date & Location: August 6, 2018, Kennewick City Hall

Report Prepared By: Steve Donovan
Planner

Report Reviewed By: Gregory McCormick, AICP
Community Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 18-04 be APPROVED.

Summary of Proposal: An Area-Wide Rezone of 33 properties zoned Agriculture to an implementing zoning district of each site's Comprehensive Plan Land Use Designation.

Proposal Locations: Various properties in SE Kennewick

Legal Descriptions: See attached Exhibit 5

Property Owner: Various Property Owners

Applicant: City of Kennewick – Community Planning

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	May 17, 2018
Determination of Completeness Issued	May 21, 2018
Notice of Application Mailed	May 21, 2018
SEPA Threshold Determination Issued	June 16, 2018
Published SEPA Determination	June 16, 2018
SEPA Appeal Period Ended	July 2, 2018

Date of Mailed Notice of Public Hearing	July 19, 2018
Property Posting Sign for Public Hearing	N/A
Date of Published Notice of Public Hearing	July 22, 2018

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Comprehensive Plan Map
4. Zoning Maps
5. Legal Descriptions
6. Notice of Mailing
7. SEPA Determination

Staff Analysis of Proposal & Discussion:

The City is proposing the Area Wide Rezone because the properties involved are zoned Agriculture on the City's zoning map. Agriculture is no longer an established zoning district in Kennewick Municipal Code (KMC) Chapter 18.03. The Agriculture Zone was eliminated from the KMC in 2007. As a result of being zoned Agriculture, the property owners do not have development regulations that establish how their property can legally be developed or used.

Additionally, Agriculture is not an implementing zoning district of any of the City's Comprehensive Plan land use designations. The properties zoning is out of compliance with the City's Comprehensive Plan.

Zoning Purpose Statements

KMC 18.03.040 provides the following zone purpose statements:

- (1) 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.
- (2) RL – The purpose of the RL 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 an urban setting.
- (21) PF – The purpose of the PF district is to provide areas for public and quasi-public facilities, publicly-owned or controlled parks and recreation facilities, and governmental buildings and facilities.
- (22) OS – The purpose of the OS district is to offer areas for those types of activities which require open space such as critical area environments, schools, parks other outdoor recreation, and similar compatible uses.

Permitted Uses & Development Standards

The primary uses allowed in both the RS and RL zones are residential and public in nature. The only difference in use between the two zones is that the RS zone allows stables, corrals, riding academies and the keeping of farm animals.

KMC 18.12.101 A-1(9) states that "In "RS" zones, agriculture and animal husbandry are permitted including keeping of farm animals such as horses, cows, and sheep, but maintained only on lots of at least 30,000 square feet. The keeping of animals must not exceed one animal per half acre."

Additionally, the minimum lot size for the RL zone is 7,500 square feet and the minimum for the RS zone is 10,500 square feet. All other development standards are the same for the two zones.

Property descriptions

Area 1: City of Kennewick, Canyon Lakes Property

The property is located at 5037 S Morain Street and is approximately 2.3 acres. The City of Kennewick owns the property and has water utilities on it. The site has a land use designation of Public Facility, the Public Facility (PF) and Justice Facility zoning districts are the only implementing zoning districts of the Public Facility land use designation.

The site is adjacent to the following zoning districts:

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

It is staff's opinion, that based on the current use of the site, it should be zoned PF.

Area 2: S Olympia Street and W 45th Avenue Properties

The properties involved in this area encompass approximately 95.5 acres and are located at the following addresses:

- 4501 S Olympia Street
- 4905 S Olympia Street
- 5050 S Olympia Street
- 5105 S Olympia Street
- 5155 S Olympia Street
- 5400 S Garfield Street
- 5403 S Garfield Street

The properties all have a Comprehensive Plan land use designation of Low Density Residential; Residential, Low Density (RL) and Residential, Suburban (RS) are implementing zoning districts of the land use designation.

Current uses of the properties consist of single family residences and a commercial orchard. The area is surrounded by mainly by single family residences.

The site is adjacent to the following zoning districts:

North: RL
West: RL and PF
South: RS and County
East: RL

Staff is of the opinion that the RS zone would be the most compatible with the current uses of the properties.

Area 3: W 45th Properties

The properties involved in this rezone encompass approximately 23 acres and are located at the following addresses:

- 310 W 45th Avenue
- 400 W 45th Avenue
- 504 W 45th Avenue
- 602 W 45th Avenue
- 702 W 45th Avenue
- 704 W 45th Avenue
- 706 W 45th Avenue

- 722 W 45th Avenue

The properties all have a Comprehensive Plan land use designation of Low Density Residential; Residential, Low Density (RL) and Residential, Suburban (RS) are implementing zoning districts of the land use designation.

The properties are large with single family residences and accessory buildings.

The site is adjacent to the following zoning districts:

North: RS and PF
West: RL
South: RS and RL
East: RS

Staff is of the opinion that the RS zoning district would be the most compatible with the current uses of the properties and the surrounding area.

Area 4: Elliot Lake Area Properties

The four properties involved in this rezone encompass approximately 7 acres and are located at the following addresses:

- 318 E 45th Avenue
- 817 E Eastlake Drive
- Two of the lots share a parcel number and do not have an address, they are south of Elliot Lake

The properties all have a Comprehensive Plan land use designation of Low Density Residential; Residential, Low Density (RL) and Residential, Suburban (RS) are implementing zoning districts of the land use designation.

The site is adjacent to the following zoning districts:

North: RL and RS
West: RL
South: RL and County
East: County

It is staff's opinion that the property should be zoned RL in order to be most compatible with the surrounding properties.

Area 5: Kennewick Irrigation District, Elliot Lake Property

The site is approximately 17 acres and is located at 710 S Kingwood Street. Elliot Lake and vacant land encumber the site.

The property has the Comprehensive Plan land use designation of Open Space; Open Space (OS) and Public Facility (PF) are implementing zoning districts of the land use designation.

The site is adjacent to the following zoning districts:

North: RL and County
West: RL
South: RL and County
East: RL and County

It is staff's opinion that the property should be zoned OS due the present and future uses of the site.

Area 6: S Washington Street Properties

The properties involved in this rezone involve approximately 14.5 acres and are located at the following addresses:

- 2103 S Washington Street
- 2109 S Washington Street

- 2205 S Washington Street
- 2207 S Washington Street
- 2213 S Washington Street
- 4 E 23rd Avenue
- 2413 S Washington Street
- 2611 S Washington Street
- Three of the properties do not have addresses

The properties all have a Comprehensive Plan land use designation of Low Density Residential; Residential, Low Density (RL) and Residential, Suburban (RS) are implementing zoning districts of the land use designation.

The properties are large with single family residences, accessory buildings and a grange hall.

The site is adjacent to the following zoning districts:

North: RS

West: RM and OS

South: RS and OS

East: County

Staff is of the opinion that the RS zoning district would be the most compatible with the what the properties are currently being used for and the surrounding area.

Kennewick Municipal Code:

The following criteria are required to be met in order to approve an area-wide change of zone:

KMC 4.12.110(7): Approval Criteria

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

- The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;*
Staff Response: The rezone will bring the properties into compliance with the comprehensive plan and the site's surrounding area zoning. Permitted uses will be consistent between the rezoned properties and their adjacent properties. The rezoned properties will be subject to the applicable Critical Area Requirements.
- The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by the amendment;*
Staff Response: The rezone will bring the City's zoning map into compliance the City's Comprehensive Plan by establishing implementing zoning districts for the properties various land use designations.
- The proposed amendment corrects an obvious mapping error; or*
Staff Response: The proposed rezone does correct a mapping error due to the fact that Agriculture is no longer an established zoning district in Kennewick Municipal Code Section 18.03.030.
- The proposed amendment addresses an identified deficiency in the Comprehensive Plan.*
Staff Response: A deficiency does not exist in the Comprehensive Plan, but the City's zoning map is not in compliance with the Comprehensive Plan.
- A rezone shall be treated as an area-wide map amendment when:*

- (i) *It is initiated by the City and significant class of property is similarly affected by the proposed rezone; and*
- (ii) *It is either:*
 - (A) *Based upon an adopted or ongoing comprehensive planning process or undertaken to ensure compliance with or to implement the provisions of the Growth Management Act; or*
 - (B) *Part of the process that includes amending text for this title where such amendments will have a significant impact on a large area of the City.*

Staff Response: The proposed rezone was initiated by City and it will impact approximately 159 acres.

Findings:

1. The applicant is the City of Kennewick, 210 W 6th Avenue, Kennewick, WA 99336.
2. The proposed Area Wide Rezone is for the following properties:
 - Area 1:
 - 5037 S Morain Street, Parcel No.: 1-2289-200-0005-001
 - Area 2:
 - 4501 S Olympia Street, Parcel No. 1-2489-200-0001-000
 - 4905 S Olympia Street, Parcel No. 1-2489-200-0002-000
 - 5050 S Olympia Street, Parcel No. 1-2489-200-0004-001
 - 5155 S Olympia Street, Parcel No. 1-2489-200-0005-001
 - 5105 S Olympia Street, Parcel No. 1-2489-201-0181-001
 - 5400 S Garfield Street, Parcel No. 1-2489-200-0006-000
 - 5403 S Garfield Street, Parcel No. 1-2489-401-2269-001
 - Area 3:
 - 722 W 45th Avenue, Parcel No. 1-1389-302-0102-002
 - 706 W 45th Avenue, Parcel No. 1-1389-301-2814-003
 - 704 W 45th Avenue, Parcel No. 1-1389-301-2814-002
 - 702 W 45th Avenue, Parcel No. 1-1389-301-2814-001
 - 602 W 45th Avenue, Parcel No. 1-1389-401-1538-005
 - 504 W 45th Avenue, Parcel No. 1-1389-401-1538-006
 - 400 W 45th Avenue, Parcel No. 1-1389-401-1538-003
 - 310 W 45th Avenue, Parcel No. 1-1389-401-1538-004
 - Area 4:
 - 318 E 45th Avenue, Parcel No. 1-1980-200-0010-000
 - 817 E Eastlake Drive, Parcel No. 1-1880-400-0006-001
 - No address for Parcel No. 1-1980-200-0001-003
 - Area 5:
 - 710 S Kingwood Street, Parcel No. 1-880-300-009-003
 - Area 6:
 - 2103 S Washington Street, Parcel No. 1-0780-300-0021-000
 - 2109 S Washington Street, Parcel No. 1-0780-300-0022-000
 - 2205 S Washington Street, Parcel No. 1-0780-300-0023-000
 - 2207 S Washington Street, Parcel No. 1-0780-300-0024-000
 - 2213 S Washington Street, Parcel No. 1-0780-300-0025-000
 - 4 E 23rd Avenue, Parcel No. 1-0780-300-0035-000
 - No address for Parcel No. 1-0780-301-1975-001
 - No address for Parcel No. 1-0780-301-1975-002

- No address for Parcel No. 1-0780-301-1975-003
 - 2413 S Washington Street, Parcel No. 1-0780-301-1975-004
 - 2611 S Washington Street, Parcel No. 1-0780-300-0038-000
3. The City's Comprehensive Plan Land Use Designations for the subject properties is Public Facility, Open Space and Low Density Residential.
 4. The request is to change the properties zoning from Agriculture to one of the following zoning districts:
 - Residential, Suburban
 - Residential, Low Density
 - Public Facility
 - Open Space
 5. All proposed rezoned sites will be in compliance with its specific Comprehensive Plan Land Use Map Designation.
 6. The application was submitted on May 17, 2018 and declared complete for processing on May 17, 2018.
 7. The application was routed for review to City Departments and outside agencies for comment on May 21, 2018.
 8. An Environmental Determination of Non-Significance (ED 18-21) was issued on June 16, 2018 for this application. The appeal period for the determination ended on July 2, 2018. No appeals were filed.
 9. Notice of the public hearing for this application was published in the Tri-City Herald on July 22, 2018. Notices were also mailed to the property owners on July 19, 2018.
 10. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment.
 11. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted Comprehensive Plan not affected by the amendment.
 12. The proposed amendment corrects an obvious mapping error.
 13. No identified deficiency in the Comprehensive Plan is required to be addressed by the proposed area-wide rezone.
 14. The proposed rezone meets the criteria to be treated as an area-wide map amendment.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designations of Low Density Residential, Open Space and Public Facility.
2. Approval will not result in an increase of adverse environmental impacts.
3. The proposed Change of Zone will not be in conflict with the purpose statements of the RL, RS, OS and PF zones in KMC 18.03.040.
4. The proposed Change of Zone is in compliance with KMC 4.12.110(7).

