

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 Agenda
- b. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Comprehensive Plan Amendment (CPA) #18-09 from Low Density (LDR), Residential Medium Density Residential (MDR), High Density Residential (HDR) & Commercial to Mixed Use.
- b. Comprehensive Plan Amendment (CPA) #18-10 from Low Density Residential (LDR) to Medium Density Residential (MDR).
- c. Comprehensive Plan Amendment (CPA) #18-11 from Low Density Residential (LDR) to High Density Residential (HDR).
- d. Comprehensive Plan Amendment (CPA) #18-12 from Commercial to Medium Density Residential (MDR).
- e. Comprehensive Plan Amendment (CPA) #18-13 from Commercial to Medium Density Residential (MDR).
- f. Comprehensive Plan Amendment (CPA) #18-14 from Commercial to Mixed Use.
- g. Comprehensive Plan Amendment (CPA) #18-15 from Commercial to Mixed Use.

4. VISITORS NOT ON AGENDA:**5. OLD BUSINESS:**

- a. City Council Action Updates

6. NEW BUSINESS:**7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:****8. ADJOURNMENT:**



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-09

Request: Change 286.79 acres from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use

Applicant: Marcus Fullard-Leo

Owner: Jaycee Structures Llc & Bauder Young Properties



Not to scale

Site Information

- **Size:** 286.79 acres
- **Location:** 7641 W. Hildebrand Blvd.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential, Medium Density Residential, High Density Residential & Commercial
- **Existing Zoning:** Commercial, Community (CC); Residential, Low (RL); Residential, Medium (RM); Residential, High (RH)

- **Existing Land Use:** Vacant land

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT Comments

Application Process

- Application Submitted April 25, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land
South	Comprehensive Plan – Urban Reserve (City designation); Rural Remote (County Comprehensive Plan) Zoning – Rural Lands Five Acre District (RL-5) <i>Benton County zoning</i> Existing Land Uses – Vacant land in CRP
East	Comprehensive Plan – Low Density Residential, Medium Density Residential, Industrial Zoning – Residential, Low (RL); Residential, Medium (RM); Industrial, Light (IL) Existing Land Uses – Vacant land, Single-family residences
West	Comprehensive Plan – Low Density Residential, Medium Density Residential, Commercial Zoning – Residential, Low (RL); Residential, Medium (RM); Commercial, Community (CC) Existing Land Uses – Vacant land

Regulatory Controls

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

Description of Request

The applicant has requested to change 286.79 acres from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
2. 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;
This 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.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change would affect the physical environment by removing height limits within the areas currently designated Low, Medium and High Density Residential. The proposal will also likely increase the amount of impervious surface that would take place should the designations remain as they are now which would increase the amount of stormwater runoff produced.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
This site is comprised of vacant, undeveloped land. Much of the surrounding area is the same. Development in this area, regardless of the designation, will require site grading that will change the topography in the area. There is a canyon located generally to the southwest of the site which may be affected by stormwater runoff if not handled properly, however, there are regulations in place that require that stormwater runoff be handled onsite. These impacts will be addressed at the development stages once impacts are more detailed. There are no streams, rivers or lakes in the vicinity of this site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is surrounded by primarily vacant land, however, there are some residential developments that are underway east of the site. These developments are in their early phases of development and are building westward towards the subject site. The designation of the properties under development is Medium Density Residential and Low Density Residential. Single-family homes are currently being built on those sites. In addition there is development to the northeast of the proposed site that has approved plans to continue development to the west towards the subject site. This development is comprised of single-family homes as well.

The proposed change would allow a drastic increase in density to the neighborhood as well as introducing a number of commercial uses which will increase noise, traffic and light beyond what would exist should the property develop under its current designation.

4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
The only access to the site is Bob Olson Parkway. The bulk of the site has no other access. Utilities are located in Bob Olson Parkway as well and will have to be extended into the site to the south in order to accommodate future development. The nearest park is Southridge Sports Complex and there are elementary, middle and high schools nearby.

There is capacity to serve development under the current land use designations. Under the proposed designation of Mixed Use, it is difficult to estimate the impact on community facilities since the amount of residential and commercial development is unknown and there is no limit to

the number of dwelling units that could be provided. There is a 60,000 square foot limit on building footprint size. This will limit some development based on market conditions and the cost to construct multistory buildings. Generally there is capacity to accommodate for the change in land use designation. Projects that exceed capacity will require the developer to reduce the project demand on services or upgrade services in order to accommodate the project.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

There is currently under 250 acres of Mixed Use designated land in Kennewick. Mixed Use designated lands are located in two areas of Kennewick: the Bridge to Bridge/River to Railroad (BBRR) area along Columbia Dr. and the Vista Field Redevelopment area. Both of these areas underwent a lengthy planning and public outreach process to plan for revitalization and redevelopment. The outcomes of the planning process was that these areas be redeveloped as mixed use centers that capitalize on Kennewick's waterfront (BBRR) and the recently closed Vista Field airport which is located in the relative center of the Tri-Cities region and is already urban in nature. Planning included analyzing the impacts to and need for infrastructure generated by the anticipated commercial and housing development. The demand for this type of land is minimal, based on the current inventory the number of requests received from the development community for Mixed Use land.

6. The current and projected project density in the area

Currently there are no housing units on any of this property. Under the current designations, a maximum of approximately 2,363 dwelling units could be built. These would be a mix of single-family and multi-family dwellings resulting in a density of 8.2 units per acre. The proposed change to Mixed Use would have no maximum density requirements and could develop beyond the current limit of 27 units per acre in High Density Residential. At 27 dwelling units per acre, the site could yield 7,743 dwelling units. Potentially more units could be developed if the change is approved since there is no maximum density limit in Mixed Use. While this is possible, it is highly unlikely that the entire site would be developed with only residential dwellings. In addition, streets and parking reduce the buildable acreage once site planning begins.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will affect other aspects of the Comprehensive Plan, specifically the Capital Facilities Element, Parks and Recreation Plan and Transportation Element. The proposal has the potential to dramatically increase the population and traffic in the area beyond what these plans and elements have planned for.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Staff has received comments from Washington State Department of Transportation recommending that the cumulative effects of proposals to the transportation system be reviewed as projects are proposed. The primary areas affected by this proposal are the Columbia Center Blvd. and Edison St. interchanges with State Highway 240.

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District requested that it be contacted once the development of the site begins. Kennewick Irrigation District indicated that they had no comments.

The City Economic Development Division noted the following: *The City's Economic Development Division notes that this project provides the opportunity for further utilization of the City's Urban Mixed Use zoning designation. The Urban Mixed Use zoning designation is the only zoning category to implement as a result of a mixed use land use designation, which has specific design standards associated with layout and density of the area it covers. With the opening of Bob Olson Parkway there are several opportunities for the private sector to develop this area with housing and commercial projects beneficial to the housing inventory and commerce of the City.*

Analysis of Request

The proposed amendment would create the largest area of Mixed Use designated land within Kennewick. Currently Vista Field and the BBRR area are the only two areas designated Mixed Use. Both areas were designated Mixed Use to capitalize on existing assets that are conducive to dense, urban, walkable development. Vista Field is located in the heart of the Tri-Cities adjacent to the Three Rivers Convention Center and Toyota Center. The area has developed around the former airport and provides an opportunity to redevelop Vista Field as new urbanist style development that highlights walkability, a variety of uses and integrated public/private gathering areas. The BBRR area is located in one of the oldest areas on Kennewick along the Columbia River. This area had been declining for decades, yet it was identified by the community as an area that could capitalize on its assets, particularly the Columbia River. The BBRR Revitalization Plan highlights the potential of this area as envisioned by the community as a walkable, mixed use neighborhood. Development has begun on the east end of the BBRR area with plans for future development to continue.

Both of these existing areas combine for less than 250 acres in size. This proposal would more than double that figure without any of the forethought or planning that took place with the Vista Field and BBRR plans. A potential concern for the area is the lack of immediate services to support a development of this scale. The area is isolated from other developed areas, particularly any that are urban in nature, that would support mixed use development. A more measured approach to this request would be to isolate 40-50 acres along Bob Olson Parkway to see how the area develops and then add to it over time if it proves successful. Staff has proposed an option to consider that includes the portion of parcel 1-0789-400-0001-003 lying south of Bob Olson Parkway and parcel 1-1889-100-0001-003 as depicted in Exhibit A-5. This is option is proposed because it follows easily identifiable property lines.

Findings

1. The applicant is Marcus Fullard-Leo (1505 NE Village St, Fairview, OR 97024).
2. The owners are Jaycee Structures LLC & Bauder Young Properties (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use.
4. The application was received on April 25, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in Bob Olson Parkway.
6. Access to the site is currently provided from Bob Olson Parkway.
7. The proposed amendment is adjacent to Commercial, Industrial, Low Density Residential and Medium Density Residential designated lands.

8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

Conclusions

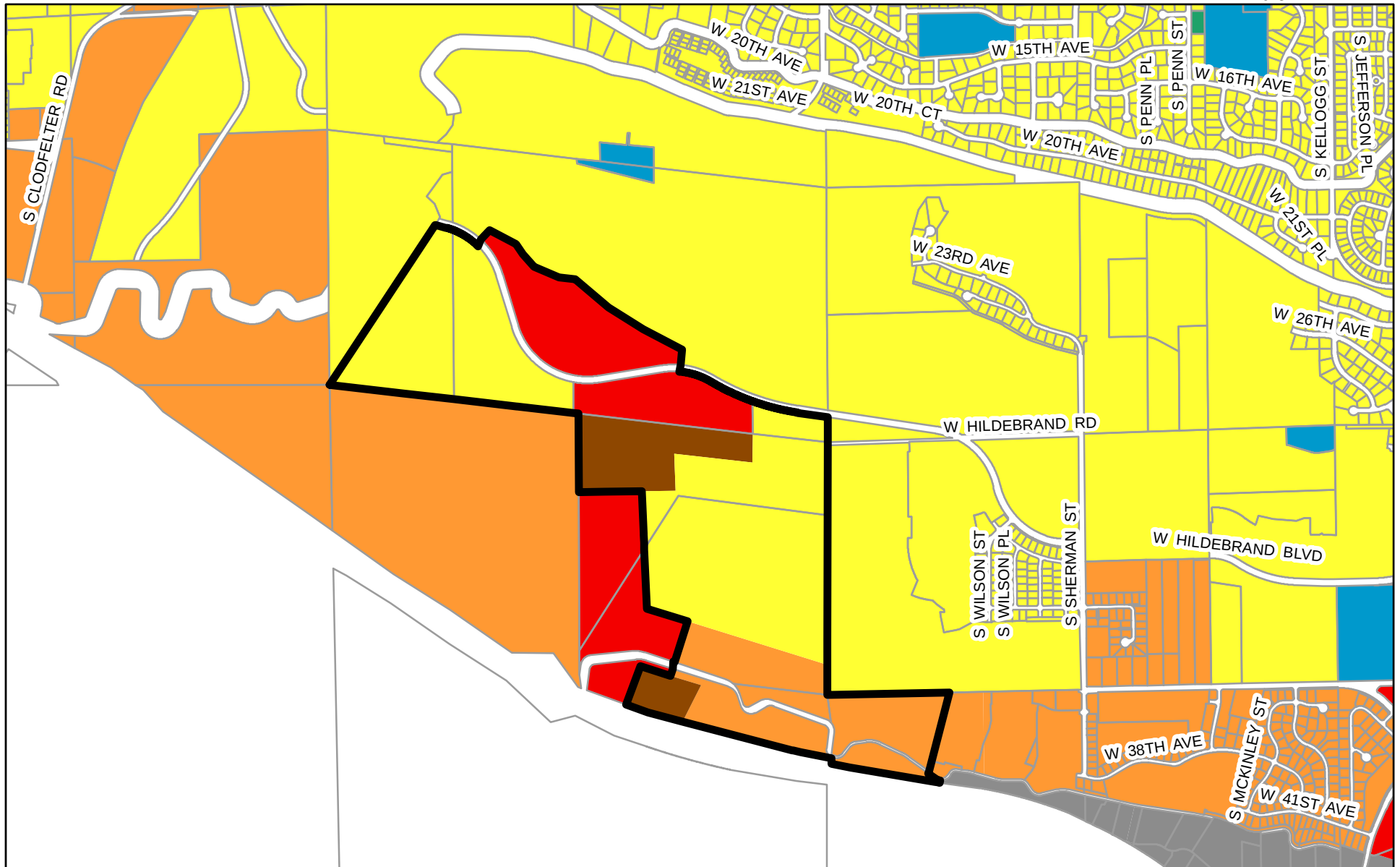
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use.
3. The proposed amendment will affect other aspects of the Comprehensive Plan, specifically the Capital Facilities Element, Parks and Recreation Plan and Transportation Element. The proposal has the potential to dramatically increase the population and traffic in the area beyond what these plans and elements have planned for.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the area identified in Exhibit A-5 be changed from Commercial and High Density Residential to Mixed Use.

Motion

I move that the Planning Commission recommend that the area identified in Exhibit A-5 be changed from Commercial and High Density Residential to Mixed Use.



CPA 18-09/PLN-2018-01200



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

APPLICATION (general form)

CPA
PROJECT # 18 - 09 PLN- 2018 - 01200 FEE \$ 1294.00

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

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

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other Comprehensive Plan Amendment

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

Applicant: F-L Management Inc. (Parent company of BYK Development LLC) / Jaycee Structure LLC

Address: 1505 NE Village Street, Fairview, OR 97024

Telephone: 503-669-9999 Cell Phone: _____ Fax: 503-669-9752 E-mail: marcus@fullard-leo.com

Property Owner (if other than applicant): Bauder -Young Properties, LLC (Attn: Terry Hash)

Address: 2495 Morency Drive, Richland WA 99352

Telephone: _____ Cell Phone: 509-438-6066 E-mail: your key to homes@gmail.com

SITE INFORMATION

Parcel No. 118891000001003 and others (see Attachment A) Acres 286.79 Zoning: RL, RM, RH, C

Address of property: Bob Olson PKWY

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

Present use of property Vacant Land

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

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

Benton County Assessor Market Improvement Value: \$1,460,564

Description of Project: Change Comprehensive Plan land use designations from Low, Medium and High Density Residential, and Commercial to Mixed Use designation for properties described in Attachment A.

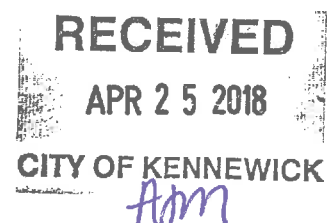
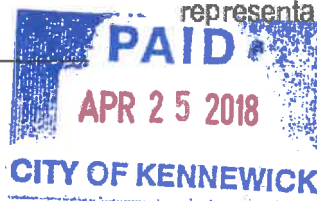
Also note Memorandum of Development Agreement and Deed of Trust for Bauder-Young Properties parcels as provided in Attachment A.

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

[Signature]
Applicant's Signature

[Signature]
Signature of owner or owner's authorized representative

Date: 4/25/2018



Comprehensive Plan Amendment 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 the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

We are requesting a change of land use designation from Low, Medium and High Density Residential and Commercial to Mixed Use. The total area is 286.79 acres. See Attachment A for details.

2. What are the reasons for the requested amendment:

The amendment is requested to increase the development potential of the area with mixed-use developments to optimize the use of the property.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

No development plans are currently in place for this area. The property currently has utilities stubbed to the site at several locations. If approved, the Land Use Element will be affected as this area will increase density to add more residential and commercial units. Utilities will be required when developments occur.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

City of Kennewick Comprehensive Plan includes various goals and policies to promote a variety of residential densities, housing choices, and a mix commercial and residential development. The proposal will implement various goals and policies as indicated in Attachment A.

5. Include any other substantiated information in support of the requested amendment:

We intend to have this area developed as a mixed use and residential area, once land use and rezoning processes are approved. This is intended to attract developers to build in this area with more flexibility. As Kennewick experiences a steady job growth, an integrated, compact and walkable development will offer the job-housing balance to its residents.

Attachment A

F-L Management Inc (BYK Development LLC/Jaycee Structure LLC) Contact Information:

Marcus Fullard-Leo
 Email: marcus@fullard-leo.com
 Phone: 503-669-9999

Bob Price
 Email: bobpandmelj@gmail.com
 Phone: 757-805-8198

Parcel Data

#	Parcel no (address)	Acres	Existing Land Use	Owner
1	118891000001003 (N/A)	22.93	High Density Residential	Jaycee Structure LLC
2	118891000001004 (N/A)	89.29	Low Density Residential	Jaycee Structure LLC
3	118894000001001 (N/A)	6.37	High Density Residential	Jaycee Structure LLC
4	118891000001007 (N/A)	57.02	Medium Density Residential	Jaycee Structure LLC
	Sub total	175.61		
5	107894000001003 (8428 and 8125 Bob Olsen Parkway)	49.36	Commercial	Bauder Young Properties LLC
6	107894000001001 (8598 Bob Olsen Parkway)	61.82	Low Density Residential	Bauder Young Properties LLC
	Sub total	111.18		
	Total area	286.79		

See Attachment A-1 for parcel maps, Attachment A-2 for the Memorandum of Understanding and Deed of Trust for the Bauder-Young Properties, documenting BYK/Jaycee Structure authority over these properties as well. Also Attachment A-3 for legal descriptions.

Comprehensive Plan Amendment Supplemental Information

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

City of Kennewick Comprehensive Plan includes various goals and policies to promote a variety of residential densities, housing choices, and a mix of commercial and residential development.

The Urban Area Goal 2, Policy 3 encourages compact development patterns that can be efficiently served by public facilities. A Mixed Use designation will promote compact, higher density and walkable development in this area.

Residential Goal 3 promotes a variety of residential density. Residential Goal 4 intends to provide more housing opportunities near commercial, transit and employment. A Mixed Use land use will bring commercial and residential uses in close proximity, with an opportunity of varied housing types.

Housing Goal 1 intends to support and develop a variety of housing types and densities to meet the diverse needs of the population. A Mixed Use designation will add a variety of housing types into the overall housing mix in Kennewick.

Economic Development Goal 3 supports the development and redevelopment of walkable, mixed-use neighborhoods as attractive locations for employment, tourism, arts and culture, entertainment and residents. These types of development can be accommodated by the Mixed Use land use designation.



Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-09/PLN-2018-01200

DESCRIPTION OF PROPOSAL: Change the land use designation of 286.79 acres from Low Density Residential, Medium Density Residential, High Density Residential & Commercial to Mixed Use

PROPONENT: MARCUS FULLARD-LEO

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 7641 W. HILDEBRAND BLVD.

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: July 20, 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 emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.



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

July 13, 2018

City of Kennewick Community Planning
 210 W 6th Ave
 Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

 Subject: CPA 18-9/PLN-2018-01200 – F-L Management
 Interstate 82 – Bob Olson Parkway Vicinity

We have reviewed the proposed comprehensive plan amendments to change residential and commercial designations to Mixed Use designation and have the following comments.

- The subject properties are adjacent to Interstate 82 (I-82), a fully-controlled limited access facility with a posted speed limit of 70 miles per hour. WSDOT has acquired all access rights to the highway. Direct private access to I-82 is prohibited.
- We do not object to the rezone; however, the City has expressed an interest in a crossing of the interstate to serve future growth south of I-82. If approved, a commercial land value will significantly be increased. The City should review their long range plans and any right-of-way necessary for the future City improvements
- We are interested in reviewing any future developments for their impacts, including cumulative impacts by multiple proposals, to the transportation system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the highway safety and capacity. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.
- I-82 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

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

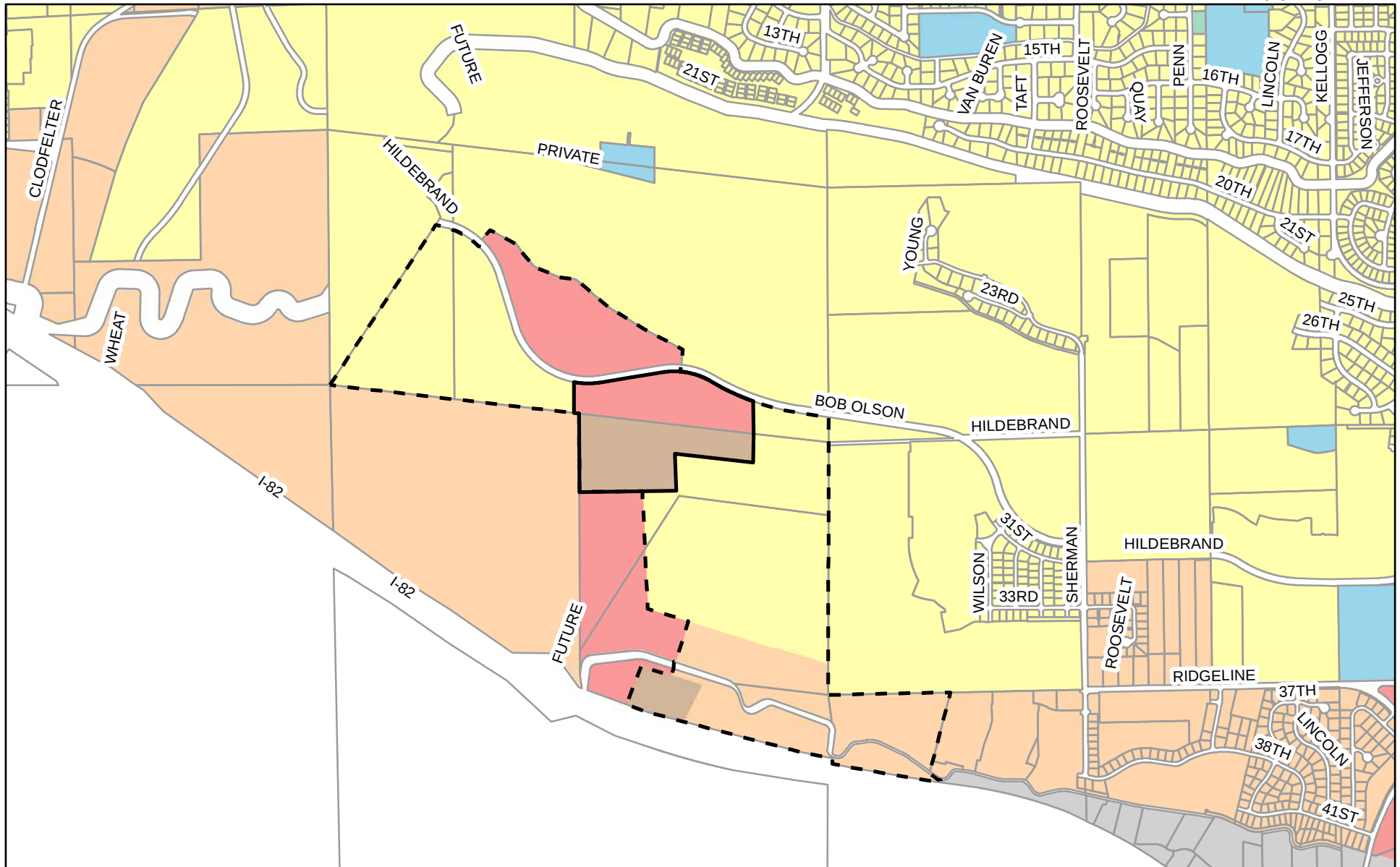
Sincerely,

A handwritten signature in blue ink, appearing to read 'Paul Gonseth', written over a horizontal line.

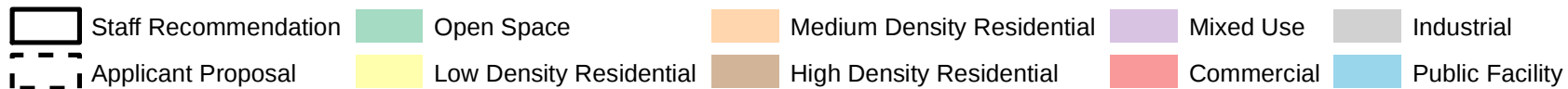
Paul Gonseth, P.E.
 Planning Engineer

PG:df

cc: I-82, File #2018-9 Kennewick
 Kara Shute, Area 3 Maintenance Superintendent



CPA 18-09/PLN-2018-01200 Staff Recommendation





Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

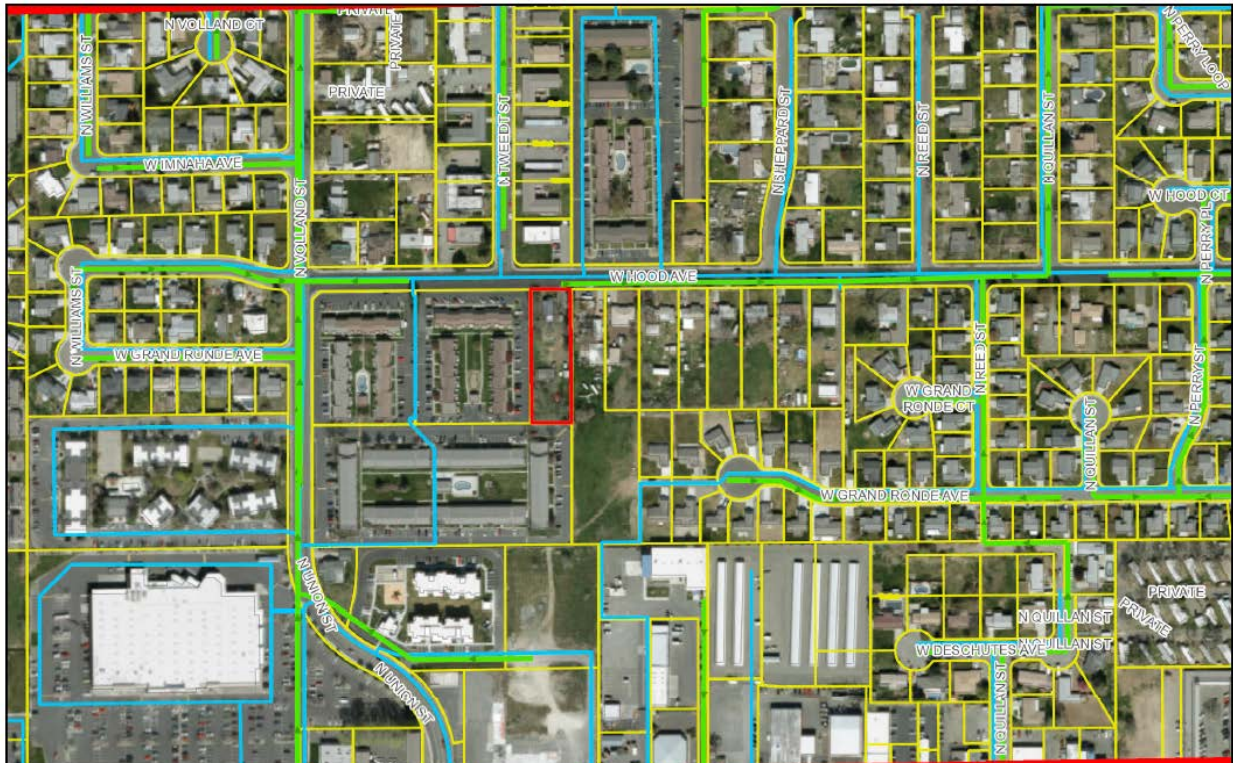
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment 18-10

REQUEST: Change .6887 acres from Low Density Residential to Medium Density Residential

APPLICANT: Jeffrey Hoyer, 4311 W Hood Avenue, Kennewick, WA 99336

OWNER: Same As Above



Not to scale

SITE INFORMATION

- **Size:** .6887 acres
- **Location:** 4311 W Hood Avenue
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Low Density (RL)
- **Existing Land Use:** Single-Family Residence

EXHIBITS

- **Exhibit A-1:** Application
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** Surrounding Property Owner Comments



APPLICATION PROCESS

- Application Submitted April 30, 2018
- Application routed for comments June 28, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 12, 2018.
- Notice of Hearing mailed August 9, 2018.

SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES

North	Comprehensive Plan – High Density Residential and Medium Density Residential Zoning – Residential, High Density (RH) and Residential, Medium, Density Residential (RM) Existing Land Uses – Multi-Family Housing
South	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – Multi-Family Housing and Vacant Land
East	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – Single-Family Residence and Vacant Land
West	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – Multi-Family Residences

REGULATORY CONTROLS

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

DESCRIPTION OF REQUEST

The applicant has requested to change .6887 acres from Low Density Residential to Medium Density Residential.

COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment will result in a land use designation that is the same as the surrounding designations. The amendment should not have a negative impact on the public health, safety, welfare and protection of the environment.
2. 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;
This 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.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
The proposed change should not have a negative effect on the environment. Residential uses will remain to be the primary uses on-site.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with the land uses in all directions. The surrounding land use designations are Medium Density Residential and High Density Residential.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in W Hood Avenue that can serve the site. Access to the site is also gained from W Hood Avenue. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact Fees will be collected at the time of construction if applicable.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There is adequate Medium Density Residential land in the City to serve 20 years population growth. The site is surrounded by the same land use designation.
6. The current and projected project density in the area
Approval of the amendment would allow for a maximum density of 13 units per acre, the same as the adjacent properties.
7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

PUBLIC COMMENT

Staff has received public comment on the proposal. It was stated in the comments that the proposed amendment is not appropriate for the site.

AGENCY COMMENTS

Staff has received responses from the Kennewick Irrigation District, Benton Public Utility District and Bonneville Power Administration. No specific comments were submitted since a specific project has not been proposed.

ANALYSIS OF REQUEST

The proposed amendment will result in a land use designation that is the same as the properties adjacent to the site. Additionally, the City has less of a surplus of Medium Density Residential than it does of Low Density Residential.

FINDINGS

1. The applicant and owner is Jeffrey Hoye, 4311 W Hood Avenue, Kennewick, WA 99336.

2. The request is to change the land use designation for the subject parcels from Low Density Residential to Medium Density Residential.
3. The application was received on April 30, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 29, 2018.
4. The site is currently served by City water and sewer in W Hood Avenue.
5. Access to the site is currently provided from W Hood Avenue.
6. The proposed amendment is adjacent to High Density Residential and Medium Density Residential designated lands.
7. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
8. A public hearing notification sign was posted on site July 20, 2018.
9. Notice of the public hearing for this application was published in the Tri-City Herald on August 12, 2018. Notices were also mailed to property owners within 300 feet of the site on August 9, 2018.
10. The proposed amendment will result in a land use designation that is the same as the surrounding designations. The amendment should not have a negative impact on the public health, safety, welfare and protection of the environment.
11. This 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 does not correct an obvious mapping error.
13. This request will not address an identified deficiency in the Comprehensive Plan.

CONCLUSIONS

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcel from Low Density Residential to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site may impact traffic in the area. At the time of development, additional SEPA review may be required to evaluate the associated impacts. Traffic Impact and mitigation fees will be collected at the time of construction if applicable.

Recommendation

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report 18-10 and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions in staff report 18-10 and recommend to City Council approval of the request.

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES

APPLICATION (general form)

PROJECT # CPA 18 - 10 PLN- 2018 - 01220 FEE \$ 1,294

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 Rezone to match surrounding property

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

Applicant: Jeffrey Hoyer

Address: 4311 W. Hood Ave. Kennewick, WA 99336

Telephone: 509-266-4136 Cell Phone: 360-200-3039 Fax: _____ E-mail: jeff@ajdevelopmentllc.com

Property Owner (if other than applicant): _____

Address: _____

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

SITE INFORMATION

Parcel No. 134993000030000 Acres: 6887 Zoning: RL

Address of property: 4311 W. Hood Ave. Kennewick, WA 99336

Number of Existing Parking Spaces 3 Number of Proposed (New) Parking Spaces 3

Present use of property Residential housing

Size of existing structure: 1600 sq. ft. Size of Proposed addition/New structure: NA sq. ft.

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

Benton County Assessor Market Improvement Value: _____

Description of Project: Requesting rezone of 4311 W. Hood Ave from RL to RM-6 to match the zoning of properties on either side and across the street.

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

Applicant's Signature

Date: 4-30-18

Signature of owner or owner's authorized representative

Comprehensive Plan Amendment 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 the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Re-zone the property from RL to RM-6

2. What are the reasons for the requested amendment:

Properties on either side of property and across the street are already zoned medium density residential; working with property owner of 4306 W Hood ave (property located on eastside of parcel) to combine properties under same zoning.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

Existing services already utilized on this property; no impact at this time

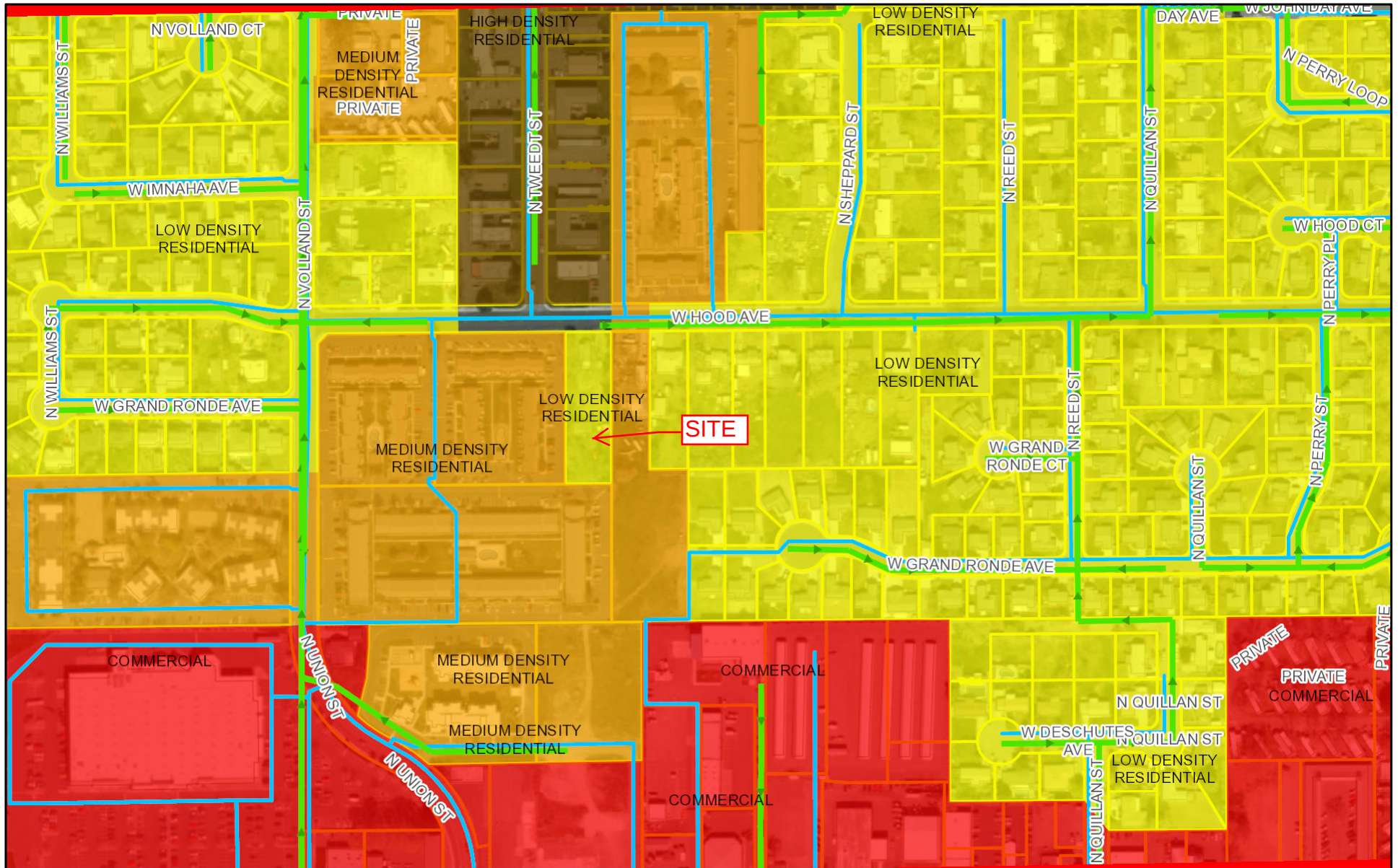
4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

This amendment will conform property of 4311 W hood ave with all surrounding properties allowing for future improvements to the property and the property of 4306 W Hood ave.