Recommendations:

Staff makes the following recommendations for each area:

Area 1: Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff

report COZ 18-02 and recommend to City Council the site be rezoned to Public Facility.

Area 2: Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-02 and recommend to City Council the site be rezoned to Residential, Suburban.

Area 3: Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-02 and recommend to City Council the site be rezoned to Residential, Suburban.

Area 4: Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-02 and recommend to City Council the site be rezoned to Residential, Low Density.

Area 5: Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-02 and recommend to City Council the site be rezoned to Open Space.

Area 6: Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-02 and recommend to City Council the site be rezoned to Residential, Low Density.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 18-02 and recommend to City Council the areas be rezoned as follows:

- Area 1 to Public Facility
- Area 2 to Residential, Suburban
- Area 3 to Residential Suburban
- Area 4 to Residential, Low Density
- Area 5 to Open Space
- Area 6 to Residential, Low Density

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

PROJECT # COZ 18_02 **PLN-** 2018 _01530 **FEE \$** _____

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

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

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
 Short Plat ☐ Conditional Use ☐ Other Change of Zone - Area Wide Rezone

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

Applicant: City of Kennewick - Community Planning

Address: 210 W 6th Avenue, Kennewick, WA 99336

Telephone: 585-4361 Cell Phone: _____ Fax: _____ E-mail steve.donovan@ci.kennewick.wa.us

Property Owner (if other than applicant): Various properties in SE Kennewick

Address: _____

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. _____ Acres _____ Zoning: _____

Address of property: _____

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

Present use of property _____

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: Area Wide Rezone, for properties that are zoned Agriculture and Agriculture-1, to either Residential Suburban or Residential, Low Density.

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



 Applicant's Signature

 Signature of owner or owner's authorized representative

Date: 5/16/2018

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:

The proposed amendment will establish current zoning districts and allow the properties to be developed subject to the applicable development regulations. As of now, the properties are not zoned a district that the City currently has in its Municipal Code.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:
No.

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

Yes, the properties and the majority of the surrounding properties have a land use designation of 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 properties are either vacant, a commercial orchard or are being used for single family residences.

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

The proposed amendments will not create any isolated zoning districts, they will be similar to surrounding properties. The proposed amendments will be to change the existing agriculture zoning district to a single family zoning district.

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

Yes, currently the City of Kennewick does not have an Agriculture District in the code. Since there are not established Agriculture District development regulations the properties future development is restricted.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
No, the properties are proposed to be zoned a single family residential zoning district.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
It is unlikely that they will.

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, the properties will be zoned to the same district as the adjacent properties.

10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
The amendments would allow the properties to be developed for single family residential uses. The properties are not within deteriorated areas.

11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
The amendment will allow for the development of single family residential uses.

12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
No, the properties will be zoned the same as the surrounding properties.

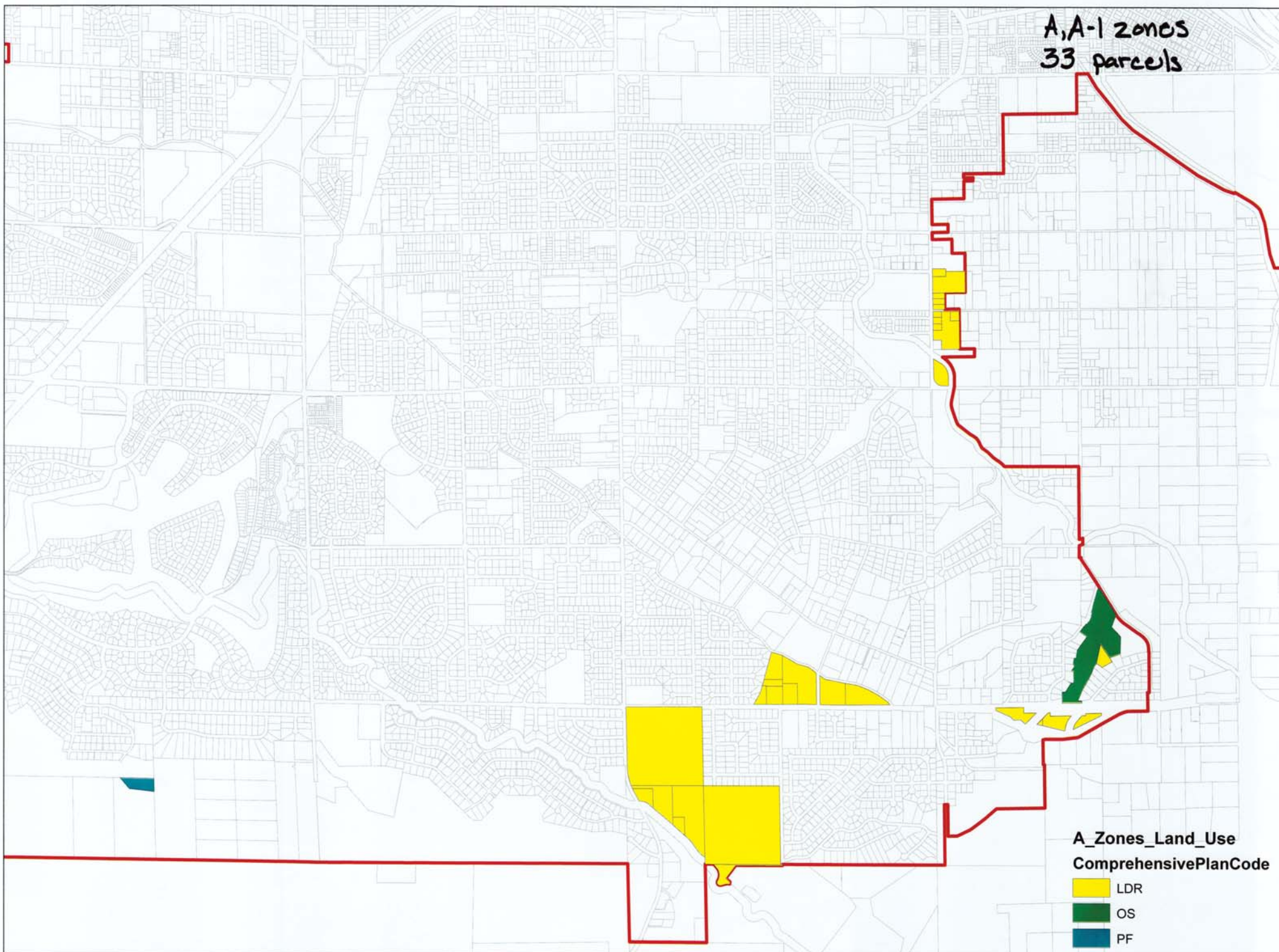
Summary of City forms required:

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

A, A-1 zones
33 parcels

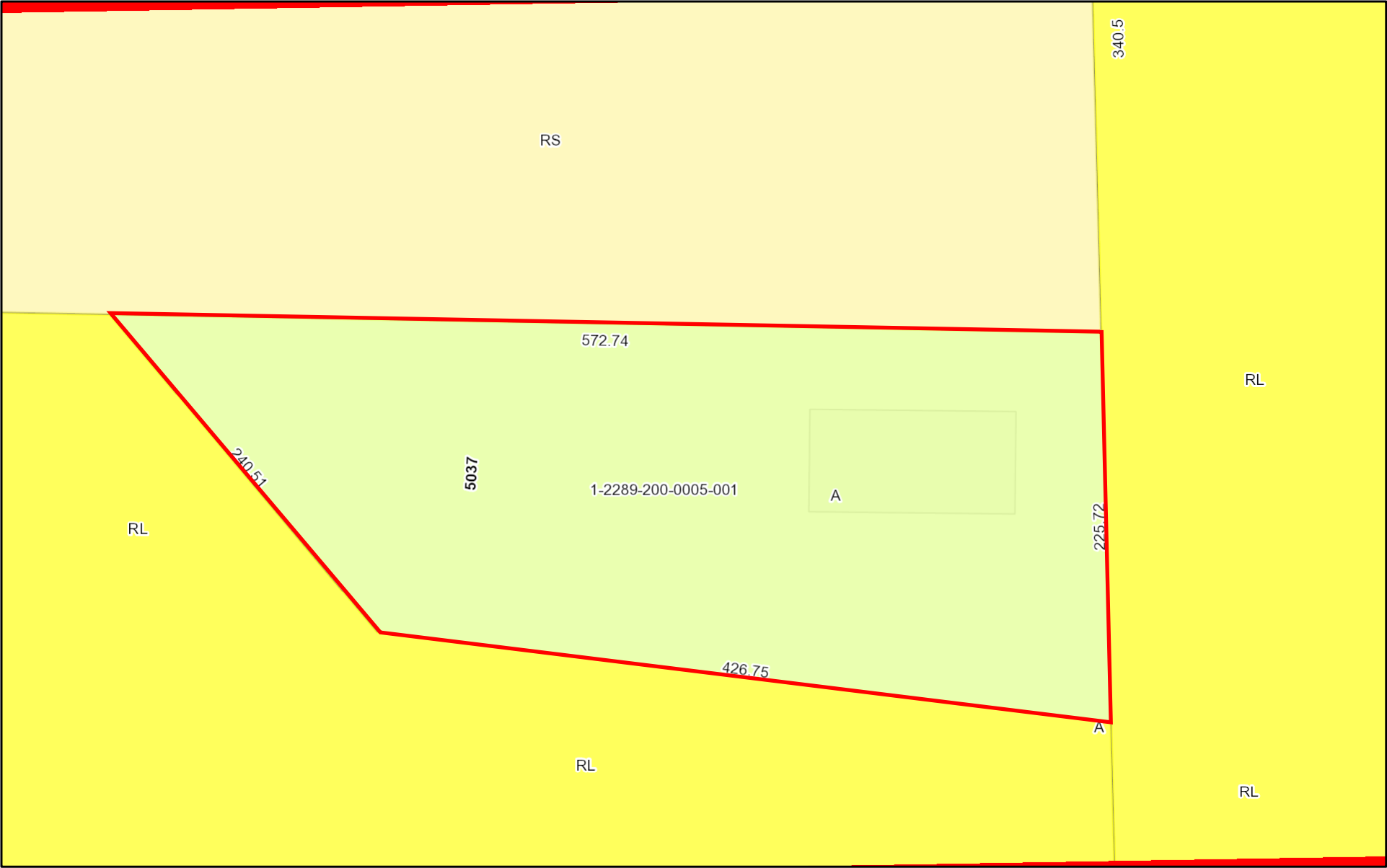
A_Zones_Land_Use
ComprehensivePlanCode

LDR
OS
PF



Area 1 Zoning Map

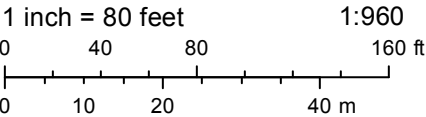
Exhibit 4



July 24, 2018

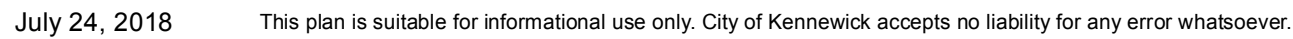
This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

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



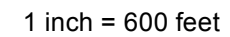
Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

Exhibit 4

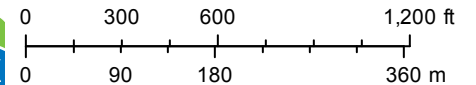


SurveyCityLimits

SurveyUrbanGrowthBoundary



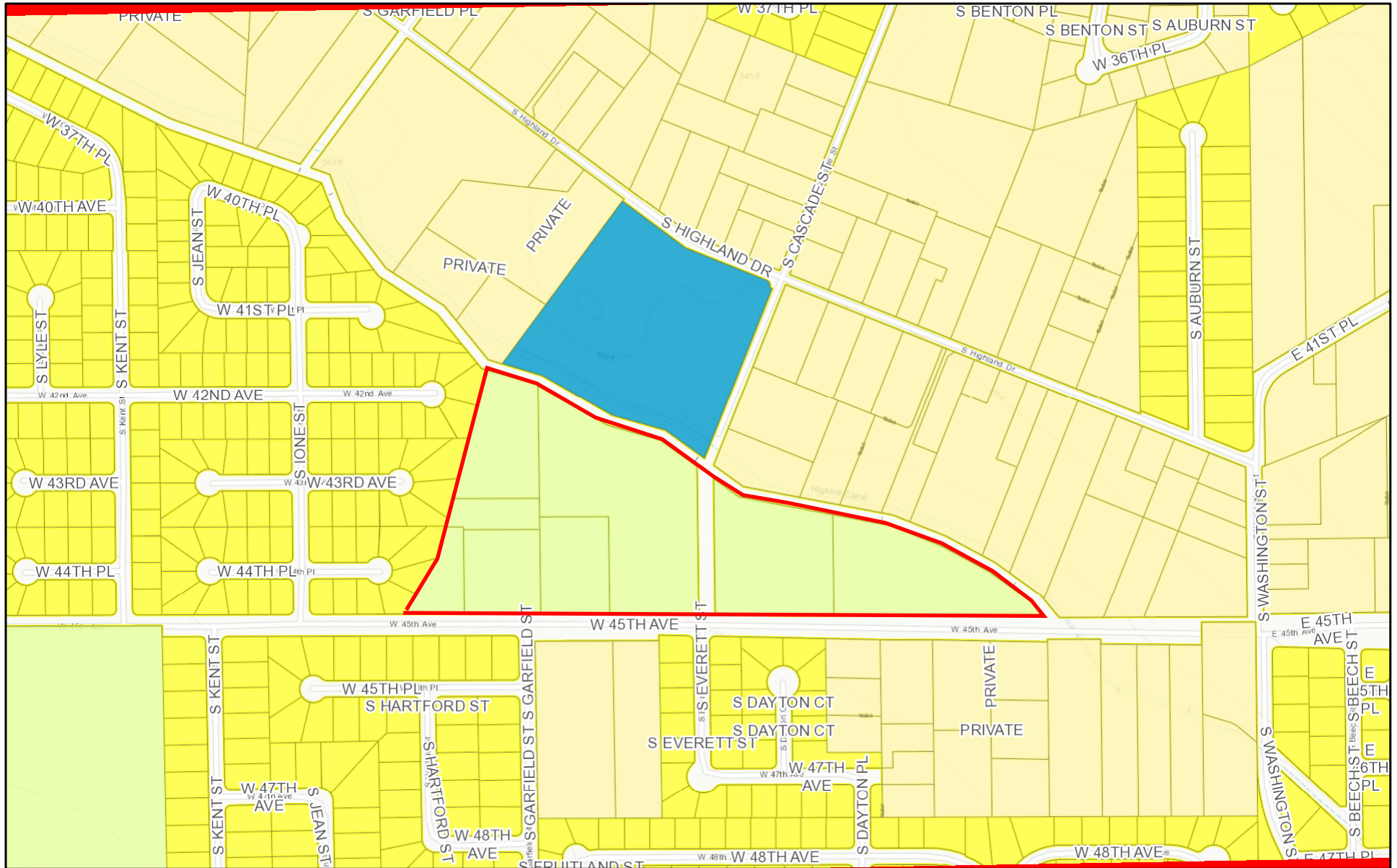
1:7,200



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

Area 3 Zoning Map

Exhibit 4



July 24, 2018

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

StreetName	SV_CI_RICHLAND_10
SurveyCityLimits	SV_CI_COUNTY_10
SV_CI_KENNEWICK_10	SurveyUrbanGrowthBoundary



1 inch = 500 feet

1:6,000

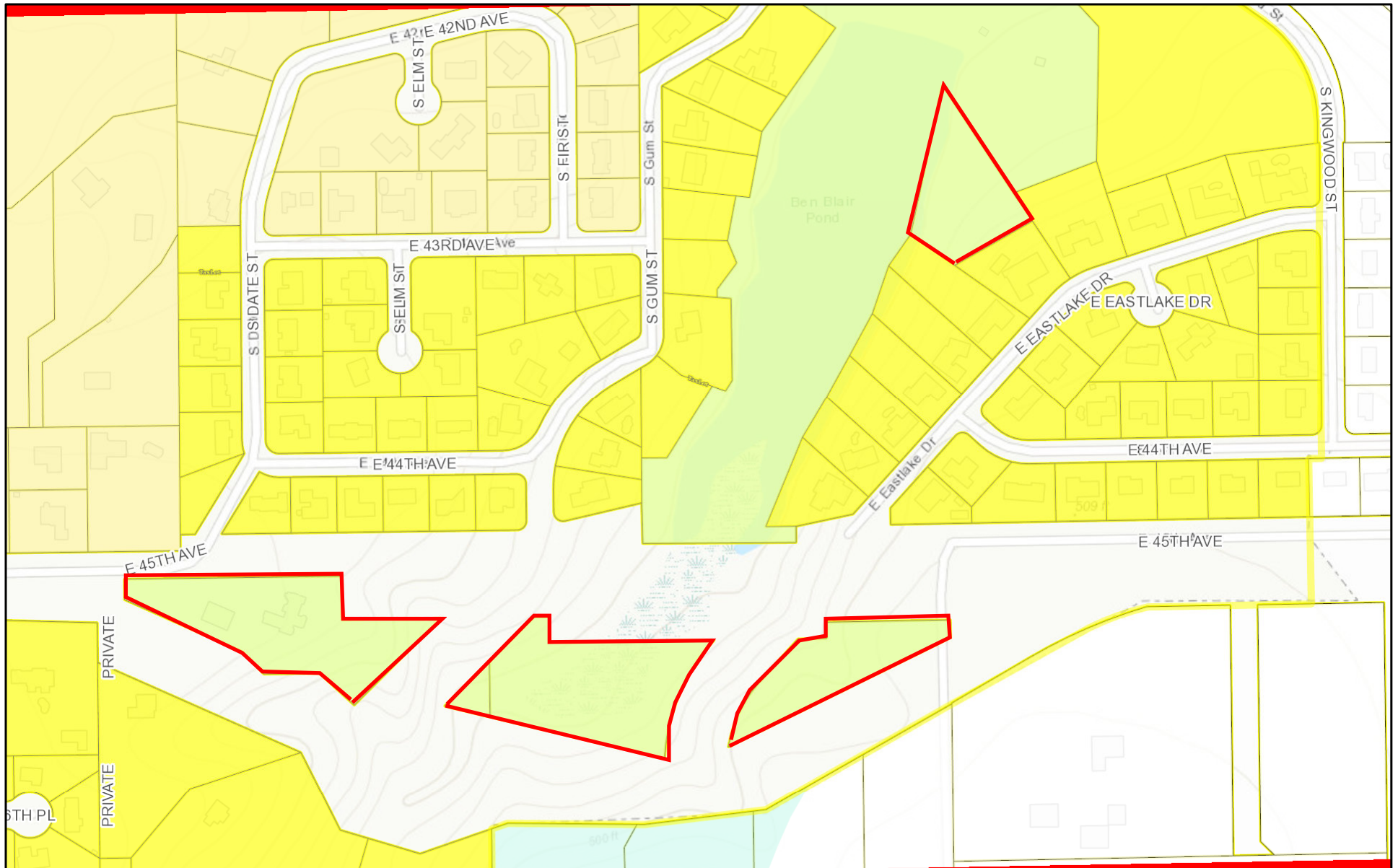
0 250 500 1,000 ft

0 75 150 300 m

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

ArcGIS WebApp Builder
City of Kennewick

Area 4 Zoning Map



July 24, 2018

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

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



1 inch = 300 feet

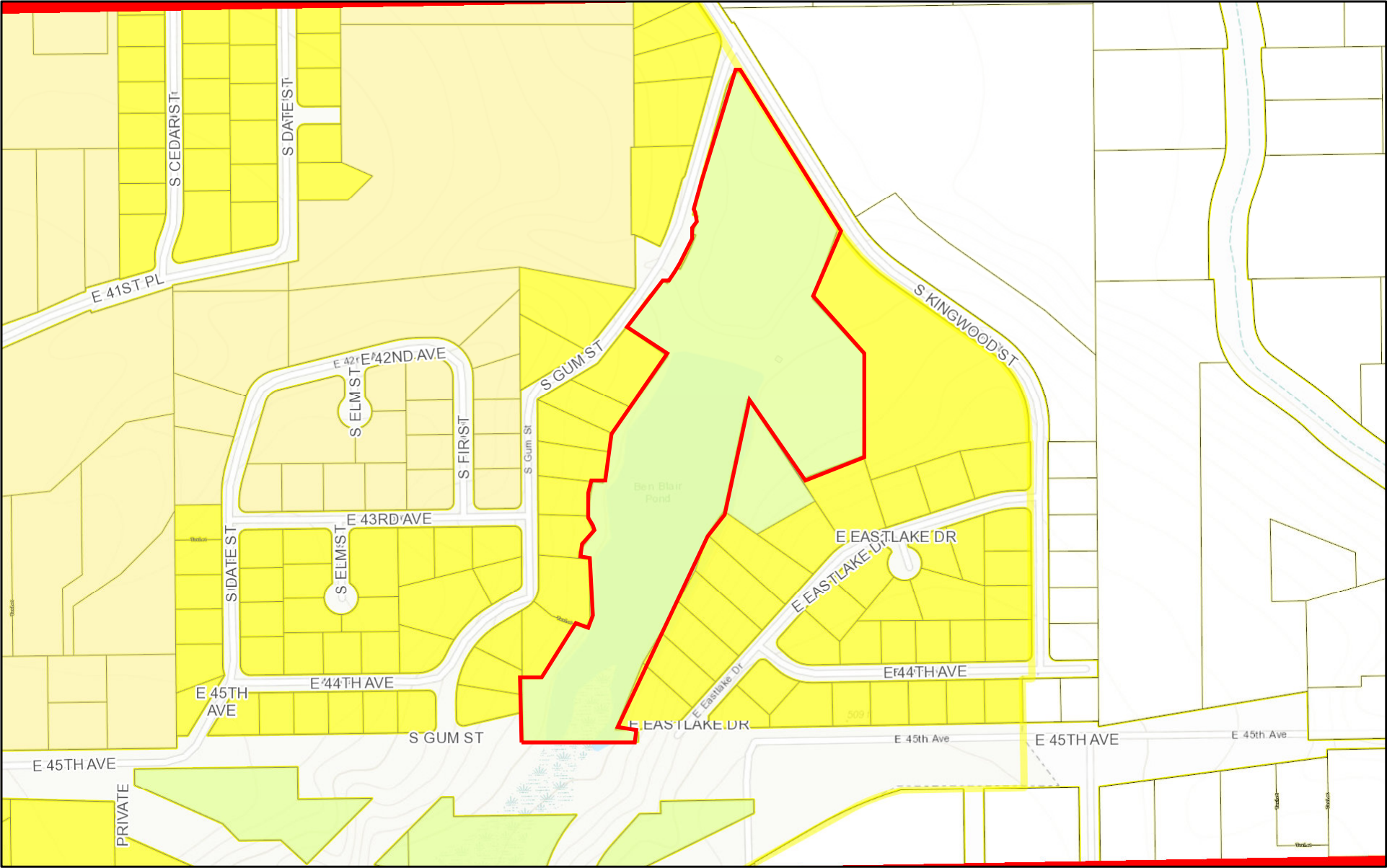
1:3,600

0 155 310 620 ft

0 45 90 180 m

Sources: Esri, HERE, Garmin,
Intermap, increment P Corp.,ArcGIS WebApp Builder
City of Kennewick