5. Include any other substantiated information in support of the requested amendment:

Property of 4306 W Hood Ave is currently distressed; changing the zoning of 4311 W Hood Ave would allow us to combine these properties and bring them into compliance with local codes and zoning.

Land Use Map



August 20, 2018

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

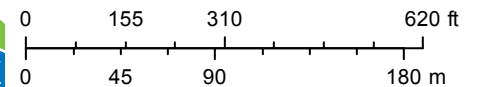
- | | | | | | |
|--|---------------|--|--------------------|--|-------------|
| | SewerMainline | | SurveyAddressPoint | | Building |
| | WaterMainline | | <all other values> | | Condo |
| | | | Apartment | | Mobile Home |

Parcel
SurveyAddressPointSupp



1 inch = 300 feet

1:3,600



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



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

FILE/PROJECT NUMBER: CPA 18-10/PLN-2018-01220

DESCRIPTION OF PROPOSAL: The proposal is to change the Comprehensive Plan Land Use designation for a .69 acre parcel from Low Density Residential to Medium Density Residential.

PROPONENT: Jeffrey Hoyer, 4311 W Hood Avenue, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 4311 W Hood 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: July 20, 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
CPA 18-10 File

From: DAVEANDPATTI@CHARTER.NET
To: [Steve Donovan](#)
Cc: daveandpatti@charter.net
Subject: RE: LOW TO MEDIUM DENSITY 4311 W. HOOD AVE, KENNEWICK, WA
Date: Sunday, August 12, 2018 8:47:52 AM

Greetings:

Enough already. I oppose any further development of Hood or Clearwater Avenues for low income housing. The sole purpose of allowing the legal proposal making the topical change is so that the US government can ship more free loaders into our community. Enough is enough! By centralizing all these tenants in one area, you are encouraging a higher crime rate and less economic advantages for those who live in those homes. The projects of the "Great Society" should be evidence enough. Further, your development policies are discriminating against citizens who live around this community. Why should citizens who live in this area be the only ones subjected to this high crime area? If you insist on bringing these low income residents to our fine city, then build the apartments elsewhere; Like Canyon lakes or Badger mountain.

Quit burdening Central Kennewick with all your "feel good" development policies.

Dave Lee



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-11

Request: Change 8.25 acres from Low Density Residential to High Density Residential

Applicant: Jose & Tammy Chavallo

Owner: Jose & Tammy Chavallo



Not to scale

Site Information

- **Size:** 8.25 acres
- **Location:** 5927 & 6009 W. Quinault Ave. and 1026 & 1048 N. Lincoln St.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential, Manufactured Home (RMH)
- **Existing Land Use:** Single-family residences and associated accessory buildings

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT Comments

Application Process

- Application Submitted April 27, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Open Space Zoning – Open Space (OS) Existing Land Uses – Lawrence Scott Park
South	Comprehensive Plan – Medium Density Residential, Low Density Residential Zoning – Residential, Medium (RM-4); Residential, Low (RL) Existing Land Uses – Duplexes, single-family homes
East	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-family residences
West	Comprehensive Plan – Mixed Use, Industrial Zoning – Urban Mixed Use (UMU); Industrial, Light (IL) Existing Land Uses – Offices, vacant land

Regulatory Controls

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

Description of Request

The applicant has requested to change 8.25 acres from Low Density Residential to High Density Residential.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment bears a substantial relationship to the public health, safety, welfare and protection of the environment by increasing the amount of land designated for High Density Residential development. Currently, the Comprehensive Plan indicates a need of an additional 159 acres of High Density Residential land to meet 2037 population projections. The proposed change would reduce that number. It could also aid in increase the vacancy rate within the City, which is extremely low at this time.

2. 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;
This 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.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a 159 acre deficit of High Density Residential land to meet Kennewick's estimated 20 year population.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow an increased number of housing units on the site. Currently the site is zoned Residential, Low (RL). This would allow single-family residential development with minimum 7,500 square foot lots. This equates to approximately 47 dwelling units. The change in land use designation to High Density Residential and subsequent rezoning to Residential, High (RH) would allow for 4,000 square foot lots or approximately 89 single family lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 27 units per acre. This results in 223 units. The proposed change also increases the maximum height limitation from 30 feet to 45 feet. Alternatively, the site could be developed with mini-storage.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature nor is it located in the vicinity of them.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal site is located at the corner of a minor arterial and collector street. The site abuts Low Density Residential designated lands to the east and south. To the north is Lawrence Scott Park and to the west is Vista Field and industrial buildings.

Lands designated for high density residential development is often best located along collector level streets or higher as is the case here. Higher density development is also best located where services are in close proximity. In addition, this site is located adjacent to Vista Field, which is designated Mixed Use and anticipates high density residential development as well as a variety of commercial and other non-residential uses. High density residential development would be consistent with the development types proposed in the Vista Field Redevelopment Plan.

Typically, a transition from low to high density residential uses is preferred so as to avoid impacts from incompatibility in uses. In this instance there are a few multi-family units in the area, however only one abuts a portion of this site. Impacts from locating high density residential development next to low density residential development are typically a perceived lack of privacy if multi-story apartments are built and an increase in traffic. The City has adopted Multi-Family Residential Design Standards to reduce and mitigate some of these impacts through building and site design

requirements. Impacts to the traffic system will be assessed at the time a project application is submitted.

4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;

The proposed amendment will likely impact the transportation system and increase traffic in the area. Detailed impacts will be assessed during the project review phase and mitigation, not limited to Traffic Impact Fees will be required. The proposed amendment will likely impact the park system. Park impact fees will be required as a condition of development. Existing utilities are adequate to serve additional development. The proposed amendment is served by public transportation and is near two schools.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

Per the Comprehensive Plan, there is a need for 159 acres of High Density Residential designated land in order to meet 2037 population projections. This change would provide for some of that needed acreage. There are other parcels located throughout the City that are designated High Density Residential, however most of them are currently developed. There are some smaller locations, including a 2.34 acre site located just to the east of this site.

Demand for High Density Residential land has been high in recent years due to the extremely low vacancy rate of rental housing in the Tri-Cities region. Currently the vacancy rate is less than 2%.

6. The current and projected project density in the area

The proposal will allow for increased densities in the area within a quarter mile radius of the site. Within this area there are 119 residential units, which equates to 0.48 units per acre. This proposal would potentially add an additional 223 units within this quarter-mile radius increasing the number of units to 342, which equates to 1.37 units per acre.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Staff has received comments from Washington State Department of Transportation recommending that the cumulative effects of proposals to the transportation system be reviewed as projects are proposed. The primary areas affected by this proposal are the Columbia Center Blvd. and Edison St. interchanges with State Highway 240.

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District requested that it be contacted once the development of the site begins. Kennewick Irrigation District indicated that they had no comments.

Analysis of Request

Similar requests were made in 2012, 2013 and 2014. In 2012, Council moved to amend the application to Medium Density Residential. In 2013, the request included only half the land from 2012 and was not approved for processing. In 2014, the application was identical to the 2012 request and was approved for processing, but the applicant withdrew the application prior to the public hearing before the Planning Commission.

Since the time of the previous requests, the Vista Field Redevelopment Plan has been approved and the area has been designated Mixed Use. The Vista Field Redevelopment Plan anticipates high density residential development and non-residential uses, such as office, retail and restaurants that is compact and urban in form and design. The proposed change from Low Density Residential to High Density Residential would be compatible with the types of residential development proposed for Vista Field and would support businesses that locate there. As part of the Vista Field redevelopment, new streets will be built throughout with one aligning with the existing W. Quinault Ave. This intersection will likely be a controlled intersection that will mitigate the increase in traffic generated by Vista Field as well as existing traffic that naturally increases over time.

The proposal to change the designation from Commercial to High Density Residential would allow the site to be developed with a variety of different housing types: single-family homes on their own lot, townhomes on their own lot, condominiums, duplexes, apartments, etc. There is currently a demand for land with the flexibility to develop a variety of housing types. Within the City the only two land use designations allowing this are Medium Density Residential and High Density Residential. The current Comprehensive Plan identifies a deficit of High Density Residential land. It estimates that 159.2 acres are needed to accommodate the next 20 years of growth. Demand for this type of land has been constant for several years as the vacancy rates within the Tri-Cities has been very low. The current vacancy rate in Benton and Franklin County is 1.1% compared to the statewide average of 2.7% as reported in the *Washington State Apartment Market Report - Spring 2018* produced by the University of Washington Runstad Department of Real Estate. The report also indicates that the threshold for a tight rental market is a 5% vacancy rate and that an acute shortage is typically identified as rates below 3%.

This designation would also allow ministorage to be developed, however there is already site plan approval for a ministorage development on this site that was approved in

Findings

1. The applicant is Jose & Tammy Chavallo (5927 W Quinault Ave, Kennewick, WA 99336).
2. The owners are Jose & Tammy Chavallo (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Low Density Residential to High Density Residential.
4. The application was received on April 27, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water in N. Lincoln St. and water and sewer in W. Quinault Ave.
6. Access to the site is currently provided from N. Lincoln St. and W. Quinault Ave.
7. The proposed amendment is adjacent to Open Space, Mixed Use, Industrial and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.

10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment bears a substantial relationship to the public health, safety, welfare and protection of the environment by increasing the amount of land designated for High Density Residential development. Currently, the Comprehensive Plan indicates a need of an additional 159 acres of High Density Residential land to meet 2037 population projections. The proposed change would reduce that number. It could also aid in increase the vacancy rate within the City, which is extremely low at this time.
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a 159 acre deficit of High Density Residential land to meet Kennewick's estimated 20 year population.

Conclusions

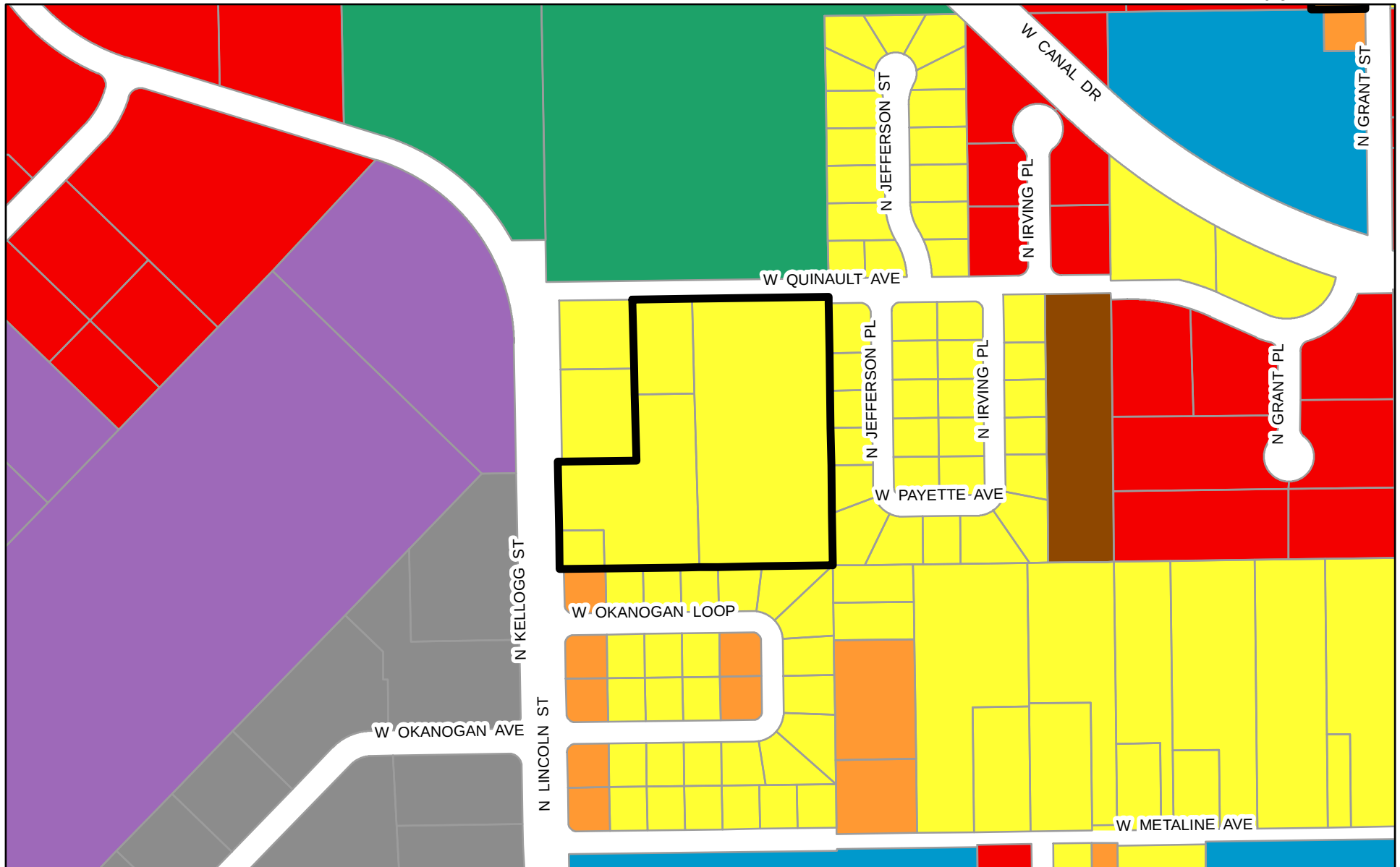
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Low Density Residential to High Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-11 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-11 contained in the staff report and recommend to City Council approval of the request.



CPA 18-11/PLN-2018-01244



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

APPLICATION (general form)

CPA 18 - 11 PROJECT # 18 - 11 PLN- 2018 - 01244 FEE \$ 1,294.00

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

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

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other Amend Comprehensive Plan

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

Applicant: Jose A. Chavallo

Address: 5927 W. Quinault Avenue, Kennewick, WA

Telephone: _____ Cell Phone: 509-539-1067 Fax: _____ E-mail: FredC@owt.com

Property Owner (if other than applicant): Jose A Chavallo and Tammy K. Steele-Chavallo and Quinault Villiage II LLC

Address: 5927 W. Quinault Avenue, Kennewick, WA

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

SITE INFORMATION

Parcel No. 1-3399-202-0024-001, -002, -005, -006 Acres 8.25 Zoning: RMH

Address of property: 5927 & 6009 W. Quinault Avenue and 1026 & 1048 N. Lincoln Street, Kennewick, WA

Number of Existing Parking Spaces 2 Number of Proposed (New) Parking Spaces TBD

Present use of property Residential

Size of existing structure: 1800 & 1800 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

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

Benton County Assessor Market Improvement Value: TBD

Description of Project: AMEND COMPREHENSIVE PLAN FROM LOW DENSITY RESIDENTIAL TO HIGH DENSITY RESIDENTIAL

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

Applicant's Signature

Date: 4/25/18

Signature of owner or owner's authorized representative

PAID

RECEIVED

APR 27 2018

APR 27 2018

Comprehensive Plan Amendment 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 the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Change the designated area from Residential Low Density (RL) to Residential High Density (RH).

2. What are the reasons for the requested amendment:

The development of the Vista Field Area to a Mix Use area provides a wide range of development opportunities for entertainment and shopping areas. The City has stated its desire to accommodate housing where people can Live, Work, and Play within this district. To better accomplish these City goals, it is imperative that housing be developed to support this development area.

The property is currently zoned Residential Manufactured Home (RMH) which fits within the comprehensive designation of Residential Low density. This existing designation of RMH for the 8.25-acre parcel also allows the development of a mini-storage facility.

By changing the parcel to RH a higher density of housing can be provided to meet one of the goals of the City to provide more housing within the core area of the City. The area can provide the type of housing desired where people can walk to work, or access to the entertainment district of the City without addition traffic in the area.

Also, the RH area would continue to allow the development of an area for mini-storages. This could be beneficial to the housing development, as people can rent the storage areas for private garages where they live. The mini-storage concept can also be beneficial to smaller business that need close storage for product offsite where rental fees would be lower than where the cost per square foot is higher within the new Vista Entertainment District.

A higher level of housing will also create a buffer zone between the existing housing areas and the development of a busier more commercial entertainment district.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

The area is already designated for housing with the necessary utilities already stubbed into the property. The property is centrally located within walking distances to schools, parks, shopping and the new mixed-use entertainment district.

The City is encouraging the development of the Vista Entertainment District. This change will assist in encouraging use and success of the area by providing additional housing where people can walk into the new heart of development.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

The proposed change to the comprehensive plan and subsequent change of the zoning for this parcel is very complimentary to the City's Urban Design goals and policies.

The newly accepted Comprehensive Plan opens with the following statement (emphasis added).

VISION STATEMENT

An exceptional quality of life, premier infrastructure, and sustainable vision make Kennewick an attractive place to live, do business and visit. Kennewick is welcoming, safe, **family-friendly** and features **a variety of housing options**, employment opportunities, and community activities and services. **We are inclusive and value diversity**, civic engagement and community partnerships. **We encourage walkable and bikeable neighborhoods and convenient access throughout the city.** Kennewick will continue to lead the "Vision leads to way in creating a vibrant community and economy for generations to come.

Residential Goals + Policies (Comprehensive Plan pages 45 and 46)

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

Policy 1.1. Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.

The newly proposed Commercial and Vista Entertainment District will be a very active and congested development area. This proposed RH area will provide a transition between the existing low-density housing area and the more commercial area. By insertion of the feature of mini-storage areas, additional protection and transition can be provided.