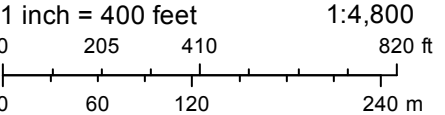
Area 5 Zoning Map



July 24, 2018

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

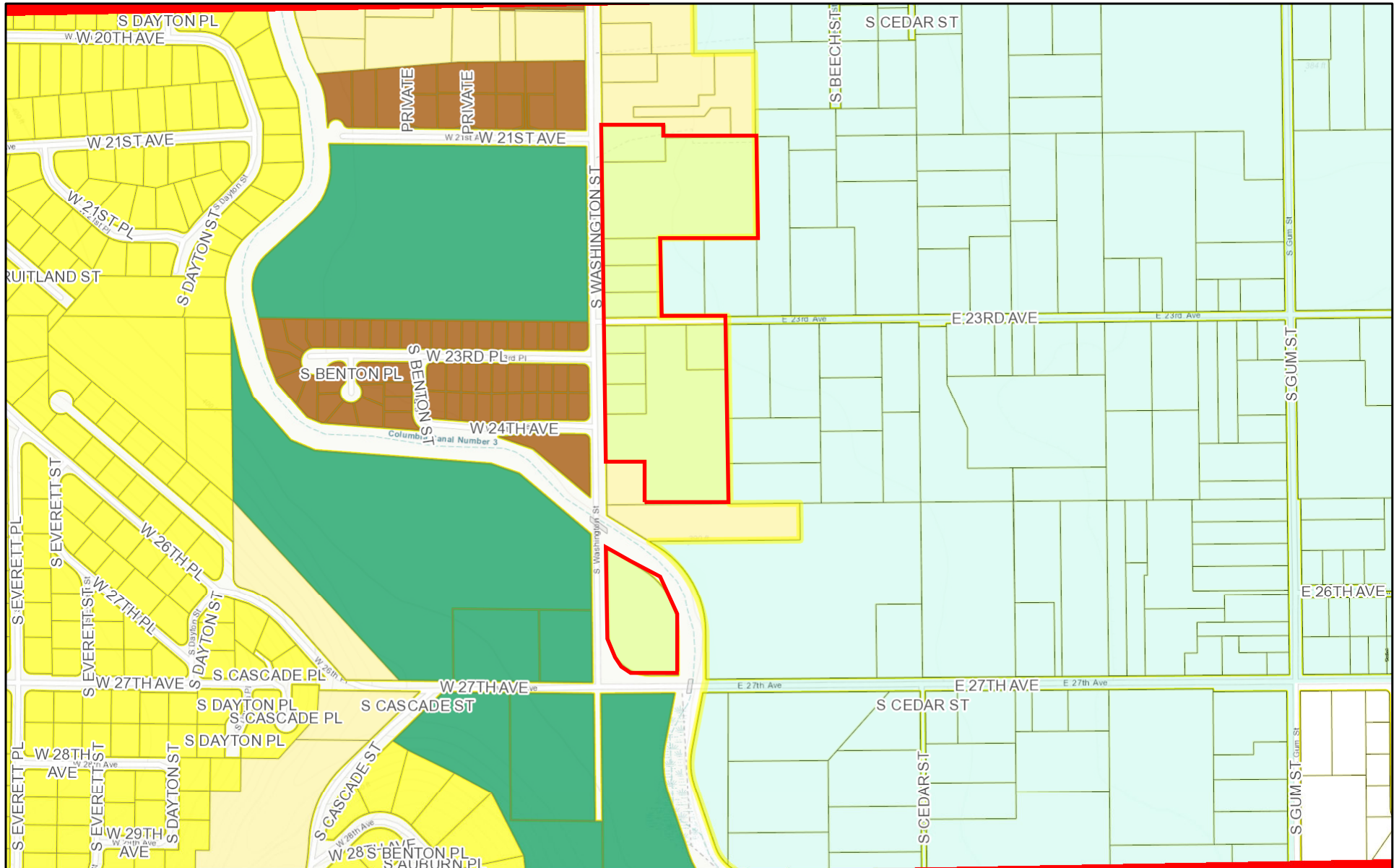
- | | | |
|--------------------|-----------|------------------------|
| StreetName | Apartment | Mobile Home |
| SurveyAddressPoint | Building | Parcel |
| Condo | | SurveyAddressPointSupp |
| <all other values> | | |



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

Area 6 Zoning Map

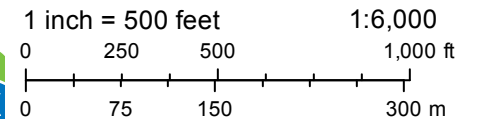
Exhibit 4



July 24, 2018

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

StreetName	SV_CI_RICHLAND_10
SurveyCityLimits	SV_CI_COUNTY_10
SV_CI_KENNEWICK_10	SurveyUrbanGrowthBoundary



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

ArcGIS WebApp Builder
City of Kennewick

Legal Descriptions for Agriculture Zones

1-0780-300-0021-000

SECTION 7 TOWNSHIP 8 NORTH RANGE 30: THE NORTH 85 FEET OF THE WEST 256 FEET OF THE SOUTHWEST QUARTER OF LOT 3, AND THE SOUTH 46 FEET OF THE WEST 256 FEET OF THE NORTHWEST QUARTER OF LOT 3: EXCEPT THE WEST 30 FEET FOR ROADWAYS.

1-0780-300-0022-000

SECTION 7 TOWNSHIP 8 NORTH RANGE 30: THE SOUTHWEST QUARTER OF LOT 3, LESS THE NORTH 85 FEET OF THE WEST 256.2 FEET, AND LESS THE SOUTH 298.3 FEET: WEST 30 FEET TO BENTON COUNTY FOR ROAD 12-10-57. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, 7-22-64.

1-0780-300-0023-000

SECTION 7 TOWNSHIP 8 NORTH RANGE 30: THE NORTH 96.65 FEET OF THE SOUTH 298.3 FEET OF THE WEST 230 FEET OF THE SOUTHWEST QUARTER OF GOVERNMENT LOT 3: EXCEPT THE SOUTH 201.65 FEET THEREOF AND EXCEPT THE WEST 30 FEET FOR ROAD.

1-0780-300-0024-000

THE NORTH 96.5 FEET OF THE SOUTH 201.65 FEET OF THE WEST 230 FEET OF THE SOUTHWEST QUARTER OF GOVERNMENT LOT 3, IN SECTION 7, TOWNSHIP 8 NORTH, RANGE 30 EAST, RECORDS OF BENTON COUNTY WASHINGTON, EXCEPT SOUTH WASHINGTON STREET ROW.

1-0780-300-0025-000

SECTION 7 TOWNSHIP 8 NORTH RANGE 30: THAT PORTION OF GOVERNMENT LOT 3 DEFINED AS FOLLOWS: COMMENCING AT A POINT OF INTERSECTION OF THE EAST RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET AND THE NORTH RIGHT OF WAY LINE OF EAST 23RD AVENUE: THENCE NORTH ALONG SAID EAST RIGHT OF WAY LINE OF SOUTH WASHINGTON STREET A DISTANCE OF 90 FEET: THENCE EAST 200 FEET PARALLEL WITH THE NORTH RIGHT OF WAY LINE OF EAST 23RD AVENUE: THENCE SOUTH PARALLEL WITH EAST LINE OF SAID SOUTH WASHINGTON STREET 90 FEET TO THE NORTH LINE OF EAST 23RD AVENUE: THENCE WEST ALONG SAID LINE 200 FEET TO THE POINT OF BEGINNING: LESS PORTION DEEDED TO CITY OF KENNEWICK FOR STREET PURPOSES 6/21/91

1-0780-300-0035-000

SECTION 7 TOWNSHIP 8 NORTH RANGE 30: THE NORTH 115 FEET OF THE WEST 175 FEET OF LOT 4, EXCEPT THE NORTH 15 FEET AND THE WEST 30 FEET FOR ROAD: 3-31-58. LESS PORTION DEEDED TO CITY OF KENNEWICK FOR STREET PURPOSES 6/21/91

1-0780-300-0038-000

SECTION 7 TOWNSHIP 8 NORTH RANGE 30: SOUTH ONE/HALF OF GOVERNMENT LOT 4, WESTERLY OF CANAL: LESS ROADS ALONG WEST AND SOUTH LINES 3-31-58. EXCLUDED FROM KENNEWICK IRRIGATION DISTRICT 2-1-56, RECORDED 2-10-56.

1-0780-301-1975-001

SHORT PLAT #1975, LOT 1. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

1-0780-301-1975-002

SHORT PLAT #1975, LOT 2. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

1-0780-301-1975-003

Section 7 Township 8 Range 30 Quarter SW; SHORT PLAT #1975, LOT 3, Recorded 11/1/1993, AF #93-33517.

1-0780-301-1975-004

SHORT PLAT #1975, LOT 4. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

1-1389-301-2814-001

Section 13 Township 8 Range 29 Quarter SW; SHORT PLAT #2814, LOT 1, 6/18/04, AF#04-021632. RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2814, RECORDS OF BENTON COUNTY, WASHINGTON.

1-1389-301-2814-002

Section 13 Township 8 Range 29 Quarter SW; SHORT PLAT #2814, LOT 2, 6/18/04, AF#04-021632. RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2814, RECORDS OF BENTON COUNTY, WASHINGTON.

1-1389-301-2814-003

Section 13 Township 8 Range 29 Quarter SW; SHORT PLAT #2814, LOT 3, 6/18/04, AF#04-021632. RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 2814, RECORDS OF BENTON COUNTY, WASHINGTON.

1-1389-302-0102-002

THE HIGHLAND, PLAT D. A PORTION OF TRACT B DEFINED AS FOLLOWS: BEGINNING AT THE SOUTH QUARTER CORNER OF SAID SECTION 13. THENCE NORTH 0°19'22" EAST ALONG THE MID-SECTION LINE 30 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF EAST 45TH AVENUE. THENCE NORTH 89°11'15" WEST ALONG SAID RIGHT OF WAY LINE, 223.29 FEET TO TRUE POINT OF BEGINNING. THENCE CONTINUING NORTH 89°11'15" WEST ALONG SAID RIGHT OF WAY LINE 223.29 FEET. THENCE NORTH 30°48' 45" EAST 246.05 FEET. THENCE NORTH 16°14' EAST 116.07 FEET. THENCE SOUTH 89°11'15" EAST 66.63 FEET. THENCE SOUTH 0°19'22" WEST 325.00 FEET TO THE TRUE POINT OF BEGINNING, CONTAINING 1.0 ACRES, MORE OR LESS.

1-1389-401-1538-003

SHORT PLAT #1538, LOT 3. RESTRICTIVE COVENTANTS A#91-8201 5/20/91

1-1389-401-1538-004

SHORT PLAT #1538, LOT 4. RESTRICTIVE COVENANTS A#91-8201 5/20/91

1-1389-401-1538-005

Section 13 Township 8 Range 29. The south 350.18 feet of Lot 1 Short Plat #1538 as recorded in volume 1 of Short Plats, at page 1538, records of Benton County, Washington.

1-1389-401-1538-006

Section 13 Township 8 Range 29 Lots 1 and 2 of Short Plat #1538 as recorded in volume 1 of Short Plats, at Page 1538 records of Benton County Washington. Except the South 350.18 feet of said Lot 1.

1-1880-300-0009-003

Section 18 Township 8 North Range 30: The East 10 Acres Of The Southeast Quarter Of The Southwest Quarter, Less Portion Platted "Elliott Lake #1", 6-16-55. Together With Portion Defined As Follows: The South 30 Feet To County For Roads, 3-20-68. Together With Portion Defined As Follows: A Portion Of

The West One/Half Of The Southeast Quarter And The East One/Half Of The East One/Half Of The Southeast Quarter Of The Southwest Quarter Of Said Section 18, Lying Southwesterly Of South Kingwood Street, And All Appertenances Therein, Except Those Portions Thereof Lying Within Empire Lakeside Estates According To The Plat Recorded In Volume 8 Of Plats, Page 96, And Elliott Lake No. 1, According To The Plat Recorded In Volume 5 Of Plats, Page 45: And Except Parcel "1", More Particularly Described As Follows: Commencing At The Northeast Corner Of "Empire Lakeside Estates", Also Being The True Point Of Beginning, As Shown In Volume 8 Of Plats, Page 96 Records Of Benton County, Washington: The East Line Of Said West Half Bears South 00°39'00" West A Distance Of 872.00 Feet From Said True Point Of Beginning To The Southeast Corner Of Said West Half: Thence, Along The Northerly Boundary Of "Empire Lakeside Estates", North 89°21'00" West A Distance Of 192.00 Feet: Thence South 83°43'00" West A Distance Of 205.14 Feet: Thence South 73°09'00" West A Distance Of 270.00 Feet: Thence South 70°13'00" West A Distance Of 171.46 Feet: Thence South 61°27'30" West A Distance Of 193.49 Feet: Thence Departing Said Northerly Boundary, North 53°23'00" West A Distance Of 92.00 Feet: Thence North 10°49'35" East A Distance Of 255.13 Feet: Thence North 31°13'35" East A Distance Of 282.92 Feet: Thence North 21°26'35" East A Distance Of 358.02 Feet: Thence North 59°10'00" East A Distance Of 195.00 Feet: Thence South 39°42'06" East A Distance Of 100.00 Feet: Thence South 50°35'15" East A Distance Of 110.00 Feet: Thence South 53°56'00" East A Distance Of 343.39 Feet: Thence South 47°08'44" East A Distance Of 195.00 Feet: Thence Along The East Line Of Said West Half, South 00°39'00" West A Distance Of 250.00 Feet To The True Point Of Beginning: And Except County Roads, But Not Excepting Therefrom Appertenances Evidenced By Certificates Of Water Rights, Nos. 3614, 7680-A, And G 4-24134 C, Which Are Included In This Conveyance. Quit Claim Deed 8-13-82. Easement 6-8-79. Right Of Way Easement 8-13-80. Subject To Easements 8-13-82. Less That Portion Of Section 18 Described As Follows: Commencing At The Northwest Corner Of Lot 1, Block 3, Elliot Lake No. 1. Thence North 39°29' East A Distance Of 110 Feet. Thence South On A Line To A Point Which Is North 36°32' East 68 Feet From The Northeast Corner Of Said Lot 1, Block 3. Thence South 36°32' West 68 Feet To The Said Northeast Corner. Thence North 73°04' West 129.75 Feet More Or Less To The True Point Of Beginning. Except Any Portion Lying Within South Gum Street. (#90-16020 9/24/90 & #90-16021 9/24/90) Less That Portion Of Said Section 18 Described As Follows: Commencing At The Northeast Corner Of Lot 4, Block 3, Elliott Lake No 1, Thence South 79°49' East A Distance Of 30 Feet: Thence South 11°39' West To A Point Which Is South 82°12' East A Distance Of 30 Feet From The Southeast Corner Of Said Lot 4: Thence North 82°12' West A Distance Of 30 Feet To The Southeast Corner Of Said Lot 4: Thence North 11°39' East A Distance Of 92 Feet To The Point Of Beginning: (Descrip Change Per Swd 4/27/92) Less That Portion Of Section 18 Described As Follows: Commencing At The Northeast Corner Of Lot 3, Block 3, Elliott Lake No. 1: Thence South 64°02' East A Distance Of 30 Feet: Thence South 11°39' West To A Point Which Is South 79°49' East A Distance Of 30 Feet From The Southeast Corner Of Said Lot 3: Thence North 79°49' West A Distance Of 30 Feet To The Southeast Corner Of Said Lot 3: Thence North 11°39' East A Distance Of 62 Feet To The Point Of Beginning: (Descrip Change Per Swd(2)10/28/91) Less That Portion Of Said Section 18 Described As Follows: Commencing At The Northeast Corner Of Lot 2, Block 3, Elliott Lake No 1: Thence South 63°05' East A Distance Of 30 Feet: Thence South 36°32' West To A Point Which Is South 64°02' East A Distance Of 30 Feet From The Southeast Corner Of Said Lot 2: Thence North 64°02' West A Distance Of 30 Feet To The Southeast Corner Of Said Lot 2: Thence North 36°32' East A Distance Of 92.6 Feet To The Point Of Beginning: (Descrip Change Per Swd(2) 10/25/91) Less That Portion Of Said Section 18 Described As Follows: Commencing At The Northwest Corner Of Lot 1, Block 3, Elliott Lake No 1: Thence North 39°29' East A Distance Of 110 Feet: Thence Southeasterly On A Line To A Point Which Is North 36°32' East A Distance Of 68 Feet From The Northeast Corner Of Said Lot 1, Said Point Being The True Point Of Beginning: Thence Continuing Southeasterly On Said Line A Distance Of 30 Feet: Thence South 36°32' West A Distance Of 188.07 Feet To A Point Which Is South 63°05' East A Distance Of 30 Feet From The