Policy 1.2. Require multi-family housing to incorporate architectural forms and features compatible with the surrounding neighborhood. Features that promote compatibility include landscaping, setbacks, rooflines and building forms that reduce the appearance of bulk.

This is a design requirement that will need to be incorporated within the project design and reviewed by the planning department.

Policy 1.3. Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.

The development area is located on a main route for the Benton-Franklin Transit System. The area has frontage on West Quinault Avenue and North Lincoln Street. These streets provide easy access to North Kellogg Street, and West Canal Avenue. The Vista Entertainment District will be very accessible for either walking or biking within the district.

Policy 1.4. Use natural and man-made features to separate different residential densities.

This policy will be incorporated into the design of the project by construction of energy efficient apartments. Mini-storage areas will be located to provide a transition between existing housing and the new apartment complex.

Policy 1.5. Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

The development will encourage housing within walking distances of the new Vista Entertainment District. It will be an enjoyable area to either walk or bike within the District or the neighboring Lawrence Scott Park area.

GOAL 2: Provide appropriate public facilities supporting residential areas.

Policy 2.1. Ensure provision of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.

The area is already designated for housing with the necessary utilities already stubbed into the property. The property is centrally located within walking distances to schools, parks, shopping and the new mixed-use entertainment district.

Policy 2.2. Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping.

This 8.25-acre parcel is currently served by the Kennewick Irrigation District, with adequate facilities to support this development.

Policy 2.3. Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition.

The public services needed to promote development of this 8.25-acre development are currently in place adjacent the parcel.

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

Policy 3.4. Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

This development area is adjacent to the newly proposed Commercial and Vista Entertainment Areas. This zone will provide a transition between non-compatible zoning districts. It is not anticipated to reach the maximum density allowed by the RH zone, but to provide flexibility of design by incorporating mini-storage areas to be used as garages and rental storage areas.

GOAL 4: Provide more housing opportunities near commercial, transit and employment.

Policy 4.1. Locate the highest density residential areas close to shops and services and transportation hubs.

For the Vista Entertainment District to be successful, it is imperative that the area is accessible to families. This development would be within walking distance of the District. The goal of the development would be to provide an area where people can enjoy the concept of Live, Work and Play within the City of Kennewick.

Policy 4.2. Encourage residential development within commercial areas.

This area is the transition area between the Low-Density housing area and the newly created Commercial and Vista Entertainment Districts. The housing provided by this area meets the goals to develop close to commercial property where families can live close to work and enjoy the entertainment, shopping, and parks within walking distance.

Housing Goals + Policies (Comprehensive Plan pages 89 and 90)

Table 17: Projected Housing Needs (page 86) of the Comprehensive plan shows there is a significant shortage of land designated for High Density development.

As stated on page 86 of the Comprehensive Plan: “By 2037, 173 acres are needed for high density residential development. There are 14 undeveloped acres currently designated for this type of residential development. 159 additional acres are needed by 2037 to break even if this anticipated need proves to be accurate. One way to meet the demand of high-density land could be to change the zoning of some of the surplus low and medium density to high density.”

Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.

Policy 1.2. Support special needs housing within a variety of residential environments.

We are proposing a development of housing that meets the need of individuals who desire to Live, Work, and Play close to the Vista Entertainment District. If employees of the District live close to the District, there would be less congestion of traffic and parking requirements.

Goal 3: Promote affordable housing for all economic segments of the community.

Policy 3.1 Promote affordable infill residential construction through flexibility in development techniques.

This area is within close proximity of the Vista Entertainment District development area. The development of an apartment complex, incorporating a mini-storage feature can create a transition between the existing low-density housing and the busier commercial and mixed-use development of the Vista Entertainment District.

Policy 3.2. Explore the use of density bonuses, parking reductions, multi-family tax exemptions, and permit expediting to encourage the development of housing affordable at below market-rate.

Rental rates within apartment complexes are usually lower than the cost of rental of individual homes. The development is not proposed to be a low-income housing project, but lower rental rates can help seniors, families, and a younger generation just getting started.

Policy 3.3 Promote homeownership opportunities for households of all incomes.

Apartment housing does not promote individual ownership, but it does provide housing opportunities for a wide range of economic needs.

Table 17: Projected Housing Needs (page 86) of the Comprehensive plan shows there is a significant shortage of land designated for High Density development.

As stated on page 86 of the Comprehensive Plan: “By 2037, 173 acres are needed for high density residential development. There are 14 undeveloped acres currently designated for this type of residential development. 159 additional acres are needed by 2037 to break even if this anticipated need proves to be accurate. One way to meet the demand of high-density land could be to change the zoning of some of the surplus low and medium density to high density.”

5. Include any other substantiated information in support of the requested amendment:

Attachment 1: Slide presentation by the City of Kennewick Planning Department to the Planning Commission dated September 19, 2016.

As noted in the presentation there is a housing shortage within the City of Kennewick. Population growth is escalating within the Tri-City area. The City desires to promote flexibility in design, and infill housing areas. Housing should be located to encourage mix-use developments, and access to recreation facilities. Housing should be close to transit, employment, shopping, and schools.

Attachment 2: City of Kennewick Comprehensive Plan Goals and Policies.

Attachment 1:

*Slide presentation by the City of Kennewick Planning Department
to the Planning Commission
dated September 19, 2016.*

City of Kennewick Planning Commission

Community Planning
Department

September 19, 2016



Growth Management Act

- Adopted 1990 (periodic updates)
- Not all counties/cities required to fully plan
- Statewide Planning Goals
- Require Comprehensive Plans with certain elements
- Concurrency for public facilities

GMA Statewide Planning Goals

1. Urban Growth
2. Reduce Sprawl
3. Transportation
4. Housing
5. Economic Development
6. Property Rights
7. Permits
8. Natural Resource Industries
9. Open Space/Recreation
10. Environment
11. Citizen Participation
12. Public Facilities/Svcs
13. Historic Preservation
14. Shoreline Management

Community Engagement

- Council/Commission Workshop (4/12/16)
- Community Open House (5/2/16)
- On-line Survey (4/22 - 5/31/15)



Community Engagement - Results

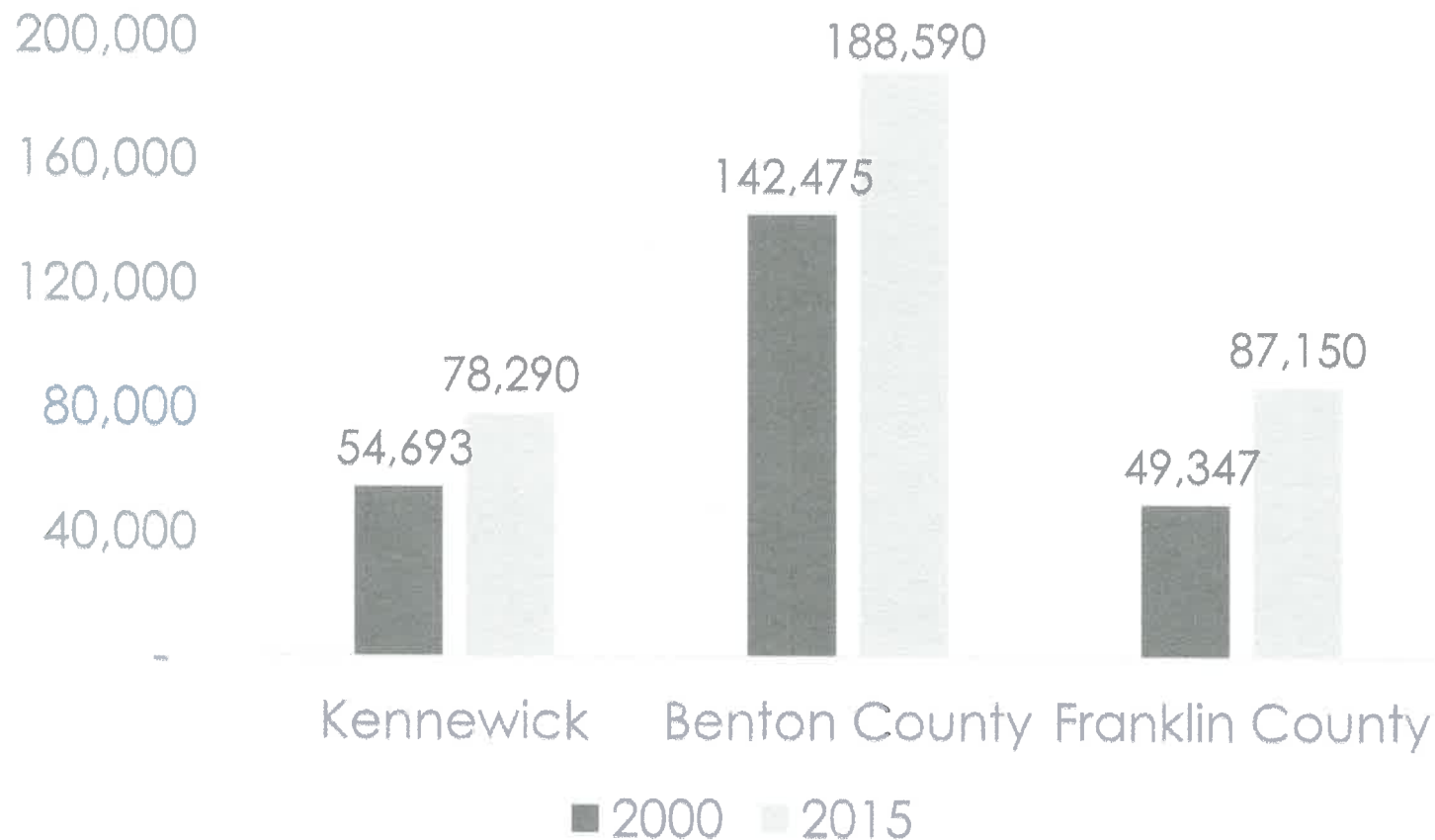
- Housing Affordability/home ownership
- Variety of housing types
- Housing quality & design
- Housing near:
 - Transit
 - Employment
 - Shopping
 - Schools
- Density (mixed results)

Required Comprehensive Plan Elements

- Land Use
- Housing
- Capital Facilities
- Transportation
- Utilities
- Economic Development*
- Parks & Recreation*

* Added in 2002 and only required if state funding becomes available.

Population Growth 2000-2015



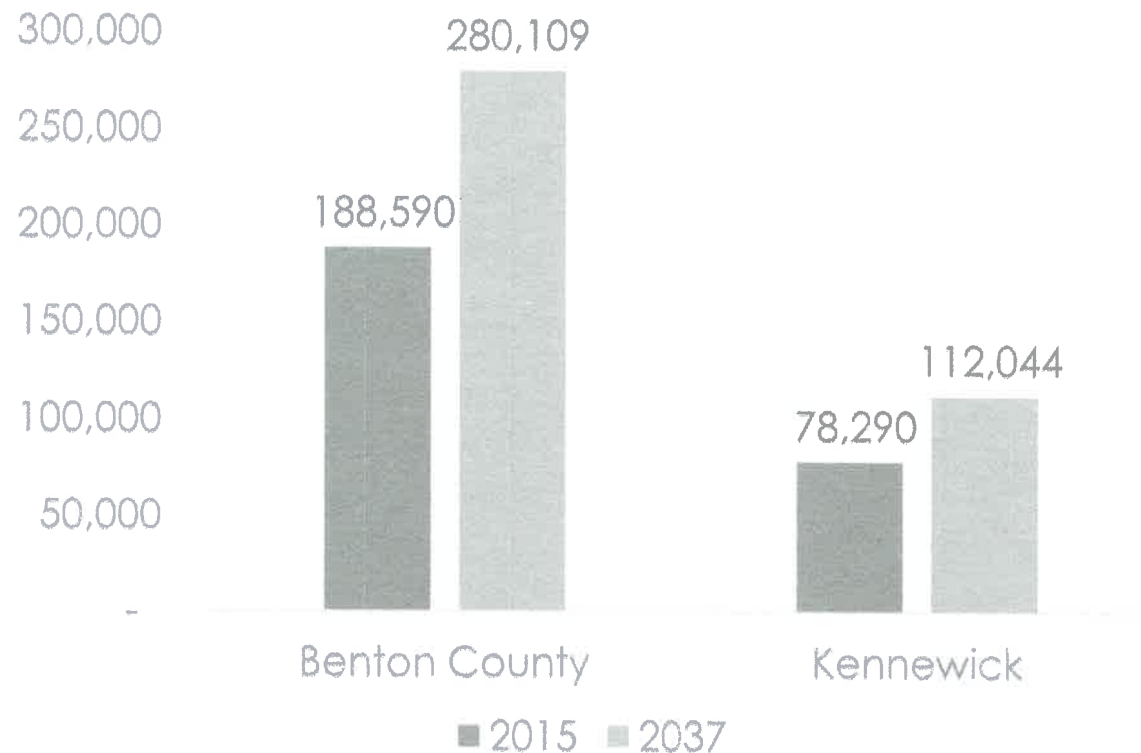
Kennewick grew faster than Benton County. All of Tri-Cities grew faster than Washington state.

What does this mean for the Plan?

To provide housing choices, job opportunities, public services, and infrastructure, we need to understand where growth has been going and where it could go in the future.

Projected Population Growth

Kennewick's population is anticipated to grow 43% by 2037, adding over 33,000 new people



What does this mean for the Plan?

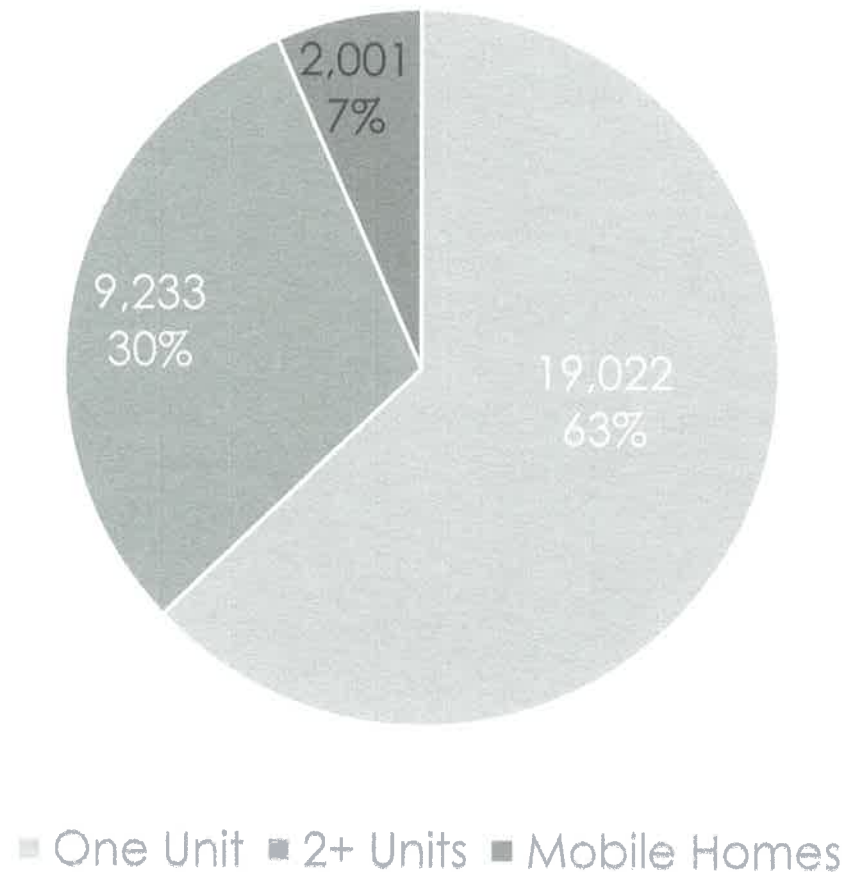
Plan must show how the City will accommodate the growth projection.

Housing Stock

Most of the housing stock is single family

- 30,000 + units
 - 2/3 single family
 - 1/3 multifamily

Housing Units: 2015



Existing Housing Goals

- **Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.**
- **Goal 2: Encourage preservation of the existing housing stock through public and private investments.**
- **Goal 3: Maintain consistency between Kennewick Housing Policies and the Benton Countywide Planning Policies.**

Existing Housing Policies

- ◉ Promote affordable infill residential construction through flexibility in development techniques.
- ◉ Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
- ◉ Support special needs housing within a variety of residential environments.
- ◉ Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.

Policies, con't

- ◉ Pursue abatement of dilapidated residential structures that cannot be preserved and rehabilitate qualified homes using HUD funds
- ◉ Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
- ◉ Promote affordable housing for all economic segments of the community.

Proposed Goals & Policies

- ◉ **Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.**
 - ◉ Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
 - ◉ Support special needs housing within a variety of residential environments.
 - ◉ Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.

Goals & Policies (con't)

- Promote development of senior housing in proximity to needed services.
- Provide for housing choices in designated mixed use centers where infrastructure is more readily available or can be improved with regional and local funds.

- ◉ **Goal 2: Encourage preservation of the existing housing stock through public and private investments.**
- ◉ Pursue abatement of dilapidated residential structures that cannot be preserved.
- ◉ Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
- ◉ Rehabilitate qualified homes using HUD funds.
- ◉ Encourage preservation, rehabilitation and redevelopment of existing housing stock and support neighborhood based improvement efforts.

- **Goal 3: Promote affordable housing for all economic segments of the community.**
- Promote affordable infill residential construction through flexibility in development techniques.
- Explore the use of density bonuses, parking reductions, multi-family tax exemptions, and permit expediting to encourage the development of housing affordable at below market-rate.
- Promote homeownership opportunities for households of all incomes.
- Work with other jurisdictions and organizations, including the Kennewick Housing Authority and non-profit housing developers, to address the need for housing to be affordable to low and very low-income households.

Next Steps (Fall/Winter)

- Workshop additional Comp Plan Elements
- Schedule series of Public Hearings
- Develop Recommendation for Council consideration

Questions?



Attachment 2:

***City of Kennewick Comprehensive Plan
Goals and Policies.***

Table 17: Projected Housing Needs

- Public health, safety & general welfare,
- Open spaces,
- Drainage ways,
- Streets, alleys, and other public ways,
- Transit stops,
- Potable water supplies,
- Sanitary wastes,
- Parks & recreation,
- Playgrounds,
- Schools & school grounds, and
- Sidewalks.

RESIDENTIAL GOALS + POLICIES

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

POLICIES

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

GOAL 2: Provide appropriate public facilities supporting residential areas.

POLICIES

1. Ensure provision of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.
2. Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping.
3. Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition.

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

POLICIES

1. Establish and implement maximum densities in the City's residential zoning categories.
2. Residential Low Density: Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.
3. Residential Medium Density – Place areas that can support high-quality, compact, urban development with access to urban services, transit, and infrastructure, whether through new development or through infill.
4. Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

GOAL 4: Provide more housing opportunities near commercial, transit and employment.

POLICIES

1. Locate the highest density residential areas close to shops and services and transportation hubs.
2. Encourage residential development within commercial areas.

RESIDENTIAL IMPLEMENTATION

PUBLIC FACILITIES

- KMC 17.10.080 Provisions for Public Health, Safety and Welfare
- KMC 17.20 Design and Construction
- KMC 17.100.010 Dedication of Land for Park Purposes

DESIGN STANDARDS

- KMC 5.56 Public Works Construction Standards
- KMC 13.08 Street Names
- KMC 18.75 Residential Design Standards



3. Identifies local priorities; and
4. Describes five-year strategy to implement HUD programs.

ANNUAL ACTION PLAN

In addition to the *2015-2019 Tri-Cities Consortium Consolidated Plan*, the *Annual Action Plan* serves as the application for funding for CDBG and HOME programs from HUD. This plan identifies activities and programs that will occur from January 1 through December 31 of each program year. It identifies the amount of grant funding each city anticipates for the year, describes the priority programs and activities established in the *Consolidated Plan*, and provides benchmarks and goals to measure achievements during the year. HOME (Investment Partnerships Programs) are designed to strengthen public-private partnerships, expand decent, safe, and affordable housing.

ACCESSORY DWELLING UNITS

Any Washington city over 20,000 in population is required to allow accessory dwelling units in single-family residential zones. Locally determined regulations may be adopted by local legislative action.

Locally established guidelines for providing accessory apartments in a detached, single-family dwelling are listed in KMC 18.12.020 Accessory Units. Requirements state that the accessory apartment may be attached or detached from the main living unit, one unit must be owner-occupied, and an additional off-street parking space for the accessory apartment will be provided. Square footage for detached accessory dwelling units is limited to 40% of the square footage of the main unit or 800 square feet, whichever is less.

HOUSING GOALS + POLICIES

Goal 1: Support and develop a variety of housing types and densities to meet the diverse needs of the population.

POLICIES

1. Recognize manufactured homes as an important component of the single-family housing market and regulate them in the same way as site-built homes.
2. Support special needs housing within a variety of residential environments.



3. Allow residential developments such as condominiums, zero lot lines, accessory apartments and other innovative housing techniques.
4. Promote development of senior housing in proximity to needed services.
5. Provide for housing choices in designated mixed use centers where infrastructure is more readily available or can be improved with regional and local funds.
6. Maintain Design Guidelines to ensure new residential development is consistent with the character of existing neighborhoods.

Goal 2: Encourage preservation of the existing housing stock through public and private investments.

POLICIES

1. Pursue abatement of dilapidated residential structures that cannot be preserved.
2. Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.
3. Rehabilitate qualified homes using HUD funds.
4. Encourage preservation, rehabilitation and redevelopment of existing housing stock and support neighborhood based improvement efforts.

Goal 3: Promote affordable housing for all economic segments of the community.

POLICIES

1. Promote affordable infill residential construction through flexibility in development techniques.
2. Explore the use of density bonuses, parking reductions, multi-family tax exemptions, and permit expediting to encourage the development of housing affordable at below market-rate.
3. Promote homeownership opportunities for households of all incomes.
4. Work with other jurisdictions and organizations, including the Kennewick Housing Authority and non-profit housing developers, to address the need for housing to be affordable to low and very low-income households.

This has been done by calculating the amount of developed land per person within the city limits. This per capita figure has been calculated for each land use designation. The amount of land needed for the projected growth within the City is then derived by multiplying the per capita ratio by the increase in population. The following table shows residential acres needed by 2037. A similar table was prepared for Kennewick's 2011 and 2013 applications to modify the Urban Growth Boundary of the City.

Table 17: Projected Housing Needs

Residential Density	New Acres Needed by 2037	Vacant/Underdeveloped Acres from Land Use Table 2016	Anticipated Surplus after 2037 by Acres
Low Density	2,004	3,391	1,387
Medium Density	469	717	248
High Density	173	14	-159
Total	2,646	4,122	1,476

The table compares the needed acres in each residential density with the vacant and underdeveloped acres that were available in December 2016. The last column on the right side indicates surplus or deficit acres, if any, that would be expected in 2037 with no addition, changes, or elimination of residential land in each of the three categories.

This table shows that there is enough land in the low and medium-density land use categories (3,391 acres and 717 acres, respectively) for the anticipated growth to 2037 since only 2,004 acres are needed for low-density and 469 acres are needed for medium density.

The table also shows that the high-density category is not adequate to support the current anticipated need. By 2037, 173 acres are needed for high density residential development. There are 14 undeveloped acres currently designated for this type of residential development. 159 additional acres are needed by 2037 to break even if this anticipated need proves to be accurate. One way to meet the demand of high-density land could be to change the zoning of some of the surplus low and medium density to high density.

Future low- and medium density residential development is anticipated to occur at a slightly higher density than has occurred in the past due to the growth in this area. Even with this, the City will need to establish policy to address the anticipated deficit of high-density land for development during the next 20 years.

Exhibit A-2

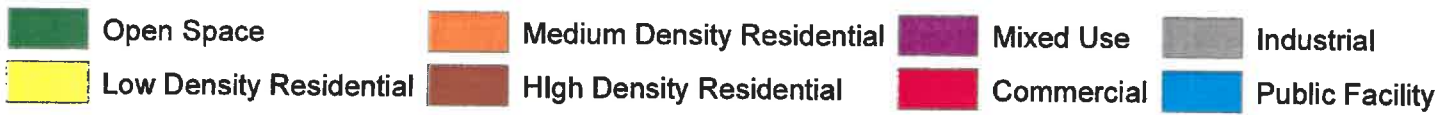
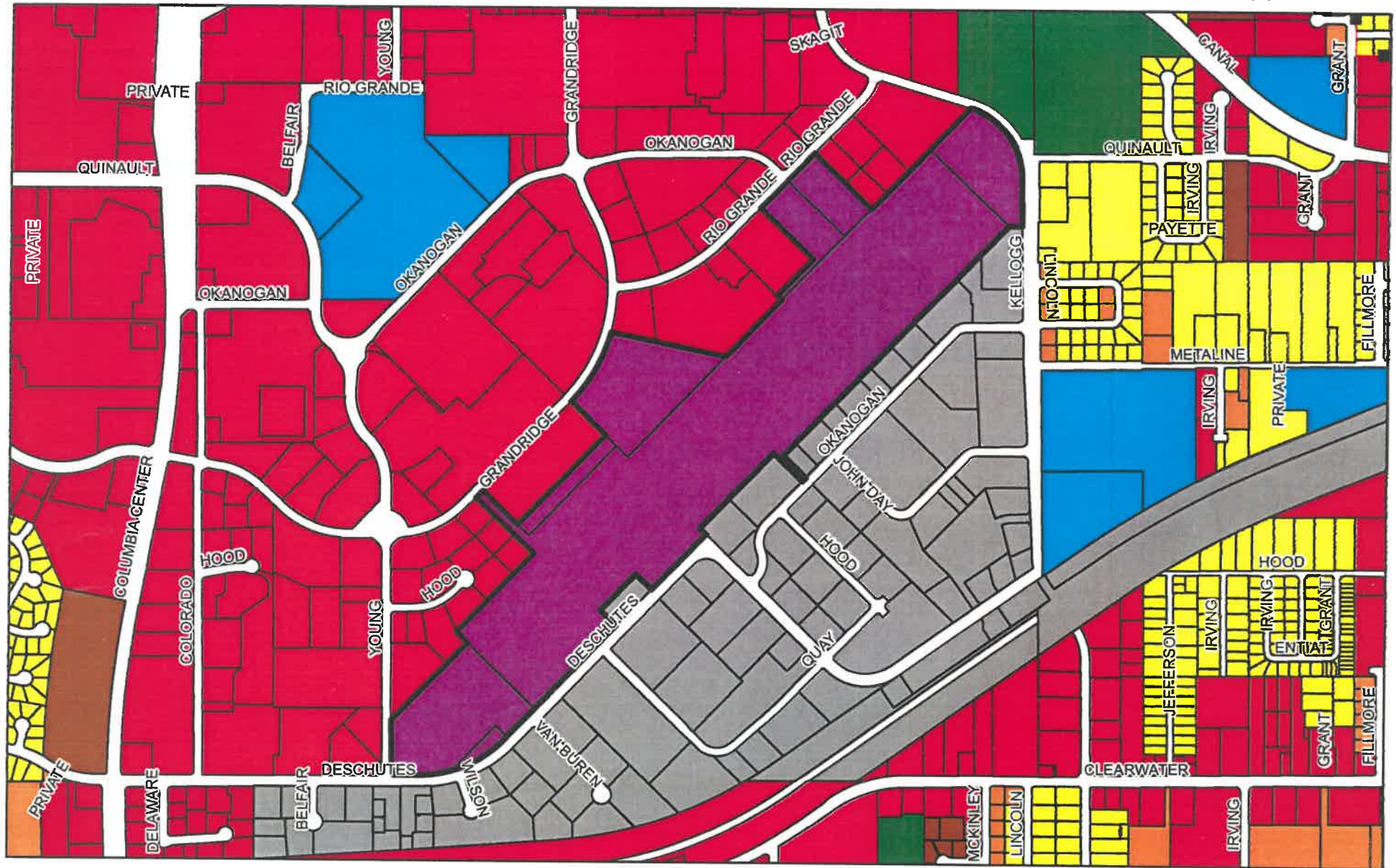




Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-11/PLN-2018-01244

DESCRIPTION OF PROPOSAL: Change the land use designation of 8.25 acres from Low Density Residential to High Density Residential

PROPONENT: JOSE & TAMMY CHAVALLO

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5927 & 6009 W. QUINAULT AVE. AND 1026 & 1048 N. LINCOLN ST.

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

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

RESPONSIBLE OFFICIAL: 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: July 20, 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 emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.



**Washington State
Department of Transportation**

Lynn Peterson
Secretary of Transportation

South Central Region Exhibit A-4

2809 Rudkin Road
Union Gap, WA 98903-1648

(509) 577-1600 / FAX: (509) 577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

July 13, 2018

City of Kennewick
Community Planning Department
210 W 6th Avenue
Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

Subject: COZ 18-02/PLN-2018-00597/Davari
SR 240, W. Metaline Avenue

CPA 18-06/PLN 2018-00950 Tri City Court Club
SR 240, 1350 N. Grant Street

CPA 18-11/PLN 2018-01244 Chavallo
SR 240, W. Quinault Avenue and N. Lincoln Street

We have reviewed the proposed rezones and have the following comments.

We have no objection to the rezones. The subject properties are located near Edison Street and the N. Columbia Center Boulevard interchanges. The interchanges currently function within acceptable safety and operational standards. It is to the benefit of the City, the State, and developers to preserve this interchange efficiency. This should include review of the cumulative impacts by the proposals onto the transportation system.

As developments are proposed, they will be subject to review for their impacts to the WSDOT system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s).

Thank you for the opportunity to review and comment on the proposed rezones. 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: 2018-2 SR 240, Benton Co./Kennewick
Kara Shute, Area 3 Maintenance Superintendent

P:\459005\DEVREV\SR240\KennewickCPA18-02



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

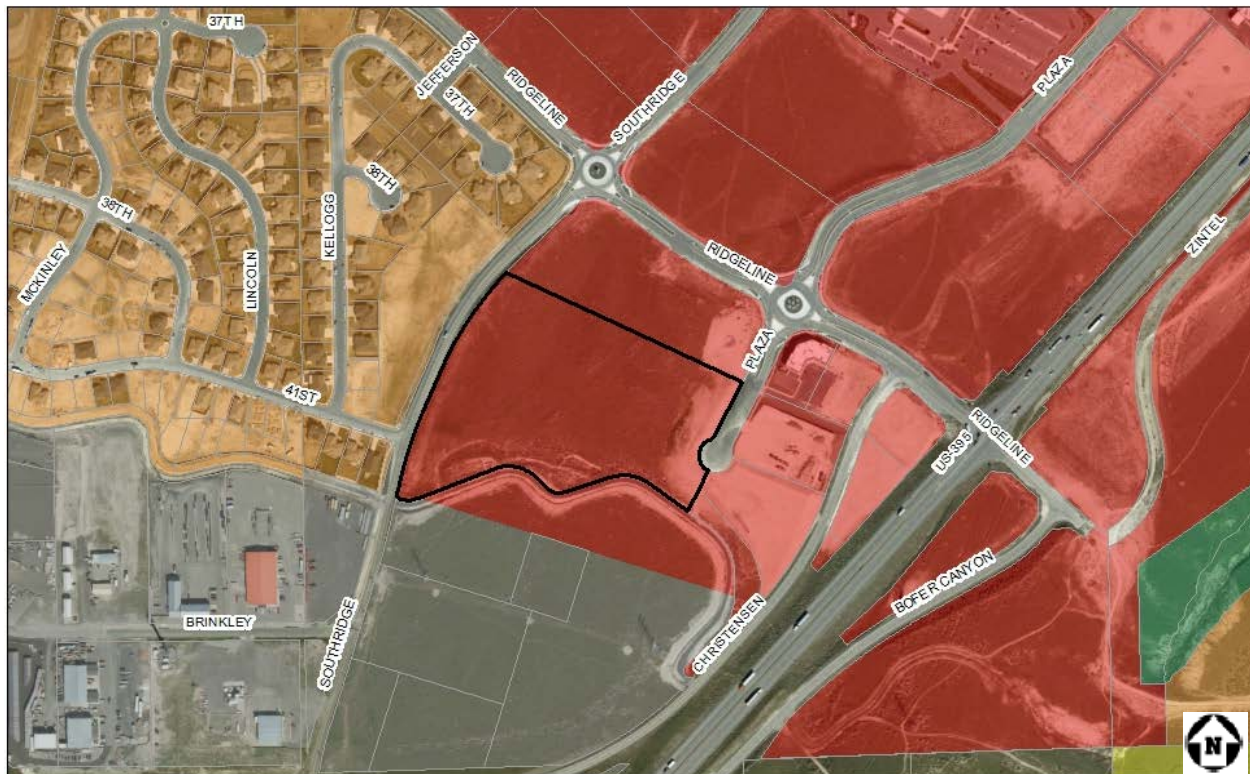
cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-12

REQUEST: Change 12.1 acres from Commercial to Medium Density Residential

APPLICANT: Knutzen Engineering

OWNER: Circle One Properties, LLC



Not to scale

Site Information

- **Size:** 12.1 acres
- **Location:** 5603 Ridgeline Dr.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Commercial
- **Existing Zoning:** Commercial, Community (CC)
- **Existing Land Use:** Vacant land

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT Comments
- **Exhibit A-5:** Nearing Comments

Application Process

- Application Submitted April 30, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Commercial Zoning –Commercial, Community (CC) Existing Land Uses – vacant land
South	Comprehensive Plan – Commercial, Industrial, Low Density Residential Zoning – Commercial, Community (CC); Industrial, Light (IL) Existing Land Uses – Vacant land
East	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Office and restaurant
West	Comprehensive Plan – Medium Density Residential Zoning – Residential, Medium Density (RM) Existing Land Uses – vacant land, single-family residences

Regulatory Controls

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

Description of Request

The applicant has requested to change 12.1 acres from Commercial to Medium Density Residential.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a substantial relationship to the public health, safety, welfare or protection of the environment.
2. 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;
This 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.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Commercial, Community (CC). This would allow residential development, as part of a mixed use master plan, at a maximum density of 27 units per acre or 486 units. The change in land use designation to Medium Density Residential and subsequent rezoning to Residential, Medium (RM) would allow for 4,000 square foot lots or approximately 131 single family lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 13 units per acre. This results in 157 units. The proposed change also sets a maximum height limitation of 30 feet. As a Commercial property, there is no restriction on how tall a building may be. Ultimately, the effect on the physical environment will be no greater than if the site were to remain commercial and were developed. There will likely be a reduction in impervious surface which in turn means a reduction in stormwater runoff.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. The change in land use designation will not create opportunity to alter the topography site any more than if it were to remain Commercial because residential development tends to require less grading and altering of the topography. There are no rivers, streams or lakes in the vicinity.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the west which is already designated Medium Density Residential. The land use designations to the north, east and south are Commercial. One of the Commercial parcels has received preliminary approval for a mixed use development that contains 16 townhomes. There is also some Industrial land to the south.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
Water and sewer services are located at the site in Ridgeline Dr. and Southridge Blvd. There is adequate capacity to serve the site with both commercial and residential development. In addition roads, schools and parks are all located nearby.

There will be some impact to the road system and parks system. There would be minimal if any impact to the park system if the site remains commercial, but remaining commercial will not reduce

the impact to the road system. When this site develops, traffic will increase on the roads in the area. One main area of concern is the Ridgeline Dr./US 395 intersection. Most of the traffic leaving this area is heading north. Due to restrictions at the Ridgeline Dr./US 395 intersection, all northbound traffic has to use Southridge Blvd. or Plaza Way in order to get to Hildebrand Blvd./US 395 intersection where they will be able to go northbound on US 395. This issue exists currently. Any development that occurs here will generate traffic and run into this issue. The Kennewick Public Works Department has been working with WSDOT to come up with a solution to this intersection that will grant safe access to northbound US 395 from Ridgeline Dr.