Southeast Corner Of Said Lot 1: Thence North 63° 05' West A Distance Of 30 Feet To The Southeast Corner Of Said Lot 1 A Distance Of 188.07 Feet To The True Point Of Beginning: (Descrip Change Per Swd(2) 10/25/91) Less That Portion Of The Southeast Quarter Of The Southwest Quarter And The Southwest Quarter Of The Southeast Quarter Of Said Section 18 Described As Follows: Beginning At The Southwest Corner Of Lot 1, Block 1, Empire Lakeside Estates: Thence North 89°58' 00" West A Distance Of 65.2 Feet More Or Less To The Water Line Of Elliott Lake As It Existed On November 21, 1991 And As Shown On Recorded Survey No 1506, Recorded December 20, 1991: Thence In A Northerly Direction Along Said Water Line To A Point Which Is North 46°51' West A Distance Of 66.4 Feet More Or Less From The Most Northerly Corner Of Said Lot 1: Thence South 46° 51' East A Distance Of 66.4 Feet More Or Less To The Most Northerly Corner Of Said Lot 1: Thence South 34°58'45" West Along The Northwesternly Boundary Of Said Lot 1 A Distance Of 116.54 Feet: Thence South 00°44'00" West Along The Westerly Boundary Of Said Lot 1, A Distance Of 50 Feet To The Southwest Corner Of Said Lot 1 And The Point Of Beginning:(Aka Tract 1a, Survey #1506, Descrip Change Per Qcd & Swd 3/18/92) Less That Portion Of The Southwest Quarter Of The Southeast Quarter Of Said Section 18 Described As Follows: Beginning At The Most Westerly Corner Of Lot 2, Block 1, Empire Lakeside Estates: Thence North 46°51' West A Distance Of 66.4 Feet More Or Less To The Water Line Of Elliott Lake As It Existed On November 21, 1991 And As Shown On The Recorded Survey #1506, Recorded December 20, 1991 Thence In A Northerly Direction Along Said Water Line To A Point Which Is North 46°51' West A Distance Of 71.9 Feet More Or Less From The Most Northerly Corner Of Said Lot 2: Thence South 46°51' East A Distance Of 71.9 Feet More Or Less To The Most Northerly Corner Of Said Lot 2: Thence South 34°58'45" West Along The Northwesternly Boundary Of Said Lot 2 A Distance Of 101.02 Feet To The Point Of Beginning:(Also Known As Tract 2a, Survey #1506, Descrip Change Per Qcd & Swd 3/18/92) Less That Portion Of The Southwest Quarter Of The Southeast Quarter Of Said Section 18 Described As Follows: Beginning At The Most Westerly Corner Of Lot 4, Block 1, Empire Lakeside Estates: Thence North 46°51' West A Distance Of 81.1 Feet More Or Less To The Water Line Of Elliott Lake As It Existed On November 21, 1991 And As Shown On The Recorded Survey No 1506, Recorded December 20, 1991 In Volume 1 Of Surveys, Page 1506 Under Auditor's File No 91-23828: Thence In A Northerly Direction Along Said Water Line To A Point Which Is North 46°51' West A Distance Of 90.8 Feet More Or Less From The Most Northerly Corner Of Said Lot 4: Thence South 46°51' East A Distance Of 90.8 Feet More Or Less To The Most Northerly Corner Of Said Lot 4: Thence South 34° 58'45" West Along The Northwesternly Boundary Of Said Lot 4 A Distance Of 101.2 Feet To The Point Of Beginning:(Also Known As Tract 4a, Of Survey #1506) (Descrip Change Per Qcd & Swd 4/9/92) Less That Portion Of The Southwest Quarter Of The Southeast Quarter Of Said Section 18 Described As Follows: Beginning At The Most Westerly Corner Of Lot 5, Block 1, Empire Lakeside Estates: Thence North 46°51' West A Distance Of 90.8 Feet More Or Less To The Water Line Of Elliott Lake As It Existed On November 21, 1991 And As Shown On The Recorded Survey No 1506, Recorded December 20, 1991 In Volume 1 Of Surveys, Page 1506 Under Auditor's File No 91-23828: Thence In A Northerly Direction Along Said Water Line To A Point Which Is North 46°51' West A Distance Of 119.4 Feet More Or Less From The Most Northerly Corner Of Said Lot 5: Thence South 46°51' East A Distance Of 119.4 Feet More Or Less To The Most Northerly Corner Of Said Lot 5: Thence South 34 °58'45" West Along The Northwesternly Boundary Of Said Lot 5 A Distance Of 101.03 Feet To The Point Of Beginning: (Aka Tract 5a, Survey #1506) (Descrip Change Per Qcd & Swd 5/22/92) Less That Portion Of The Southwest Quarter Of The Southeast Quarter Of Said Section 18 Described As Follows: Beginning At The Most Westerly Corner Of Lot 6, Block 1, Empire Lakeside Estates: Thence North 46°51' West A Distance Of 119.4 Feet More Or Less To The Water Line Of Elliott Lake As It Existed On November 21, 1991 And As Shown On The Recorded Survey No 1506, Recorded December 20, 1991 In Volume 1 Of Surveys, Page 1506 Under Auditor's File No 91-23828: Thence In A Northerly Direction Along Said Water Line To A Point Which Is North 53°23' West A Distance Of 116.6 Feet More Or Less From The Most Northerly Corner Of Said Lot

6: Thence South 53°23' East A Distance Of 116.6 Feet More Or Less To The Most Northerly Corner Of Said Lot 6: Thence South 34 °58'45" West Along The Northwesterly Boundary Of Said Lot 6 A Distance Of 98.47 Feet To The Point Of Beginning: (Aka Tract 6a, Survey #1506) (Descrip Change Per Qcd & Swd 3/25/92) Less That Portion Of The Southwest Quarter Of The Southeast Quarter Of Said Section 18, Described As Follows: Beginning At The Most Westerly Corner Of Lot 7, Block 1, Empire Lakeside Estates: Thence North 53°23' West A Distance Of 116.6 Feet More Or Less To The Water Line Of Elliott Lake As It Existed On November 21, 1991 And As Shown On Survey #1506: Thence In A Northerly Direction Along Said Water Line To A Point Which Is North 31 °51'00" West A Distance Of 353.3 Feet More Or Less From The Most Northerly Corner Of Said Lot 7: Thence South 31°51'00" East A Distance Of 353.3 Feet More Or Less To The Most Northerly Corner Of Said Lot 7: Thence South 61°27'30" West Along The Northwesterly Boundary Of Said Lot 7 A Distance Of 193.49 Feet To The Point Of Beginning: (Aka Tract 7a Survey #1506-Descrip Change Per Swd 5/20/92) Less A 30 Foot Strip Lying Southerly Of The Northerly Line Extended Of The Hereinafter Described Property, Lying Northerly Of The Southerly Line Extended Of The Hereinafter Described Property And Easterly Of And Parallel To The Easterly Line Of The Hereinafter Described Property: Lot 7, Block 3, Except The North 17 Feet Thereof As Measured Along The East And West Line Of Said Lot And That Portion Of Lot 8, Block 3, Described As Follows: Beginning At The Northeast Corner Of Said Lot 8: Thence South 00°13' West, Along The Easterly Line Of Said Lot, A Distance Of 78.00 Feet: Thence South 33°13' West Along the Southeasterly Line Of Said Lot A Distance Of 25.00 Feet: Thence North 69°12'56" West, (Radial To Gum Street Cul-De-Sac), A Distance Of 71.02 Feet To A Point On The Easterly Right Of Way Line Of Gum Street: Thence Northerly And Westerly Along The Arc Of A 45 Foot Radius Curve To The Left A Distance of 81.45 Feet To The Westerly Corner Common To Lots 7 And 8: Thence North 83°36' East, Along The Line Common To Lots 7 And 8 A Distance Of 117.65 Feet To The Point Of Beginning: All In Elliott Lake No 1, According To The Plat Thereof Recorded In Volume 5 Of Plats, Page 45, Records Of Benton County, Washington (Seg Per Qcd & Swd 10/19/92) Less That Portion Of The Southwest Quarter Of The Southeast Quarter Of Section 18 Township 8 North Range 30, Described As Follows: Beginning At The Most Westerly Corner Of Lot 3, Block 1, Empire Lakeside Estates, According To The Plat Thereof Recorded In Volume 8 Of Plats Page 96, Records Of Benton County, Washington: Thence North 46°51' West A Distance Of 71.9 Feet More Or Less To The Water Line Of Elliott Lake As It Existed On November 21, 1991 And As Shown On The Recorded Survey No 1506, Recorded December 20, 1991 In Volume 1 Of Surveys, Page 1506 Under Auditors File No 91-23828: Thence In A Northerly Direction Along Said Water Line To A Point Which Is North 46°51' West A Distance Of 81.1 Feet More Or Less From The Most Northerly Corner Of Said Lot 3: Thence South 46°51' East A Disatnce Of 81.1 Feet More Or Less To The Most Northerly Corner Of Said Lot 3: Thence South 34° 58.45" West Along The Northwesterly Boundary Of Said Lot 3 A Distance Of 101.03 Feet To The Point Of Beginning: Together With That Portion Of The West Half Of The Southeast Quarter Of Section 18, Township 8 North Range 30 East, W.M. Benton County, Washington, Described As Follows: Commencing At The Southeast Corner Of Said West Half Of The Southeast Quarter: Thence North 00°39 Minutes 00 Seconds East Along The East Line Of Said Subdivision For 872.00 Feet To The Northeast Corner Of The Plat Of Empire Lakeside Estates, According To The Plat Thereof Recorded In Volume 8 Of Plats, Page 96, Records Of Benton County, Washington: Thence North 89°21 Minutes 00 Seconds West, Along The North Line Of Said Empire Lakeside Estates, For 192.00 Feet: Thence South 83°43 Minutes 00 Seconds West For 205.14 Feet: Thence South 73°09 Minute S 00 Seconds West For 270.00 Feet: Thence South 70°13 Minutes 00 Seconds West For 171.46 Feet To The Northwest Corner Of Lot 8, Block 1, Empire Lakeside Estates: Thence Leaving Said Northerly Boundary Of Empire Lakeside Estates, North 31°51 Minutes 00 Seconds West For 75.00 Feet To The True Point Of Beginning: Thence: North 31°51 Minutes 00 Seconds West For 236.74 Feet To The Northwest Corner Of Parcel A As Depicted On Record Survey Recorded In Volume 1 Of Surveys, Page 1699, And Recorded Under Auditor's File No. 93.20911, Records Of Benton County, Washington: Thence North 31°13 Minutes 35 Seconds

East, Along The Westerly Line Of Said Parcel A, For 222.36 Feet: Thence North 21°26 Minutes 35 Seconds East, Along The Westerly Line Of Said Parcel A, For 140.00 Feet: Thence Leaving Said West Line, South 41°47 Minutes 52 Seconds East For 223.60 Feet: Thence South 02°03 Minutes 50 Seconds West For 290.00 Feet: Thence South 70° 13 Minutes 00 Seconds West For 190.90 Feet To The True Point Of Beginning. (10/14/97 Af#97-26207)

1-1880-400-0006-001

THE PORTION OF SECTION 18, TOWNSHIP 8, RANGE 30 DEFINED AS FOLLOWS: THAT PORTION OF THE SOUTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 18 DESCRIBED AS FOLLOWS: BEGINNING AT THE MOST WESTERLY CORNER OF LOT 7, BLOCK 1, EMPIRE LAKESIDE ESTATES: THENCE NORTH 53°23' WEST A DISTANCE OF 116.6 FEET MORE OR LESS TO THE WATER LINE OF ELLIOTT LAKE AS IT EXISTED ON NOVEMBER 21, 1991 AND AS SHOWN ON THE RECORDED SURVEY NO 1506: THENCE IN A NORTHERLY DIRECTION ALONG SAID WATER LINE TO A POINT WHICH IS NORTH 31°51'00' WEST A DISTANCE OF 353.3 FEET MORE OR LESS FROM THE MOST NORTHERLY CORNER OF SAID LOT 7: THENCE SOUTH 31°51'00' EAST A DISTANCE OF 353.3 FEET MORE OR LESS TO THE MOST NORTHERLY CORNER OF SAID LOT 7: THENCE SOUTH 61°27'30' WEST ALONG THE NORTHWESTERLY BOUNDARY OF SAID LOT 7 A DISTANCE OF 193.49 FEET FEET TO THE POINT OF BEGINNING: (AKA TRACT 7A OF SURVEY #1506) CERTIFICATE OF WATER RIGHT 8/23/77. TOGETHER WITH EASEMENTS 8/13/82.

1-1980-200-0001-003

THE PORTION OF SECTION 19, TOWNSHIP 8, RANGE 30 DEFINED AS FOLLOWS: THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4. AND THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4. AND THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4. AND THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4. LESS ROADS AND EASEMENTS AND RESTRICTIONS, RESERVATIONS OF RECORD EXCEPT COUNTY ROAD KNOWN AS EAST 45TH AVENUE (10/7/83). LESS THE PORTION OF SECTION 19, LYING SOUTH OF COUNTY ROAD KNOWN AS EAST 45TH AND MORE PARTICULARLY DEFINED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19. THENCE NORTH 00°19'04' WEST, ALONG THE EAST LINE OF SAID SUBDIVISION AND THE EAST LINE OF THE WEST 1/2 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHEAST 1/4 OF SAID SECTION 19, FOR 671.89 FEET TO THE SOUTHEAST CORNER OF A PARCEL OF LAND CONVEYED TO BENTON COUNTY FOR ROAD PURPOSES UNDER BENTON COUNTY AUDITOR'S FILE #714754. THENCE SOUTH 60°41'31' WEST, ALONG SAID RIGHT OF WAY MARGIN FOR 462.95 FEET. THENCE SOUTH 83°29'07' WEST, ALONG SAID RIGHT OF WAY MARGIN, FOR 264.38 FEET. THENCE NORTH 89°06'18' WEST, ALONG SAID RIGHT OF WAY MARGIN, FOR 296.11 FEET. THENCE SOUTH 71°21'47' WEST, ALONG SAID RIGHT OF WAY MARGIN, FOR 37.00 FEET TO THE WEST LINE OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19. THENCE SOUTH 00°18'27' EAST, ALONG THE WEST LINE OF SAID SUBDIVISION AND THE WEST LINE OF THE NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, FOR 417.64 FEET TO THE SOUTHWEST CORNER OF SAID NORTH 1/2 OF THE SOUTHEAST 1/4 OF THE NORTHEAST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19. THENCE NORTH 89°31'00' EAST, ALONG THE SOUTH LINE OF SAID SUBDIVISION, FOR 666.17 FEET TO THE SOUTHEAST CORNER THEREOF. THENCE NORTH 89°19'16' EAST, ALONG THE SOUTH LINE OF THE NORTHWEST 1/4 OF THE SOUTHWEST 1/4 OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SAID SECTION 19, FOR 332.86 FEET TO THE SOUTHEAST CORNER OF SAID SUBDIVISION AND THE TRUE POINT OF BEGINNING. (DEEDED AUDITOR FEE #86-20526 12/31/86).

1-1980-200-0010-000

THE NORTH 240 FEET OF THE EAST 470 FEET OF THE WEST 1490 FEET OF THE WEST HALF OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M. BENTON COUNTY, WASHINGTON; EXCEPT THAT PORTION CONVEYED TO BENTON COUNTY FOR ROAD PURPOSES UNDER AUDITOR'S FILE NUMBER 740090, RECORDS OF BENTON COUNTY, WASHINGTON AND TOGETHER WITH THAT PORTION OF THE FOLLOWING DESCRIBED PARCEL LYING NORTHERLY OF THE NORTH RIGHT OF WAY MARGIN OF THE 40 FOOT WIDE HIGHLAND DRAIN, AS ESTABLISHED BY DEED DATED JANUARY 21, 1915 UNDER AUDITOR'S FILE NUMBER 42363, RECORDS OF BENTON COUNTY, WASHINGTON; THAT PORTION OF SECTION 19, TOWNSHIP 8 NORTH, RANGE 30 EAST DESCRIBED AS FOLLOWS; ALL OF GOVERNMENT LOTS 1 AND 2, THE WEST HALF OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER, THE WEST HALF OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, AND THE WEST 20.00 FEET OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; EXCEPT ANY PORTIONS WHICH LIE WITHIN THE FOLLOWING DESCRIBED PROPERTIES; (A) THE NORTH 668.75 FEET OF THE WEST 960.00 FEET THEREOF; (B) THE WEST 990.00 FEET OF SAID GOVERNMENT LOT 1 LYING SOUTHERLY AND EASTERLY OF THE PLAT OF OVERLOOK HEIGHTS NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 49, RECORDS OF BENTON COUNTY, WASHINGTON; (C) OVERLOOK HEIGHTS NO. 2 ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 49, RECORDS OF BENTON COUNTY, WASHINGTON; (D) THE NORTH 240.00 FEET OF THE EAST 470.00 FEET OF THE WEST 1490.00 FEET THEREOF; (E) THAT PORTION THEREOF LYING SOUTHERLY AND WESTERLY OF THE FOLLOWING DESCRIBED LINE; BEGINNING AT A POINT OF THE SOUTH LINE OF SAID NORTHWEST QUARTER DISTANT 680.13 FEET EAST OF THE SOUTHWEST CORNER THEREOF; THENCE NORTH 00°01' 04" WEST FOR 129.75 FEET; THENCE NORTH 89° 58' 56" EAST FOR 26.40 FEET; THENCE NORTH 00° 01' 04" WEST FOR 195.99 FEET; THENCE NORTH 07° 40' 32" EAST FOR 130.00 FEET, THENCE NORTH 42° 28' 23" EAST FOR 125.00 FEET; THENCE NORTH 47° 31' 37" WEST FOR 174.00 FEET; THENCE NORTH 53° 9' 59" EAST FOR 183.54 FEET; THENCE NORTH 50° 27' 52" EAST FOR 419.04 FEET; THENCE NORTH 34° 57' 23" EAST FOR 390.47 FEET; THENCE SOUTH 89° 36' 01" EAST FOR 165.00 FEET, THENCE NORTH 04° 25' 23" EAST FOR 60.15 FEET; THENCE NORTH 89° 36' 01" WEST TO A POINT ON THE EAST LINE OF THE WEST 990.00 FEET OF SAID NORTHWEST QUARTER AND THE POINT OF TERMINUS OF SAID LINE; (F) ANY PORTIONS THEREOF CONVEYED TO BENTON COUNTY FOR ROADS; (G) THE WEST 20.00 FEET OF THE NORTH HALF OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER; (H) THAT PORTION LYING WITHIN SHORT PLAT NUMBER 2476, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NUMBER 2000-003374, RECORDS OF BENTON COUNTY, WASHINGTON; (I) THAT PORTION OF GOVERNMENT LOT 1 DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF LOT 6, BLOCK 6 OVERLOOK HEIGHTS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 11 OF PLATS, PAGE 24, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 00° 24' 12" EAST FOR 34.94 FEET ALONG THE EAST LINE OF SAID PLAT, TO THE SOUTHEAST CORNER OF LOT 10, BLOCK 2; THENCE SOUTH 89° 43' 00" EAST, PARALLEL WITH THE NORTH LINE OF SAID SECTION A DISTANCE OF 67.56 FEET; THENCE SOUTH 00° 24' 12" WEST FOR 134.26 FEET TO THE SOUTHEAST CORNER OF LOT 6, BLOCK 6 PLAT OF OVERLOOK HEIGHTS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 49, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE NORTH 33° 51' 26" WEST ALONG THE EASTLINE OF SAID LOT, FOR 120.00 FEET TO THE TRUE POINT OF BEGINNING. (LEGAL CONSOLIDATION PER QCD, AF#2008-013972, 5/14/2008).

1-2289-200-0005-001

Section 22 Township 8 Range 29 Quarter NW; Commencing at the North Quarter Corner of Section 22, Township 8 North, Range 29 East, W.M., Kennewick, Benton County, Washington; Thence South 01°27'26" East along the East line of the Northwest Quarter of said Section 22, for 1361.88 feet to the Point of Beginning; Thence North 88°57'31" West, for 572.74 feet; Thence South 40°04'10" East, for 240.51 feet; Thence South 83°00'00" East, for 426.75 feet to a point on the East line of the Northwest

Quarter of said Section 22; Thence North 01°27'26" West along said East line, for 225.72 feet to 'the Point of Beginning; Said Parcel Contains 2.29 acres more or less. SWD, AF #2004-011733 (4/8/2004).

1-2489-200-0001-000

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 8 NORTH RANGE 29, LESS THE NORTH 30 FEET FOR COUNTY ROAD. LESS RIGHT OF WAY 1.9 ACRES. LESS RIGHT OF WAY .12 ACRES. LESS PORTION DEFINED AS FOLLOWS: THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER LYING SOUTHERLY OF COUNTY ROAD, DESCRIPTION CHANGE 4-8-71. LESS PORTION TO COUNTY FOR ROAD 7-15-76. SUBJECT TO EASEMENT 11-25-60, 4-2-69. EXCEPT THAT PORTION FOR ROAD RIGHT OF WAY PURPOSES DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHWEST CORNER OF THE NORTHWEST QUARTER OF SECTION 24; THENCE SOUTH 01°20'03" EAST, ALONG THE WEST LINE OF SAID SECTION 24, FOR A DISTANCE OF 60.60 FEET; THENCE NORTH 88°39'57" EAST, FOR A DISTANCE OF 30.00 FEET, TO A POINT ON THE EAST RIGHT OF WAY LINE OF SOUTH OLYMPIA AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 01°20'03" EAST, FOR A DISTANCE OF 37.55 FEET; THENCE NORTH 34°39'26" EAST, FOR A DISTANCE OF 51.82 FEET; THENCE NORTH 56°40'53" EAST, FOR A DISTANCE OF 27.48 FEET; THENCE SOUTH 89°48'17" WEST, FOR A DISTANCE OF 33.77 FEET; THENCE SOUTH 44°14'07" WEST, FOR A DISTANCE OF 28.00 FEET, TO THE TRUE POINT OF BEGINNING. (Per SWD for road purposes AF#2011-006460, 3/1/2011).