Impact fees for traffic and parks will be assessed if the proposal is approved and development occurs. In addition, half-street improvements will likely be required as well. The site is served by public transit along Ridgeline Dr. between Plaza Way and Southridge Blvd.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an identified deficit of 159.2 acres of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and infrastructure. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre.

Demand for Medium and High Density Residential land has been high in recent years due to the extremely low vacancy rate of rental housing in the Tri-Cities region. Currently the vacancy rate is less than 2%.

6. The current and projected project density in the area

The proposed change will allow for up to 13 units per acre. The surrounding area, while designated Medium Density Residential, has developed at a lower density than required. This has occurred mainly because the projects were designed with single-family lots that were sized similarly to those found on Low Density Residential designated lands with plans to make up the density with multi-family units in later phases. This has not happened and that has left the area with a density at around 3 units per acre as opposed to the minimum of 4 units per acre that is required.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan aside from reducing the amount of Commercial designated lands. A reduction of 12 acres from the Commercial land inventory is acceptable as there is an abundance of Commercial land to accommodate growth over the next 20 years.

Public Comment

Staff has received comments from Renee and Tim Nearing expressing opposition to the proposal because there is no guarantee as to what type of housing would be built.

Agency Comments

Staff has received comments from Washington State Department of Transportation (WSDOT). They state that: private access to US 395 is prohibited; US 395 is an existing facility that generates noise, is likely to generate more noise in the future and it is the developers responsibility to dampen or deflect noise from US 395; as traffic increases US 395 may be expanded; the City of Kennewick and WSDOT are working together on an interchange at the intersection of US 395 and Ridgeline Dr. and recommend that the City require developers to contribute towards the construction of the interchange.

Comments were also received from the City Economic Development Division expressing that the change could spur commercial growth and support the existing commercial activities in the area, but it could also reduce commercial infill opportunities.

Analysis of Request

In 2015 a proposal was submitted to change the entire parcel from Commercial to High Density Residential, however, the applicant ultimately withdrew their application after the public hearing and before the proposal was before the City Council to make a decision. This proposal is for a portion of the site and the proposed change is for a less intense designation, Medium Density Residential.

The proposal to change the designation from Commercial to Medium Density Residential would allow the site to be developed with a variety of different housing types: single-family homes on their own lot, townhomes on their own lot, condominiums, duplexes, apartments, etc. There is currently a demand for land with the flexibility to develop a variety of housing types. Within the City the only two land use designations allowing this are Medium Density Residential and High Density Residential. The current Comprehensive Plan identifies a deficit of High Density Residential land. It estimates that 159.2 acres are needed to accommodate the next 20 years of growth. Demand for this type of land has been constant for several years as the vacancy rates within the Tri-Cities has been very low. The current vacancy rate in Benton and Franklin County is 1.1% compared to the statewide average of 2.7% as reported in the *Washington State Apartment Market Report - Spring 2018* produced by the University of Washington Runstad Department of Real Estate. The report also indicates that the threshold for a tight rental market is a 5% vacancy rate and that an acute shortage is typically identified as rates below 3%. Adding Medium Density Residential land to land inventory of the City will help reduce the need for High Density Residential land and will aid in increasing the vacancy rate to a more sustainable and reasonable level.

Findings

1. The applicant is Knutzen Engineering (5453 Ridgeline Dr #120, Kennewick, WA 99338).
2. The owners are Circle One Properties, LLC (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Commercial to Medium Density Residential.
4. The application was received on April 30, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in Ridgeline Dr. and Southridge Blvd.
6. Access to the site is currently provided from Ridgeline Dr. and Southridge Blvd.
7. The proposed amendment is adjacent to Commercial, Industrial and Medium Density Residential designated lands.

8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a substantial relationship to the public health, safety, welfare or protection of the environment.
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

Conclusions

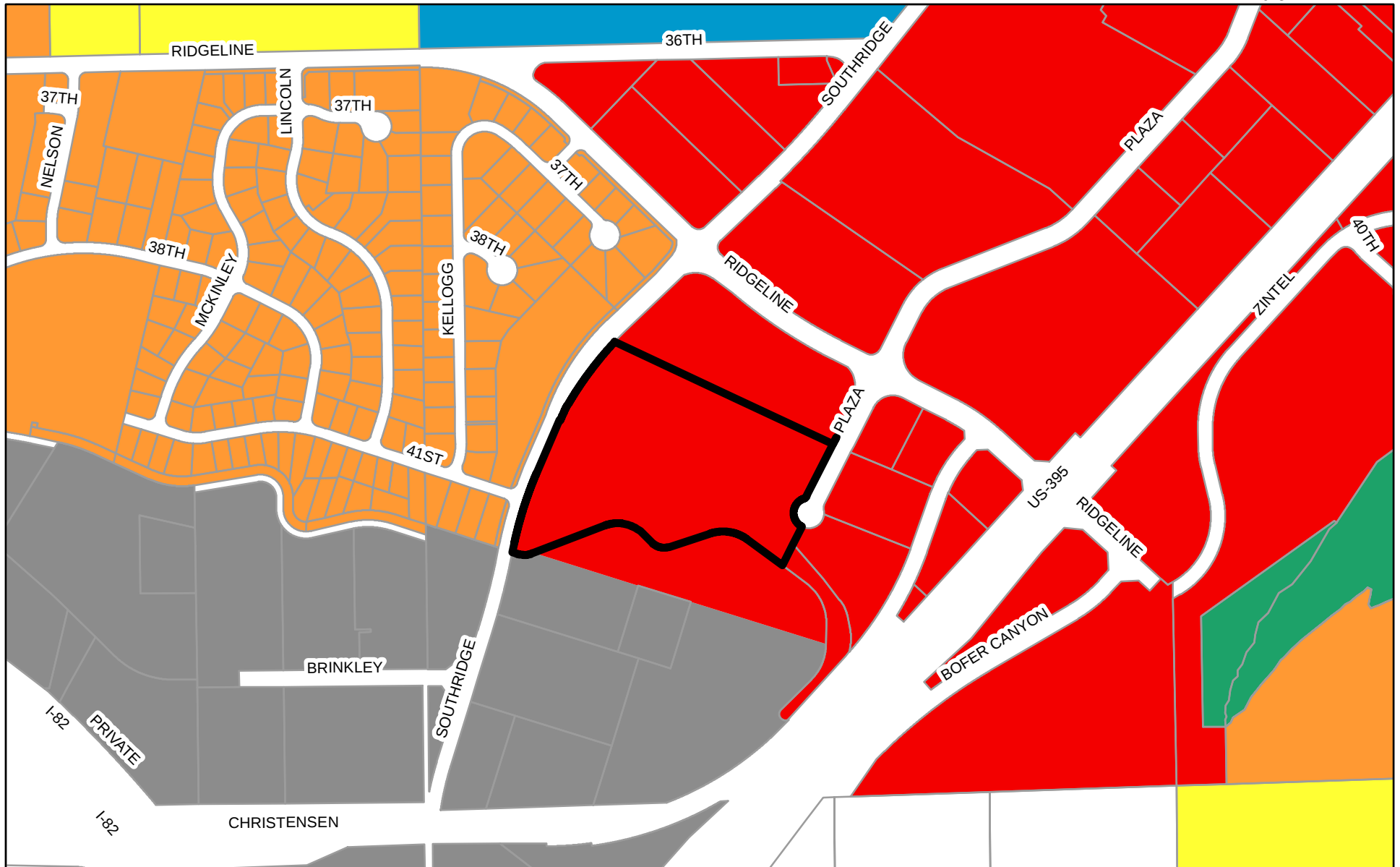
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. If approved, future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-12 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-12 contained in the staff report and recommend to City Council approval of the request.



CPA 18-12/PLN-2018-01254



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

PROJECT # CPA 18 - 12 PLN- 2018 - 01254 FEE \$ 1,294

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 Comprehensive Plan Amendment

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

Applicant: Knutzen Engineering

Address: 5453 Ridgeline Drive, Kennewick, WA 99338

Telephone: 509.222.0959 Cell Phone: 509.579.1887 Fax: _____ E-mail: nathan@knutzenengineering.com

Property Owner (if other than applicant): Circle One Properties, LLC

Address: 18706 S. Clodfelter Road, Kennewick, WA 99338

Telephone: 360.719.0276 Cell Phone: 360.719.0276 E-mail: dean@fdmdevelopment.com

SITE INFORMATION

Parcel No. 116893013055003 Acres 18.17 Zoning: CC

Address of property: 5603 Ridgeline Drive

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

Present use of property Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: 2,383,010

Description of Project: Amend comprehensive plan to split property into medium density residential on the south 12.10 acres and commercial on the north 6.08 acres.

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

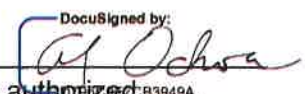
Applicant's Signature

Date: 4/24/2018

Circle One Properties LLC

Signature of owner or owner's authorized representative

manager

DocuSigned by:

 Al Ochoa

Al Ochoa

1. State the requested amendment:

2. What are the reasons for the requested amendment:

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

5. Include any other substantiated information in support of the requested amendment:



Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-12/PLN-2018-01254

DESCRIPTION OF PROPOSAL: Change the land use designation of 18.17 acres from Commercial to Medium Density Residential

PROPONENT: KNUTZEN ENGINEERING

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5603 RIDGELINE DR.

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: July 20, 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 emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.



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

July 13, 2018

City of Kennewick Community Planning
210 W 6th Ave
Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

Subject: CPA 18-12/PLN-2018-01254 – Knutzen Engineering
CPA 18-13/PLN-2018-01256 - Knutzen Engineering
US 395 – Zintel Way/ Ridgeline Drive Vicinities

We have reviewed the proposed comprehensive plan amendments to change Commercial designations to Medium Density Residential designations and have the following comments.

- The subject property is adjacent to U.S. Highway 395 (US 395), a fully-controlled limited access highway with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Private direct access to US 395 is prohibited.
- We are interested in reviewing any future developments for their impacts, including cumulative impacts by multiple proposals, to the transportation system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the highway safety and capacity. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.
- The City of Kennewick has an interchange project programmed for the US 395/Ridgeline Drive intersection. As with other recent developments in the area, we recommend the City require the developer to contribute to towards construction of the interchange at US 395 and Ridgeline Drive in proportion to their impacts.
- US 395 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, US 395 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

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

Sincerely,


Paul Gonseth, P.E.
Planning Engineer

PG:df

cc: SR 395, File #2018-8 Kennewick
Kara Shute, Area 3 Maintenance Superintendent



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-13

Request: Change 8.4 acres from Commercial to Medium Density Residential

Applicant: Knutzen Engineering

Owner: Circle One Properties, LLC



Not to scale

Site Information

- **Size:** 8.4 acres
- **Location:** 4001 S. Zintel Way
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Commercial
- **Existing Zoning:** Commercial, Community (CC)
- **Existing Land Use:** Vacant land

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination
- **Exhibit A-4:** WSDOT Comments

Application Process

- Application Submitted April 30, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Commercial Zoning –Commercial, Community (CC) Existing Land Uses – Vacant land, retail, services
South	Comprehensive Plan –Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Vacant land
East	Comprehensive Plan – Open Space, Medium Density Residential Zoning – Open Space (OS); Residential, Medium (RM) Existing Land Uses – Vacant land
West	Comprehensive Plan – Commercial Zoning – Commercial, Community (CC) Existing Land Uses – Vacant land

Regulatory Controls

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

Description of Request

The applicant has requested to change 8.4 acres from Commercial to Medium Density Residential.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a substantial relationship to the public health, safety, welfare or protection of the environment.
2. 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;
This 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.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
This proposal's effect on the physical environment is such that it will allow and increased number of housing units on the site. Currently the site is zoned Commercial, Community (CC). This would allow residential development, as part of a mixed use master plan, at a maximum density of 27 units per acre or 428 units. The change in land use designation to Medium Density Residential and subsequent rezoning to Residential, Medium (RM) would allow for 4,000 square foot lots or approximately 91 single family lots. The change will also allow for multi-family dwellings to be constructed at a maximum of 13 units per acre. This results in 109 units. The proposed change also sets a maximum height limitation of 30 feet. As a Commercial property, there is no restriction on how tall a building may be. Ultimately, the effect on the physical environment will be no greater than if the site were to remain commercial and were developed. There will likely be a reduction in impervious surface which in turn means a reduction in stormwater runoff.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
There will be little effect if any on open space or natural features as the site does not contain any open space or natural feature. The site is adjacent to the Zintel Canyon Dam reservoir, which is made up of the upper end of Zintel Canyon. This natural open space is used for hiking and mountain biking. Development of this sit, whether as residential or commercial, has the potential to impact the area. There are adequate measures within the Kennewick Municipal Code to mitigate any possible impacts to the natural environment. The likely impact would be stormwater runoff, however the KMC requires that all stormwater be contained and disposed of onsite alleviating potential of stormwater runoff draining into the reservoir area. The topography is generally flat on this site and there are no streams, rivers or lakes in this area.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use to the east which is already designated Medium Density Residential. The proposal is also compatible with the Open Space designation as well. Compatibility with the Commercial designated lands to the north and west will depend on the type of residential development that occurs on the site. Higher density residential, especially multi-family will generally be compatible with the intensity of use that occurs on active commercial areas.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
There are City water and sewer facilities in Zintel Way that can serve the site. Access to the site is also gained from Zintel Way. Future development of the site will impact traffic in the area. At the time of development, additional SEPA review will be required to evaluate the associated impacts. Traffic Impact Fees will be collected at the time of construction as will Park Impact Fees.

Washington State Department of Transportation is concerned with the cumulative effects of development in this area on US 395. The Kennewick Public Works Department has been working with WSDOT to come up with a solution to this intersection that will grant safe access to southbound US 395 from Ridgeline Dr.

5. The quantity and location of land planned for the proposed land use type and density and the demand for such land

The comprehensive plan indicates an excess of 248 acres of Medium Density Residential land to accommodate Kennewick's expected 20 year population growth. With that said, there is an identified deficit of 159.2 acres of High Density Residential land. High Density Residential land can be developed at a maximum density of 27 units per acre. Adding Medium Density Residential land is one way to try to accommodate the lack of High Density Residential land to accommodate the next 20 years of population growth.

Most of the available Medium Density Residential land is located in the Southridge area. Much of this lacks access and infrastructure. In addition, several large areas of Medium Density Residential lands are currently being developed with single-family residences or have been developed well below the maximum allowed 13 units per acre.

Demand for Medium and High Density Residential land has been high in recent years due to the extremely low vacancy rate of rental housing in the Tri-Cities region. Currently the vacancy rate is less than 2%.

6. The current and projected project density in the area

Residential development can only occur in Commercial areas as part of a mixed use development. In those cases, a minimum density of 13 dwelling units per acre is required. There is undeveloped Medium Density Residential land located to the east as well as over 200 acres of undeveloped Low Density Residential land located to the south. Both of those sites have existing critical areas to address prior to approval for development.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Staff has received comments from Washington State Department of Transportation (WSDOT). They state that: private access to US 395 is prohibited; US 395 is an existing facility that generates noise, is likely to generate more noise in the future and it is the developers responsibility to dampen or deflect noise from US 395; as traffic increases US 395 may be expanded; the City of Kennewick and WSDOT are working together on an interchange at the intersection of US 395 and Ridgeline Dr. and recommend that the City require developers to contribute towards the construction of the interchange.

Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

Analysis of Request

The proposal to change the designation from Commercial to Medium Density Residential would allow the site to be developed with a variety of different housing types: single-family homes on their own lot, townhomes on their own lot, condominiums, duplexes, apartments, etc. There is currently a demand for land with the flexibility to develop a variety of housing types. Within the City the only two land use designations allowing this are Medium Density Residential and High Density Residential. The current Comprehensive Plan identifies a deficit of High Density Residential land. It estimates that 159.2 acres are needed to accommodate the next 20 years of growth. Demand for this type of land has been constant for several years since the vacancy rates within the Tri-Cities has been very low. The current vacancy rate in Benton and Franklin County is 1.1% compared to the statewide average of 2.7% as reported in the *Washington State Apartment Market Report - Spring 2018* produced by the University of Washington Runstad Department of Real Estate. The report also indicates that the threshold for a tight rental market is a 5% vacancy rate and that an acute shortage is typically identified as rates below 3%. Adding Medium Density Residential land to land inventory of the City will help reduce the need for High Density Residential land and will aid in increasing the vacancy rate to a more sustainable and reasonable level.

Findings

1. The applicant is Knutzen Engineering (5453 Ridgeline Dr #120, Kennewick, WA 99338).
2. The owner is Circle One Properties, LLC (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Commercial to Medium Density Residential.
4. The application was received on April 30, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water and sewer in Zintel Way.
6. Access to the site is currently provided from Zintel Way.
7. The proposed amendment is adjacent to Commercial, Medium Density Residential and Open Space designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a substantial relationship to the public health, safety, welfare or protection of the environment.
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.

14. The proposed amendment addresses an identified deficiency in the Comprehensive Plan. The Comprehensive Plan identifies a deficit of High Density Residential land to meet Kennewick's estimated 20 year population. Adding higher density residential land, such as Medium Density Residential reduces the effects of having deficit of land that allows for smaller lot sizes and multi-family residences.