1-2489-200-0002-000

THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 8 NORTH RANGE 29, DEFINED AS FOLLOWS: ALL THAT PORTION OF THE WEST 305 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES NORTH OF KENNEWICK IRRIGATION DISTRICT CANAL AND NORTHEASTERLY OF COUNTY ROAD AND ESTABLISHED AND CONSTRUCTED ACROSS SAID SUBDIVISION EXCEPT THE NORTH 52 FEET THEREOF, WHICH NORTH 52 FEET GRANTEES OR THEIR SUCCESSOR IN INTEREST MAY USE FOR ROAD PURPOSES MEASURED AT RIGHT ANGLE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER. AND THE EAST 149 FEET OF THAT PORTION OF THE WEST 454 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES NORTH OF THE CENTER LINE OF EXISTING KENNEWICK IRRIGATION DISTRICT CANAL AND NORTHEASTERLY OF RIGHT OF WAY OF COUNTY ROAD AS ESTABLISHED AND CONSTRUCTED ACROSS SAID SUBDIVISION, EXCEPT THE SOUTH 65 FEET THEREOF MEASURED AT RIGHT ANGLE TO THE CENTER LINE OF SAID CANAL, AND EXCEPT THE NORTH 52 FEET THEREOF, WHERE NORTH 52 FEET MAY BE USED FOR ROAD PURPOSES, MEASURED AT RIGHT ANGLE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 12-14-67. QUIT CLAIM DEED 6-9-76.

1-2489-200-0004-001

THE EAST 326 FEET OF THAT PORTION OF THE WEST 780 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER, WHICH LIES NORTH OF THE CENTER LINE OF EXISTING KENNEWICK IRRIGATION DISTRICT CANAL, EXCEPT THE SOUTH 65 FEET THEREOF MEASURED AT RIGHT ANGLE TO THE CENTER LINE OF SAID CANAL, AND EXCEPT THE NORTH 52 FEET THEREOF, MEASURED AT RIGHT ANGLE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, WHERE NORTH 52 FEET GRANTEES AND/OR THEIR SUCCESSORS IN INTEREST MAY USE FOR ROAD PURPOSES, DESCRIPTION CHANGE 7-8-83. TOGETHER WITH THE NORTH 52 FEET OF THE WEST 780 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (9-27-84). QUIT CLAIM DEED 6-9-76.

1-2489-200-0005-001

THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 8 NORTH RANGE 29, NORTHEASTERLY OF CANAL RIGHT OF WAY: (LESS RIGHT OF WAYS, 5.7 ACRES). LESS PORTION DEFINED AS FOLLOWS: LESS ALL THAT PORTION OF THE WEST 305 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES NORTH OF KENNEWICK IRRIGATION DISTRICT CANAL AND NORTHEASTERLY OF COUNTY ROAD AND ESTABLISHED AND CONSTRUCTED ACROSS SAID SUBDIVISION EXCEPT THE NORTH 52 FEET THEREOF, WHERE NORTH 52 FEET GRANTEES OR THEIR SUCCESSORS IN INTEREST MAY USE FOR ROAD PURPOSES MEASURED AT RIGHT ANGLE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER. ALSO LESS THE EAST 149 FEET OF THAT PORTION OF THE WEST 454 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES NORTH OF OF THE CENTER LINE OF EXISTING KENNEWICK IRRIGATION DISTRICT CANAL AND NORTHEASTERLY OF RIGHT OF WAY OF COUNTY ROAD AS ESTABLISHED AND CONSTRUCTED ACROSS SAID SUBDIVISION, EXCEPT THE SOUTH 65 FEET THEREOF MEASURED AT RIGHT ANGLE TO THE CENTER LINE OF SAID CANAL, AND EXCEPT THE NORTH 52 FEET THEREOF, WHERE NORTH 52 FEET MAY BE USED FOR ROAD PURPOSES, MEASURED AT RIGHT ANGLE TO THE NORTH LINE OF SAID SOUTHWEST QUARTER, 12-14-67. ALSO LESS THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES NORTHWESTERLY OF THE CENTER LINE OF EXISTING KENNEWICK IRRIGATION DISTRICT CANAL AND WHICH LIES WESTERLY OF COUNTY ROAD, CONTAINING ONE/HALF ACRE MORE OR LESS. ALSO LESS THE EAST (326 FEET) OF THAT PORTION OF THE WEST (780 FEET) OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER WHICH LIES NORTH OF THE CENTER LINE OF EXISTING KENNEWICK IRRIGATION DISTRICT CANAL, EXCEPT THE NORTH 52 FEET THEREOF, MEASURED AT RIGHT ANGLES TO THE NORTH LINE OF SAID SOUTHWEST QUARTER WHERE NORTH 52 FEET GRANTEES AND/OR THEIR SUCCESSORS IN INTEREST MAY USE FOR ROAD PURPOSES, EXCEPT THE SOUTH 65 FEET THEREOF MEASURED AT RIGHT ANGLES TO THE CENTER LINE OF SAID CANAL (DESCRIPTION CHANGE 7-8-83). ALSO LESS PORTION DEFINED AS FOLLOWS: (SHORT PLAT #181) THE EAST 195 FEET OF THE WEST 985 FEET OF THAT PORTION OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24, TOWNSHIP 8 NORTH RANGE 29 EAST OF THE WILLAMETTE MERIDIAN LYING NORTH OF THE KENNEWICK IRRIGATION DISTRICT MAIN CANAL. EXCEPT THE NORTH 541 FEET THEREOF. LESS THE NORTH 52 FEET OF THE WEST 780 FEET OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER (9-27-84). TOGETHER WITH EASEMENT FOR INGRESS AND EGRESS, 9-27-84. SUBJECT TO EASEMENT 3-24-69. QUIT CLAIM DEED 6-9-76.

1-2489-200-0006-000

THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 24 TOWNSHIP 8 NORTH RANGE 29, EXCEPT THE EAST 30 FEET FOR ROAD. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, 4-21-76.

1-2489-201-0181-001

SHORT PLAT #181, LOT 1. TOGETHER WITH EASEMENTS. QUIT CLAIM DEED, 6-9-76. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, 3-24-69.

1-2489-401-2269-001

SHORT PLAT #2269 LOT 1. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.



NOTICE OF MAILING

I, Steve Donovan, on July 19, 20 18
mailed 25 copies of Public Hearing Notice
for COZ 18-02/PLN-2018-01530
to the property owners of the land to be rezoned.
as shown on the attached list.


Signature

37
CITY OF KENNEWICK
210 W 6th AVENUE
KENNEWICK, WA 99336

37
PRINGLE TRUSTEE JOHNC
5400 S GARFIELD ST.
KENNEWICK, WA 99337

37
PURCELL DEBRA J
215 HORSE HEAVEN LANE
MALAGA, WA 98828

37
MILEV TODD D & MILEVA EFROSINA
5050 S OLYMPIA ST.
KENNEWICK, WA 99337

37
CHERRY CREEK ORCHARD II LLC
5400 S GARFIELD ST.
KENNEWICK, WA 99337

37
WHITE APRIL L
706 W 45TH AVENUE
KENNEWICK, WA 99337

37
MCCLEARY GORDONE & CATHERINE
705 W 45TH AVENUE
KENNEWICK, WA 99337

37
BARNETT MICHAEL J & CHRISTIE L
702 W 45TH AVRNUE.
KENNEWICK, WA 99337

37
CONNER SANDRA M
504 W 45TH AVENUE
KENNEWICK, WA 99337

37
DEATHERAGE WILLIAM S & NATALIE J
602 W 45TH AVE.
KENNEWICK, WA 99337

37
FLIPPO TRUSTEES BRIAN & SUSAN
400 W 45TH AVE.
KENNEWICK, WA 99337

37
HAMMACK GARY MARK & TINA MAE
310 W 45TH AVE.
KENNEWICK, WA 99337

37
WEBBER GREG D & ALICE J
318 E 45TH AVE.
KENNEWICK, WA 99338

37
K.C. FRUIT INC.
P.O. BOX 6942
KENNEWICK, WA 99336

37
KENNEWICK IRRIGATION DISTRICT
2015 S ELY BLDG A
KENNEWICK, WA 99337

37
MOREHOUSE LLOYD E IRMA G
817 E EASTLAKE DR
KENNEWICK, WA 99337

37
KENNEWICK VALLEY GRANGE
P.O. BOX 6264
KENNEWICK, WA 99336

37
BARTHOLOMEW JEFFREY W &
KATHERINE
2103 S WASHINGTON ST
KENNEWICK, WA 99337

37
BROWER TREVOR L & DEBORAH L
2109 S WASHINGTON ST
KENNEWICK, WA 99337

37
MENDOZA MARIO & MONICA
2205 S WASHINGTON ST
KENNEWICK, WA 99337

37
LLAMAS JOSE A & VICTORINA
2207 S WASHINGTON ST
KENNEWICK, WA 99337

37
REISCH DANIEL & BRENDA
2213 S WASHINGTON ST
KENNEWICK, WA 99337

37
STUDER CAMILLE M
4 E 23RD AVENUE
KENNEWICK, WA 99337

37
GORDON SHARON M
2413 S WASHINGTON ST
KENNEWICK, WA 99337

37
CARLTON RICHARD D & MARIE
722 W 45TH AVENUE
KENNEWICK, WA 99337

**KENNEWICK PLANNING COMMISSION
NOTICE OF PUBLIC HEARING
August 6, 2018 6:30 p.m.**

The Kennewick Planning Commission will hold a Public Hearing on Monday, August 6, 2018, 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 area-wide rezone of 33 properties in SE Kennewick. The proposal is to rezone properties that are currently zoned Agriculture, to an implementing zoning district for its Comprehensive Plan land use designation. Staff will be presenting the proposed changes and the Planning Commission will make a recommendation to the City Council on the individual items.

Written comments may be addressed to Steve Donovan and submitted to steve.donovani@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., **August 3, 2018**. Comments received after this date **must be presented in person** 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 Anthony Muai at (509) 585-4386 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.

Site Map: Rezone from Agriculture to Residential Suburban

Exhibit 6



June 1, 2018

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

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



1 inch = 300 feet

1:3,600

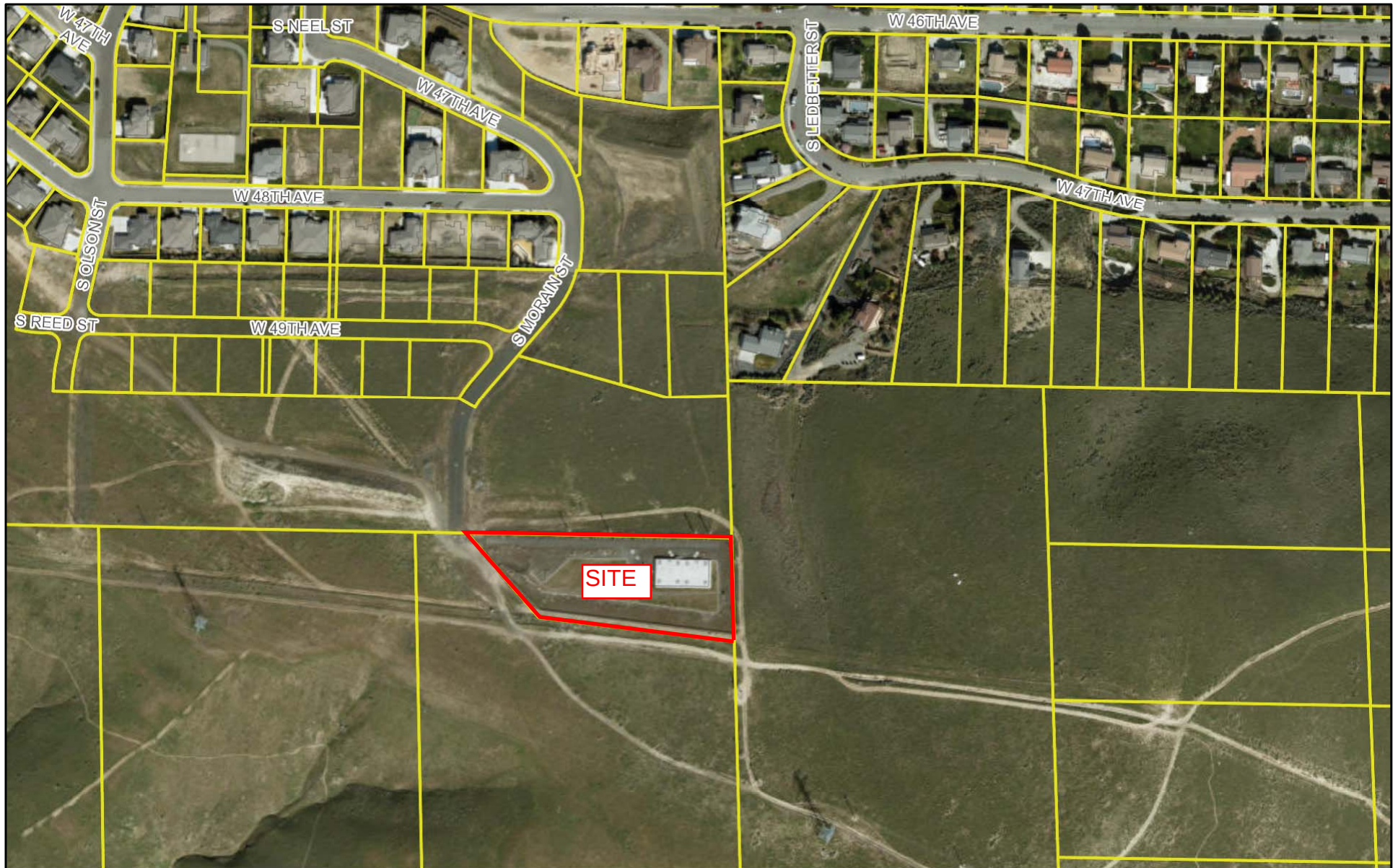
0 155 310 620 ft

0 45 90 180 m

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

Site Map:Rezone from Agriculture to Public Facility

Exhibit 6



June 1, 2018

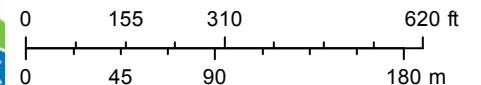
This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

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



1 inch = 300 feet

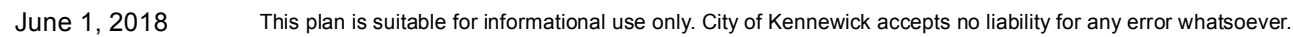
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Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

ArcGIS WebApp Builder
City of Kennewick

Exhibit 6

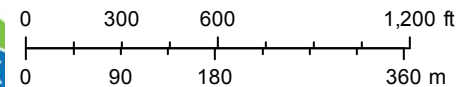


StructureBridge

SurveyUrbanGrowthBoundary



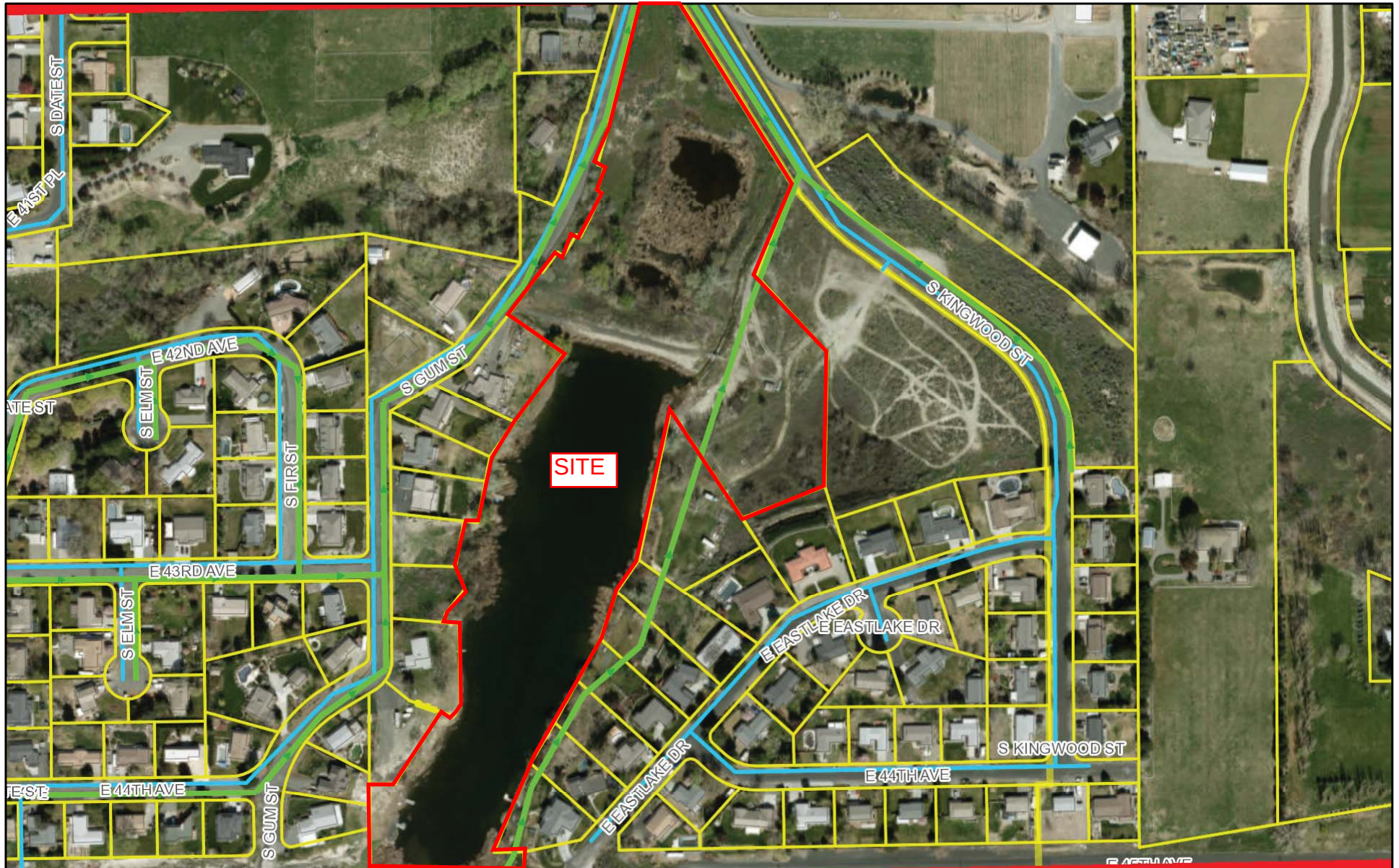
1:7,200



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

Site Map: Rezone from Agriculture to Open Space

Exhibit 6



July 16, 2018

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

- | | | | | | |
|--|---------------|--|--------------------|--|----------|
| | SewerMainline | | SurveyAddressPoint | | Building |
| | WaterMainline | | Apartment | | Condo |
| | | | Mobile Home | | |

Parcel
SurveyAddressPointSupp

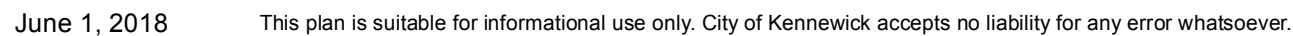


1 inch = 300 feet
0 155 310 620 ft
0 45 90 180 m

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

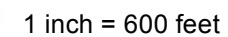
ArcGIS WebApp Builder
City of Kennewick

Exhibit 6

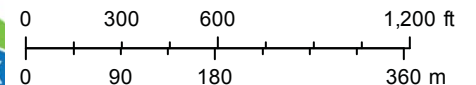


StructureBridge

SurveyUrbanGrowthBoundary



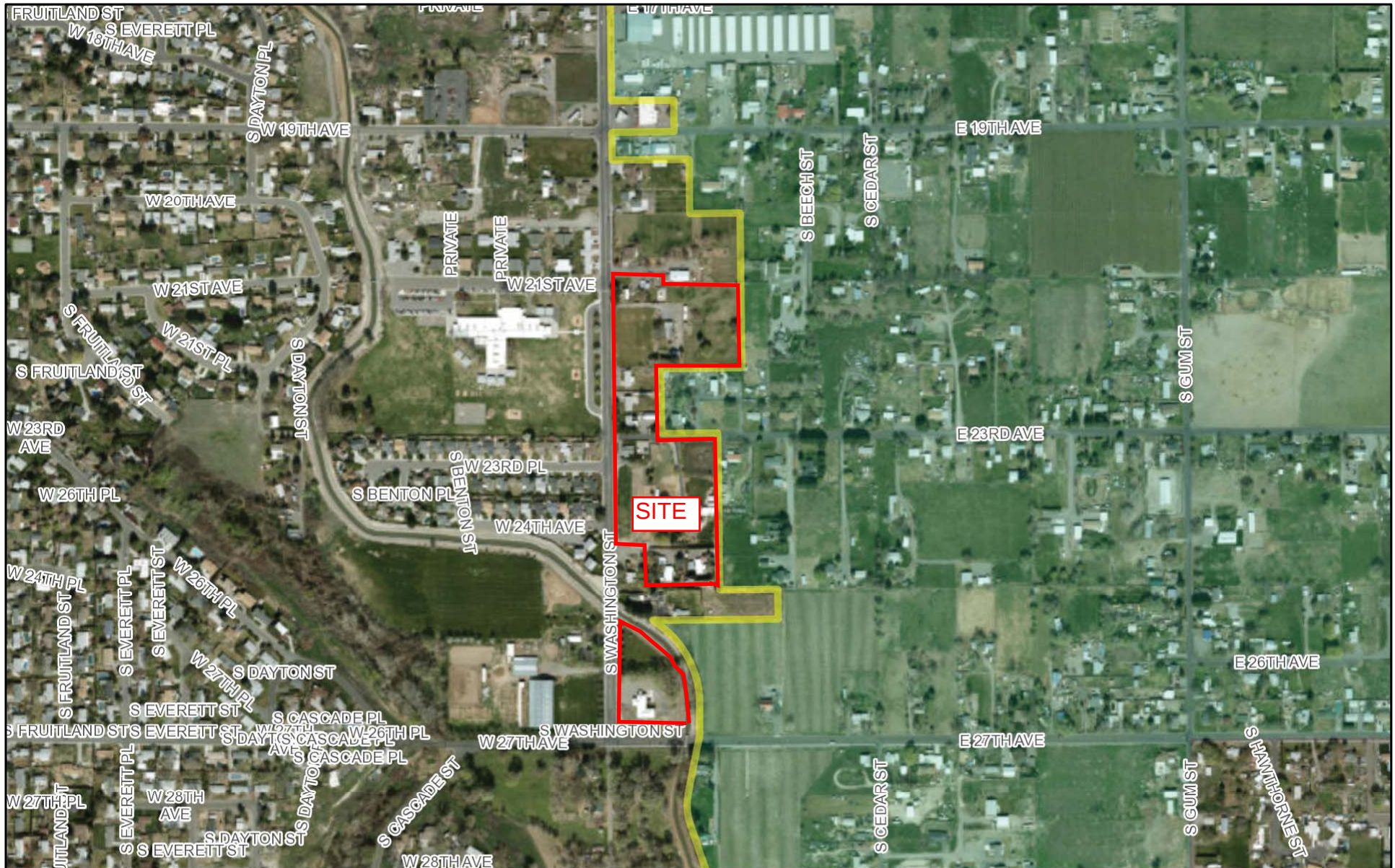
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ArcGIS WebApp Builder
City of Kennewick

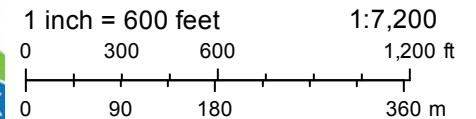
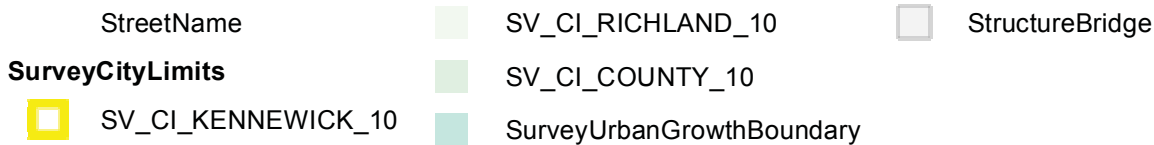
Site Map: Rezone from Agriculture to Residential, Suburban

Exhibit 6



June 1, 2018

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



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



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

FILE/PROJECT NUMBER: COZ 18-02/PLN-2018-01530/ ED 18-21

DESCRIPTION OF PROPOSAL: The request is to change the zoning designation of 158.74 acres, consisting of 33 lots from Agriculture to Residential Suburban (RS), Open Space (OS) or Public Facility (PF). The properties have comprehensive plan land use designations of Low Density Residential, Open Space or Public Facility.

PROPONENT: City of Kennewick, 210 W 6th Avenue, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5037 S Morain Street, area of 5155 S Olympia Street, area of 504 W 45th Avenue, area of 710 S Kingwood Street, and the area of 4 E 23rd 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

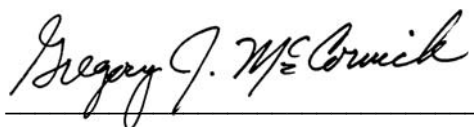
PHONE: (509) 585-4463

☐ 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: June 16, 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 18-02 File