Conclusions

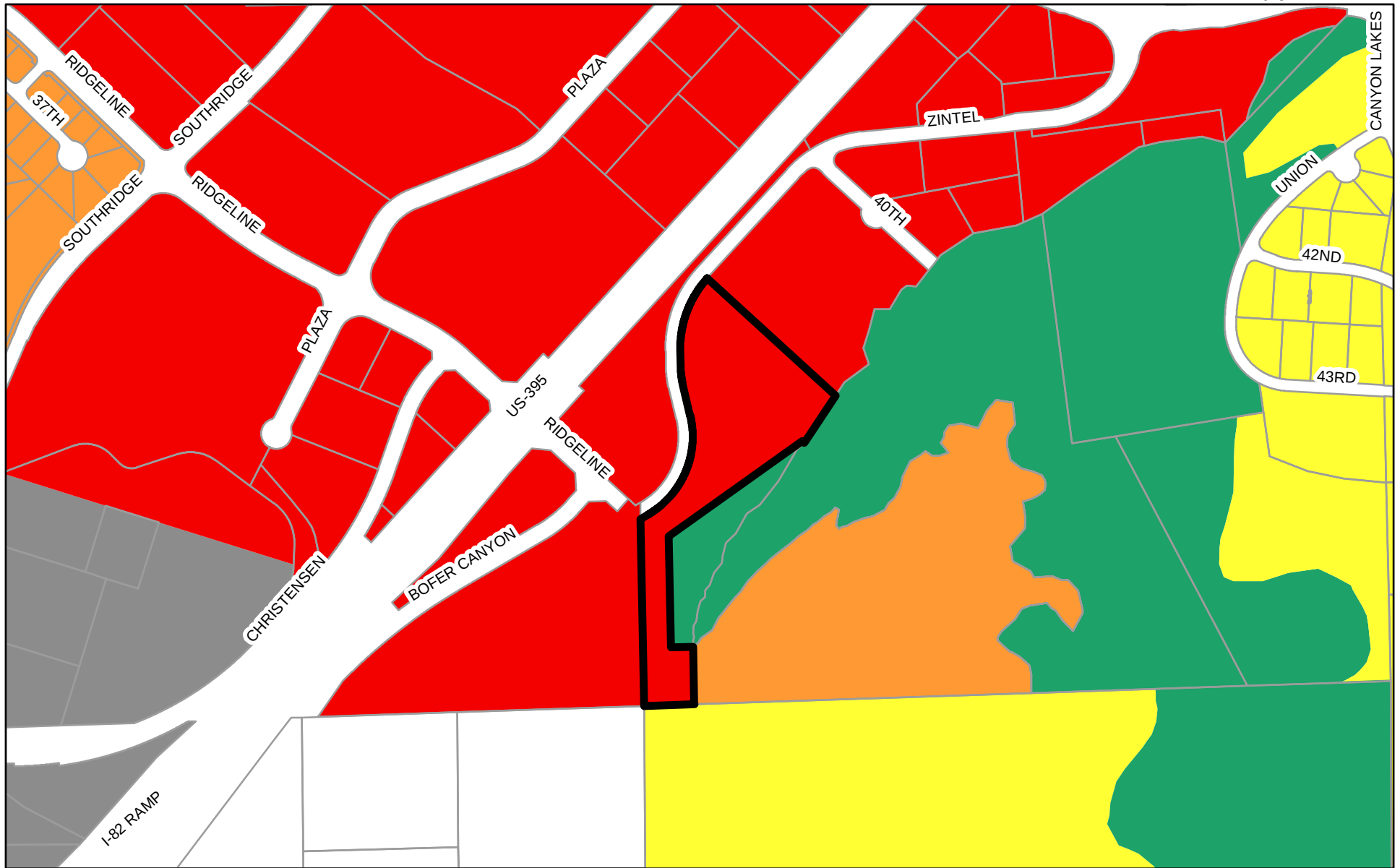
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-13 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-13 contained in the staff report and recommend to City Council approval of the request.



CPA 18-13/PLN-2018-01256



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

Exhibit A-2

PROJECT # CPA 18 - 13 PLN- 2018 - 01256 FEE \$ 1,294

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 Comprehensive Plan Amendment

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

Applicant: Knutzen Engineering

Address: 5453 Ridgeline Drive, Kennewick, WA 99338

Telephone: 509.222.0959 Cell Phone: 509.579.1887 Fax: _____ E-mail: nathan@knutzenengineering.com

Property Owner (if other than applicant): Circle One Properties, LLC

Address: 18706 S. Clodfelter Road, Kennewick, WA 99338

Telephone: 360.719.0276 Cell Phone: 360.719.0276 E-mail: dean@fdmdevelopment.com

SITE INFORMATION

Parcel No. 116894013188011 Acres 15.84 Zoning: CC

Address of property: 4001 S. Zintel Way

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

Present use of property Vacant

Size of existing structure: 0 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: 1,466,980

Description of Project: Amend comprehensive plan to split property into medium density residential on the south 8.4 acres and commercial on the north 7.4 acres.

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

Applicant's Signature

Date: 4/24/2018

Circle One Properties LLC

Signature of owner or owner's authorized representative

manager

DocuSigned by:

A1 Ochoa

A1 Ochoa

1. State the requested amendment:

2. What are the reasons for the requested amendment:

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

5. Include any other substantiated information in support of the requested amendment:



Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-13/PLN-2018-01256

DESCRIPTION OF PROPOSAL: Change the land use designation of 15.84 acres from Commercial to Medium Density Residential

PROPONENT: KNUTZEN ENGINEERING

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 4001 S. ZINTEL WAY

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: July 20, 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 emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.



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

July 13, 2018

City of Kennewick Community Planning
210 W 6th Ave
Kennewick, WA 99336

Attention: Anthony Muai, Senior Planner

Subject: CPA 18-12/PLN-2018-01254 – Knutzen Engineering
CPA 18-13/PLN-2018-01256 - Knutzen Engineering
US 395 – Zintel Way/ Ridgeline Drive Vicinities

We have reviewed the proposed comprehensive plan amendments to change Commercial designations to Medium Density Residential designations and have the following comments.

- The subject property is adjacent to U.S. Highway 395 (US 395), a fully-controlled limited access highway with a posted speed limit of 55 miles per hour. WSDOT has acquired all access rights to the highway. Private direct access to US 395 is prohibited.
- We are interested in reviewing any future developments for their impacts, including cumulative impacts by multiple proposals, to the transportation system. Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development(s). Of particular concern to the department are the effects developments have on the highway safety and capacity. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.
- The City of Kennewick has an interchange project programmed for the US 395/Ridgeline Drive intersection. As with other recent developments in the area, we recommend the City require the developer to contribute to towards construction of the interchange at US 395 and Ridgeline Drive in proportion to their impacts.
- US 395 is an existing facility and the proponent will be expanding a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing additional residential development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, US 395 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for this development.

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

Sincerely,


Paul Gonseth, P.E.
Planning Engineer

PG:df

cc: SR 395, File #2018-8 Kennewick
Kara Shute, Area 3 Maintenance Superintendent



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

Comprehensive Plan Amendment CPA 18-14

Request: Change 3.24 acres from Commercial to Mixed Use

Applicant: Overturf Properties LLC

Owner: Overturf Properties LLC



Not to scale

Site Information

- **Size:** 3.24 acres
- **Location:** 1016 W. COLUMBIA DR.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Commercial
- **Existing Zoning:** Commercial, Auto Row (CAR)
- **Existing Land Use:** New and used vehicle sales

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination

Application Process

- Application Submitted May 1, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Mixed Use Zoning –Urban Mixed Use (UMU) Existing Land Uses – Vacant land, single-family homes
South	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Offices, retail, vehicle repair
East	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Retail, vehicle repair
West	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Vehicle sales

Regulatory Controls

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

Description of Request

The applicant has requested to change 3.24 acres from Commercial to Mixed Use.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
2. 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;
This 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.
3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
If approved and development takes place, the proposed amendment has the potential to alter the physical environment by creating a more compact urban environment. The current designation and zoning is tailored to automobile sales and services and those that support them. Currently the site is developed as an vehicle sales lot.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The effect on open space or natural features is no greater than that which would occur under the existing designation.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use designations to the north and west which is already designated Mixed Use. In addition, the abutting property to the west is part of a separate application to change the land use designation from Commercial to Mixed Use as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
City water is located in W. Columbia Dr. and sewer is located in what was once W. John Day Ave. behind the vehicle showroom and repair shop. Both water and sewer are adequate to serve the site. Access to the site is available from W. Columbia Dr. and N. Jean St. Future development of the site may impact traffic in the area and the local park system. At the time of development applicable traffic and park impact fees will be required.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There are approximately 245 acres of Mixed Use designated lands throughout the City. The majority is located in the vicinity of the proposed amendment. The remainder 100+ acres is located at Vista Field. This designation was created specifically for the Bridge to Bridge Revitalization area that runs between the Blue Bridge and the Cable Bridge. The demand for this land is hard to gauge at this point since both the Bridge to Bridge Revitalization Plan and the Vista Field Redevelopment Plan are in their early stages.
6. The current and projected project density in the area
The current density in the area is very low since the predominant land use designation in the area over the last 50 years has been Commercial and the old manufactured home parks that were in the area have been removed. The Mixed Use designation is implemented by the Urban Mixed Use (UMU) zoning district. UMU allows commercial and residential uses to exist side by side or above one another. Because of this, it is difficult to project what the density will be since the development of residential dwellings will be dependent on market factors. With that said, there is no cap on the density in the UMU zone.

7. The effect, if any upon other aspects of the Comprehensive Plan
The proposed change will not affect any other aspects of the Comprehensive Plan.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Multiple departments and agencies were notified of this proposal and give the opportunity to comment on it. Comments were received from the City's Economic Development Division stating: *This land use change, if accepted, would likely result in the application of the City's Urban Mixed Use zoning category. This is the only zoning category to be implemented under Mixed Use Land use. This would further the intent of the Urban Mixed Use zoning implementation along Columbia Drive, but would also limit the existing businesses expansion opportunities. The current business use of the site is well designed and provides a good example of the intent of the City's Commercial Auto Row zoning designation.*

Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

Analysis of Request

This proposal would create a gateway into the UMU zoned properties that are located north of Columbia Dr. Currently the gateway into the BBRR area is flanked by automobile based uses such as vehicle sales, services and repair. There are also office, retail and construction yard uses near the gateway on the south side of Columbia Dr. The bulk of the land that is designated Mixed Use is located behind the Commercial designated lands on the north side of Columbia Dr. The City and Port of Kennewick have partnered together to begin development on the east end of BBRR area. Development on the west end of Columbia Drive would bookend the area with revitalization activity that could spur development throughout the corridor.

Approval of the proposal will also remove land from the Commercial, Auto Row (CAR) zone that was specifically established for the frontage of Columbia Dr., between the Blue Bridge and N. Fruitland St., to support vehicle sales, repair and other related uses. This site is currently a new and used vehicle sales lot and is developed in a way that supports the intent of the CAR zone. Approval of the proposal will limit the expansion opportunities for the existing car lot. The applicant has indicated the application that they will likely relocate their business and this property could be redeveloped to support and spur development within the Urban Mixed Use zone.

Findings

1. The applicant is Overturf Properties LLC (1016 W Columbia Dr, Kennewick, WA 99336).
2. The owners are Overturf Properties LLC (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Commercial to Mixed Use.
4. The application was received on May 1, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.
5. The site is currently served by City water in W. Columbia Dr. and sewer behind the building in what used to be W. John Day Ave.
6. Access to the site is currently provided from W. Columbia Dr. and N. Jean St.

7. The proposed amendment is adjacent to Commercial and Mixed Use designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

Conclusions

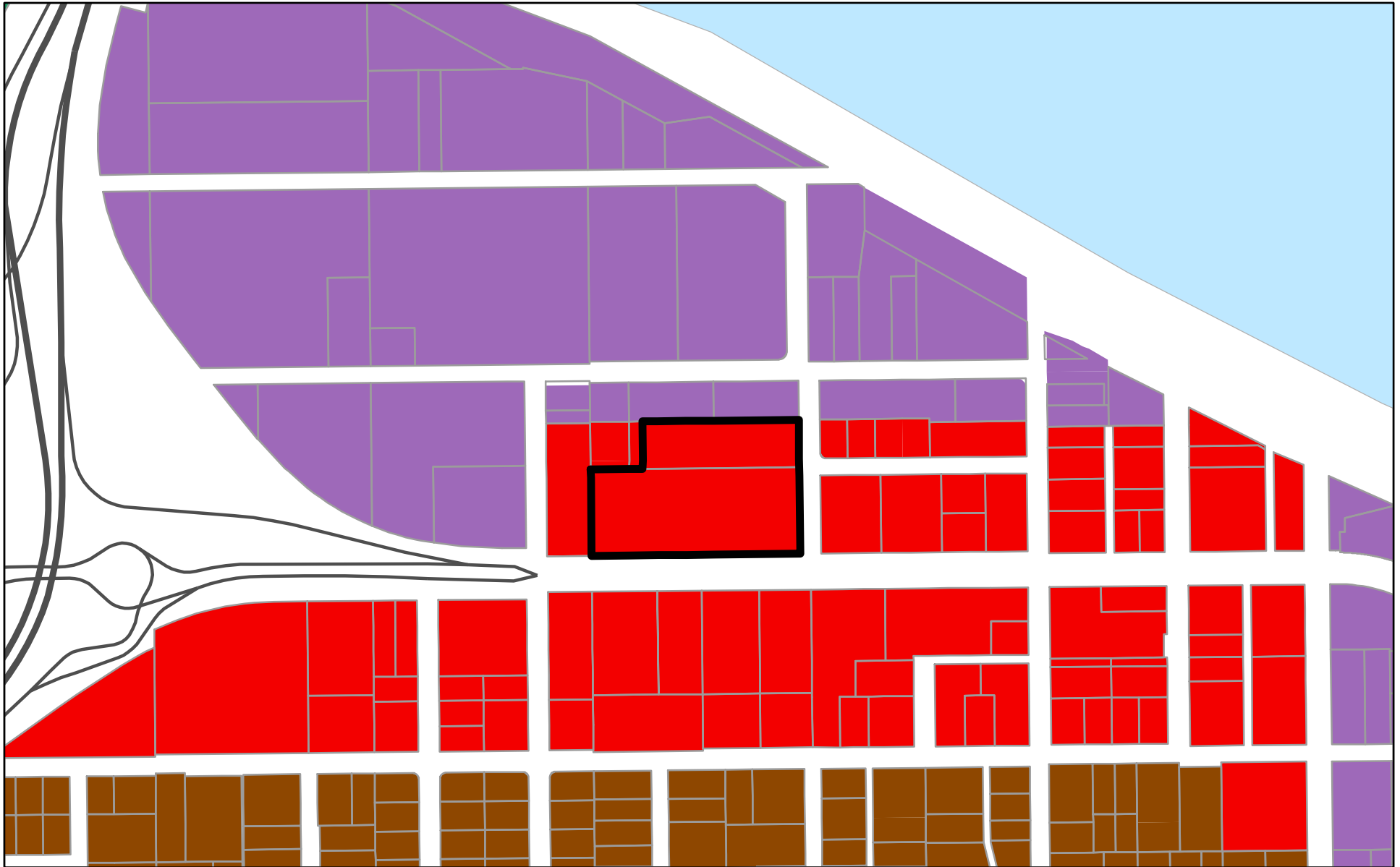
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial to Mixed Use.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-14 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-14 contained in the staff report and recommend to City Council approval of the request.



CPA 18-14/PLN-2018-01287

Future Land Use

Open Space

Low Density Residential

Medium Density Residential

High Density Residential

Mixed Use

Commercial

Industrial

Public Facility



PAID

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES

Exhibit A-2

MAY 01 2018

APPLICATION (general form)

PROJECT #

PLN-

FEE \$

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

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

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
Short Plat ☐ Conditional Use ☐ Other ☒ Rezone, Comp Plan Amendment

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

Applicant: Overturf Properties, LLC

Address: 1016 West Columbia Drive, Kennewick, WA 99336

Telephone: (509) 586-3185 Cell Phone: (509) 539-0494 Fax: (509) 586-4136 E-mail: dougeoverturfmotors.com

Property Owner (if other than applicant): Same as above.

Address: _____

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

SITE INFORMATION

Parcel No. Two parcels. See attached. Acres 3.2350 Zoning: Auto Row

Address of property: 1016 West Columbia Drive, Kennewick, WA 99336

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

Present use of property New and used car sales.

Size of existing structure: 10,236, 8,050, 455 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

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

Benton County Assessor Market Improvement Value: \$1,949,690

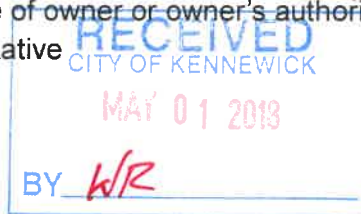
Description of Project: Proposed change in land use designation from "Commercial" to "Mixed Use".

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

Applicant's Signature

Date:

Signature of owner or owner's authorized representative



Comprehensive Plan Amendment Supplemental Information

Exhibit A-2

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

See attached.

2. What are the reasons for the requested amendment:

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

5. Include any other substantiated information in support of the requested amendment:

Answers to Comprehensive Plan Amendment Supplemental Information (Overturf Properties, LLC)

- 1) Proposal is to change the land use designation of Benton County Tax Parcels 136993030000032 and 136993030000036 to "Mixed Use". Land use designation is currently "Commercial".
- 2) The Property is currently being utilized for new and used car sales. Applicant is considering the possibility of moving his auto business to another location in the Tri-Cities. The Property's location provides one of the most unique opportunities in the Tri-Cities for development of high density mixed uses including high end retail, office space, and residential development. The Property adjoins a larger vacant site to the north that will be available for development into high density mixed uses and wants his Property available for possible redevelopment.
- 3) The major elements of the Comprehensive Plan that will be impacted by the change in land use designation will be Utilities and Transportation. The Property is located at the base of the Blue Bridge along West Columbia Drive in old downtown Kennewick. Currently electrical, water, sewer, and natural gas are all available along West Columbia Drive. The Property is near three major arterials and the Blue Bridge; State Route 395 to the south, State Route 240 to the west, West Columbia Drive to the east, and the Blue Bridge to the north. Depending on the development these elements will need to be addressed by the developer(s) with assistance and approved by the City of Kennewick.
- 4) This area is the west end of Kennewick's Bridge to Bridge Revitalization Plan and in need of redevelopment. The City of Kennewick has already begun revitalization near the Cable Bridge on the east end with the creation of a Wine Village. Applicant wants to make his Property available for possible future redevelopment under Kennewick's new zoning "Urban Mixed Use". This will allow the development of numerous consistent uses (retail, office space, high density residential, etc.) within a small area creating an efficient use of resources and economic development for not only Kennewick but the entire Tri-Cities.
- 5) None.



Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-14/PLN-2018-01287

DESCRIPTION OF PROPOSAL: Change the land use designation of 3.24 acres from Commercial to Mixed Use

PROPONENT: OVERTURE PROPERTIES LLC

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1016 W. COLUMBIA DR.

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: July 20, 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.

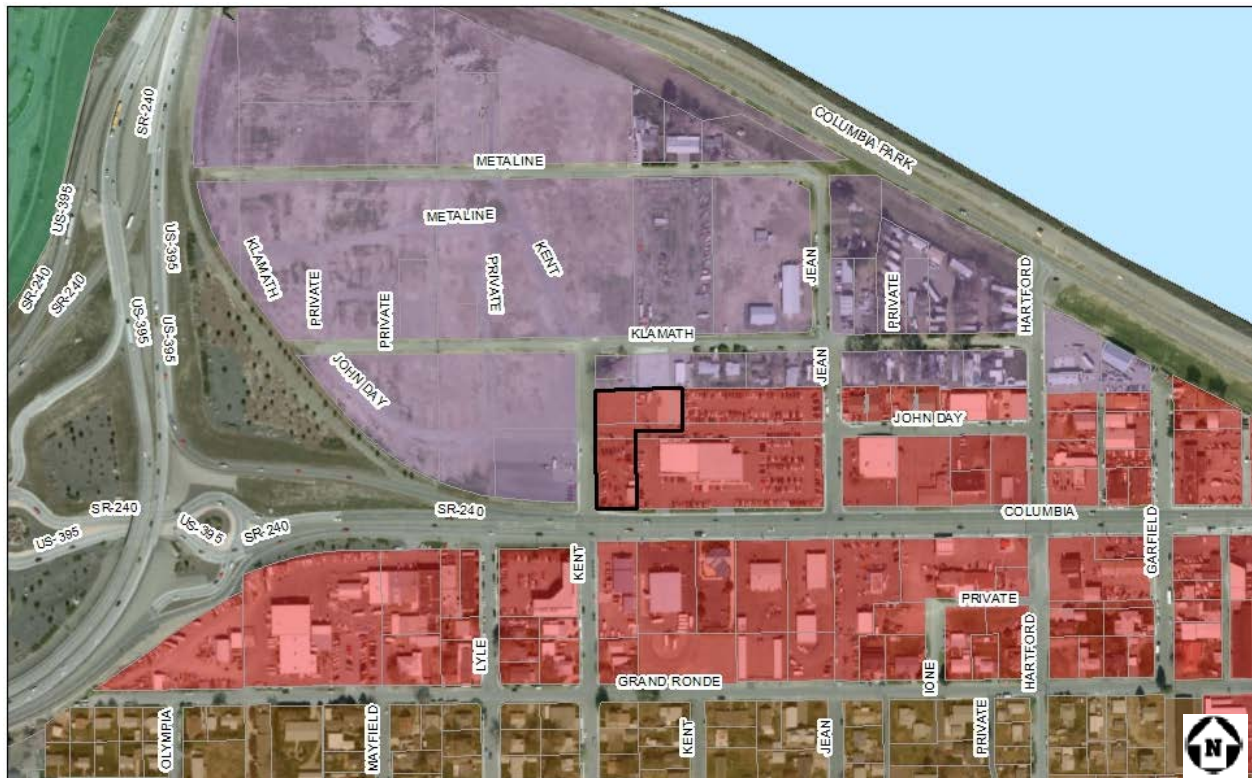
Copies of this DNS were emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.

Comprehensive Plan Amendment CPA 18-15

Request: Change 1.1 acres from Commercial to Mixed Use

Applicant: BW Land LLC

Owner: BW Land LLC



Not to scale

Site Information

- **Size:** 1.1 acres
- **Location:** 1116 W. COLUMBIA DR.
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Commercial
- **Existing Zoning:** Commercial, Auto Row (CAR)
- **Existing Land Use:** Used vehicle sales lot

Exhibits

- **Exhibit A-1:** Land Use Map
- **Exhibit A-2:** Application
- **Exhibit A-3:** Environmental Determination

Application Process

- Application Submitted May 1, 2018
- Application routed for comments June 26, 2018
- Determination of Non-Significance was issued on July 20, 2018
- Appeal Period for the DNS ended August 3, 2018
- A property posting sign notifying the public of a public hearing on this request was posted on the site on July 20, 2018
- Notice of Hearing published August 5, 2018
- Notice of Hearing mailed August 1, 2018.

Surrounding Comprehensive Plan, Zoning and Land Uses

North	Comprehensive Plan – Mixed Use Zoning –Urban Mixed Use (UMU) Existing Land Uses – Vacant land, single-family homes
South	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Offices, retail, vehicle repair
East	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Retail, vehicle repair
West	Comprehensive Plan – Commercial Zoning – Commercial, Auto Row (CAR) Existing Land Uses – Vehicle sales

Regulatory Controls

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

Description of Request

The applicant has requested to change 1.1 acres from Commercial to Mixed Use.

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

Compliance with Title 4 (Administrative Procedures)

KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;
The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
2. 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;

This 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.

3. The proposed amendment corrects an obvious mapping error; or
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:

1. The effect upon the physical environment;
If approved and development takes place, the proposed amendment has the potential to alter the physical environment by creating a more compact urban environment. The current designation and zoning is tailored to automobile sales and services and those that support them. Currently the site is developed as a used vehicle sales lot.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;
The effect on open space or natural features is no greater than that which would occur under the existing designation.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;
The proposal is compatible with land use designations to the north and west which is already designated Mixed Use. In addition, the abutting property to the west is part of a separate application to change the land use designation from Commercial to Mixed Use as well.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;
City water is located in N. Kent St. and sewer is located in what was once W. John Day Ave. behind the vehicle showroom and repair shop. Both water and sewer are adequate to serve the site. Access to the site is available from W. Columbia Dr. and N. Kent St. Future development of the site may impact traffic in the area and the local park system. At the time of development applicable traffic and park impact fees will be required.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land
There are approximately 245 acres of Mixed Use designated lands throughout the City. The majority is located in the vicinity of the proposed amendment. The remainder 100+ acres is located at Vista Field. This designation was created specifically for the Bridge to Bridge Revitalization area that runs between the Blue Bridge and the Cable Bridge. The demand for this land is hard to gauge at this point since both the Bridge to Bridge Revitalization Plan and the Vista Field Redevelopment Plan are in their early stages.
6. The current and projected project density in the area
The current density in the area is very low since the predominant land use designation in the area over the last 50 years has been Commercial and the old manufactured home parks that were in the area have been removed. The Mixed Use designation is implemented by the Urban Mixed Use

(UMU) zoning district. UMU allows commercial and residential uses to exist side by side or above one another. Because of this, it is difficult to project what the density will be since the development of residential dwellings will be dependent on market factors. With that said, there is no cap on the density in the UMU zone.

7. The effect, if any upon other aspects of the Comprehensive Plan

The proposed change will not affect any other aspects of the Comprehensive Plan.

Public Comment

Staff has received no public comment concerning the proposal to date.

Agency Comments

Multiple departments and agencies were notified of this proposal and give the opportunity to comment on it. Comments were received from the City's Economic Development Division stating: *This land use change, if accepted, would likely result in the application of the City's Urban Mixed Use zoning category. This is the only zoning category to be implemented under Mixed Use Land use. This would further the intent of the Urban Mixed Use zoning implementation along Columbia Drive, but would also limit the existing businesses expansion opportunities. The current business use of the site is well designed and provides a good example of the intent of the City's Commercial Auto Row zoning designation.*

Staff received responses from Kennewick Irrigation District, Benton PUD and Bonneville Power Administration stating that they had no comments on the proposal.

Analysis of Request

This proposal would create a gateway into the UMU zoned properties that are located north of Columbia Dr. Currently the gateway into the BBRR area is flanked by automobile based uses such as vehicle sales, services and repair. There are also office, retail and construction yard uses near the gateway on the south side of Columbia Dr. The bulk of the land that is designated Mixed Use is located behind the Commercial designated lands on the north side of Columbia Dr. The City and Port of Kennewick have partnered together to begin development on the east end of BBRR area. Development on the west end of Columbia Drive would bookend the area with revitalization activity that could spur development throughout the corridor.

Approval of the proposal will also remove land from the Commercial, Auto Row (CAR) zone that was specifically established for the frontage of Columbia Dr., between the Blue Bridge and N. Fruitland St., to support vehicle sales, repair and other related uses. This site is currently a used vehicle sales lot and is developed in a way that supports the intent of the CAR zone. Approval of the proposal will limit the expansion opportunities for the existing car lot, although currently there is limited area on the parcel for expansion due to its size.

Findings

1. The applicant is BW Land LLC (2699 N Road 68, Pasco, WA 99301).
2. The owner is BW Land LLC (8705 W. 3rd Ave., Kennewick, WA 99336).
3. The request is to change the land use designation for the subject parcels from Commercial to Mixed Use.
4. The application was received on May 1, 2018 and was routed for review to various City Departments and other local, state and federal agencies for comment on June 26, 2018.

5. The site is currently served by City water in N. Kent St. and sewer behind the building in what used to be W. John Day Ave.
6. Access to the site is currently provided from W. Columbia Dr. and N. Kent St.
7. The proposed amendment is adjacent to Commercial and Mixed Use designated lands.
8. A Determination of Non-Significance was issued on July 20, 2018 for this application. The appeal period for the determination ended on August 3, 2018.
9. A public hearing notification sign was posted on site July 20, 2018.
10. Notice of the public hearing for this application was published in the Tri-City Herald on August 5, 2018. Notices were also mailed to property owners within 300 feet of the site on August 1, 2018.
11. The proposed amendment does not bear a relationship to the public health, safety, welfare and protection of the environment.
12. This 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.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

Conclusions

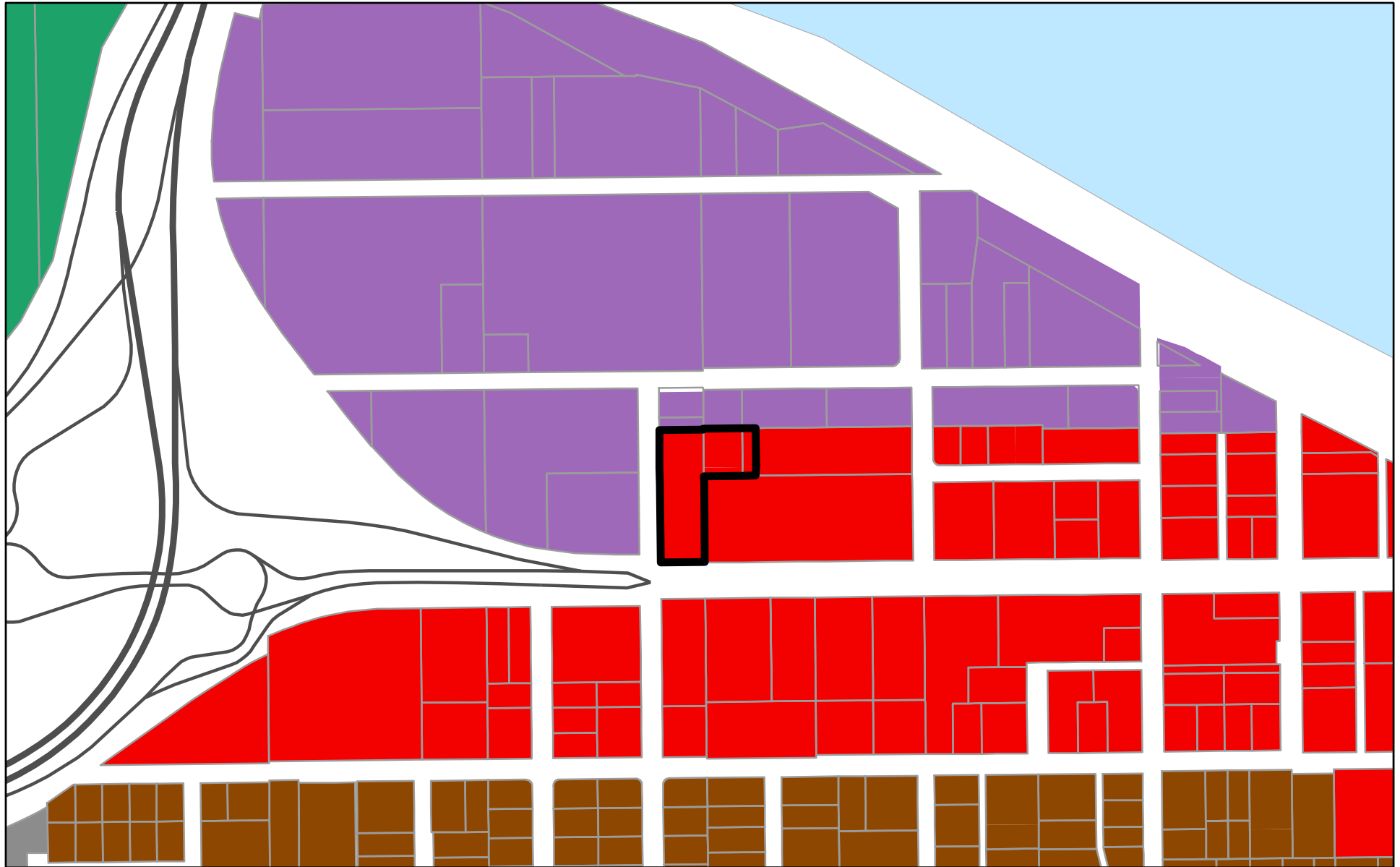
1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject parcels from Commercial to Mixed Use.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will likely increase population densities in the area.
5. Future development of the site will impact the traffic and park system. At the time of development, park and traffic impact fees will be collected.

Recommendation

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 18-15 contained in the staff report and recommend approval to City Council.

Motion

I move that the Planning Commission concur with the findings and conclusions of CPA 18-15 contained in the staff report and recommend to City Council approval of the request.



CPA 18-15/PLN-2018-01288

Future Land Use		
	Open Space	 Commercial
	Low Density Residential	 High Density Residential
	Mixed Use	 Industrial
	Medium Density Residential	 Public Facility



CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES

Exhibit A-2

APPLICATION (general form)

PROJECT # CPA 18-15 PLN- 2018-01288 FEE \$ 1294-

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 ☒ Rezone, Comp Plan Amendment

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

Applicant: BW Land, LLC/Steve and Judy West Eric Inleinheimer (509) 845-4389

Address: 2699 Road 68, Pasco, WA 99301 ewagrealstate@hotmail.com

Telephone: (509) 547-4130 Cell Phone: (509) 531-0138 Fax: _____ E-mail westent1@hotmail.com

Property Owner (if other than applicant): Same as above.

Address: _____

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. Three parcels. See attached. Acres 1.10 Zoning: CAR Auto Row

Address of property: 1116 West Columbia Drive, Kennewick, WA 99336

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

Present use of property Used car sales.

Size of existing structure: 848 sq. ft. Size of Proposed addition/New structure: TBD sq. ft.

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

Benton County Assessor Market Improvement Value: \$53,570

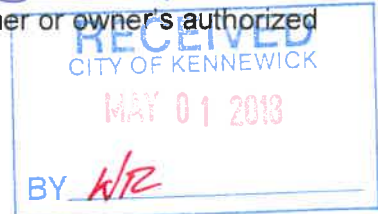
Description of Project: Proposed change in land use designation from "Commercial" to "Mixed Use".

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

Applicant's Signature

Date: 5/1/18

Signature of owner or owner's authorized representative



Comprehensive Plan Amendment Supplemental Information

Exhibit A-2

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

See attached.

2. What are the reasons for the requested amendment:

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

5. Include any other substantiated information in support of the requested amendment:

Answers to Comprehensive Plan Amendment Supplemental Information
(BW Land, LLC)

- 1) Proposal is to change the land use designation of Benton County Tax Parcels 136993040014006, 136993030000013, and 136993030000014 to "Mixed Use". Land use designation is currently "Commercial".
- 2) The Property is located within Kennewick's Bridge to Bridge Revitalization Plan in an area that has some of the highest traffic counts in the Tri-Cities. The Property's location provides one of the most unique opportunities in the Tri-Cities for development of high density mixed uses including high end retail, office space, and residential development. Applicant owns the adjoining Property to the north and wants to have consistent land use designation for a much larger development.
- 3) The major elements of the Comprehensive Plan that will be impacted by the change in land use designation will be Utilities and Transportation. The Property is located at the base of the Blue Bridge along West Columbia Drive in old downtown Kennewick. Currently electrical, water, sewer, and natural gas are all available along West Columbia Drive. The Property is near three major arterials and the Blue Bridge; State Route 395 to the south, State Route 240 to the west, West Columbia Drive to the east, and the Blue Bridge to the north. Depending on the development these elements will need to be addressed by the developer(s) and approved by the City of Kennewick.
- 4) The Property was a dilapidated trailer park. Applicant purchased numerous parcels in the area and has cleaned up the Properties in preparation for development. This area is the west end of Kennewick's Bridge to Bridge Revitalization Plan and in desperate need of redevelopment. The City of Kennewick has already begun revitalization near the Cable Bridge on the east end with the creation of a Wine Village. Applicant is working with developer(s) to construct mixed uses consistent with Kennewick's new zoning "Urban Mixed Use". This will allow the development of numerous consistent uses (retail, office space, high density residential, etc.) within a small area creating an efficient use of resources and economic development for not only Kennewick but the entire Tri-Cities.
- 5) None.



Exhibit A-3
Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 18-15/PLN-2018-01288

DESCRIPTION OF PROPOSAL: Change the land use designation of 1.1 acres from Commercial to Mixed Use

PROPONENT: BW LAND LLC

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1116 W. COLUMBIA DR.

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: July 20, 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 emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.