

1. CALL TO ORDER:

- a. Roll Call/Pledge of Allegiance

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

- a. Approval of the Minutes dated March 4, 2019
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. PUBLIC HEARING:

- a. Change of Zone (COZ) # 18-07 proposing to change 12.1 acres from Commercial, Community (CC) to Residential, Medium (RM), located at 5603 Ridgeline Drive, Kennewick, WA 99338. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, #160, Kennewick, WA, 99338.
- b. Change of Zone (COZ) 18-08 proposing to change 8.4 acres from Commercial, Community (CC) to Residential, Medium Density (RM), located at 4001 Zintel Way, Kennewick, WA 99337. Applicant is Knutzen Engineering, 5401 Ridgeline Drive, #160, Kennewick, WA, 99338.

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:**

**KENNEWICK PLANNING COMMISSION
MARCH 4, 2019
MEETING MINUTES**

CALL TO ORDER

Chairman Pacheco called the meeting to order at 6:36 p.m.

Vice Chairman Morris led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners Rob Rettig, Clark Stolle, Vice Chairman Morris, Chairman Pacheco.

Excused: Commissioners Anthony Moore, Thomas Helgeson.

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Senior Planner, Lisa Beaton, City Attorney, Melinda Didier, Community Planning Administrative Assistant/Recorder

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the January 7, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Vice Chairman Morris moved to accept the consent agenda. Commissioner Stolle seconded the motion. Commissioner discussion included: None. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Pacheco opened the *Continued* public hearing at 6:38 p.m. for Change of Zone (COZ) No. 18-10 proposing to change 0.7022 acres from Residential, Low Density (RL) to Commercial, Neighborhood (CN), located at 1400 W. 10th Avenue, Kennewick, WA 99336. Applicant is Bruce Baker, N2K Design, 1806 Terminal Drive, Richland, WA 99354.

Chairman Pacheco declared that "Before I begin deliberations, I would like to make a statement on the record regarding my participation and Commissioner Stolle's in the hearing for COZ 18-10. We were not present at the January 7th meeting, but since that time we have listened to the recording of the meeting, including the comments from the public and reviewed the materials from the meeting, including the exhibit regarding spot zoning that Mr. Saxton submitted at the meeting. Having done so, we believe that we can participate fairly in the proceedings this evening".

Mr. McCormick gave a reminder as to what we have done in terms of this hearing; that Chairman Pacheco and Commissioner Stolle had received the staff report, staff recommendation that was provided by Anthony Muai at the public hearing; we also received public testimony for that part of the public hearing, and prior to the continuation closed the public testimony portion of that hearing. Mr. McCormick said that where we're at tonight is to move forward with motion and deliberation, and finalize the recommendation to City Council, which will be forwarded to them at their next available regular meeting. Mr. McCormick displayed the Power Point recommendation slide from the continued January 7, 2019 meeting, with staff's recommendation at that point in time to recommend approval of COZ 18-10 to City Council – the recommendation has not changed.

Chairman Pacheco asked if Commissioners had any questions of staff.

Planning Commission questions included:

Is this the same packet we had received for the February 4th meeting continuation that was cancelled due to weather? Ms. Didier confirmed that materials for this item for the February 4th meeting and for the March 4th meeting were the same.

Staff final comments:

None

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-10 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Stolle seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously.

Chairman Pacheco opened the public hearing at 6:43 p.m. for Change of Zone (COZ) # 18-13 proposing to change 8.25 acres from Residential, Manufactured Home (RMH) to Residential, High Density (RH), located at 5927 & 6009 W. Quinault Avenue, 1026 & 1048 N. Lincoln Street, Kennewick, WA 99336. Applicant/Owner is Jose Chavallo, 5927 W. Quinault Avenue, Kennewick, WA 99336.

Mr. Muai gave a brief overview of the staff report, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report COZ 18-13, and recommend to City Council approval of the request.

Planning Commission questions included: If there are improvements or traffic impacts to the nearby park does the City or developer take care of that; are height requirements different in high density residential zones; what is high density maximum density per acre; (27 units per acre); existing traffic conditions are problematic, are the City engineers planning traffic mitigation measures; is it possible traffic engineers will require right turn only/restricted access from apartments.

Testimony of Applicant:

Jose Chavallo
5927 W. Quinault Ave
Kennewick

Not job specific in this project; not fan of roundabout; talked to neighbors; trying to do something good for city and support for Vista Field and what it truly can be; certain projects outside vista field to support vista field; Pasco commenting on wanting to do similar project to Vista Field.

Testimony in favor:

None

Testimony neutral or against:

John Purcell
6003 W. Okanogan Loop
Kennewick

Against the project; map doesn't reflect what is going on in that area; at rush hour wait is 15-20 minutes to turn left onto Kellogg; in favor of medium density; improvements at vista field, didn't know that was coming; main problem going from low density to high density; said staff had mentioned traffic improvements at Vista Field and asked staff to explain.

Mr. Muai explained the project for the Vista Field Master Plan; traffic measures will be implemented as the project is developed.

Larry Bateman
3202 W. 46th Avenue
Kennewick

Only access is from Lincoln to Kellogg, when school is in session the traffic impacts my use and access to property; against going to high density; submitted comment letter to Commissioners from Shelley Colley against the project.

Ms. Didier distributed the letter from Shelley Colley to the Commissioners and it was entered into record as "Exhibit 9".

Chairman Pacheco asked for two minutes pause for Commissioners to read letter from Ms. Colley.

Brian Davidson
6028 W. Okanogan Lp
Kennewick

No issues with Mr. Chavallo; Mr. Chavallo has given assurance that he won't build right on the property line; I signed original petition along with 40-50 other property owners; concerned that it will decrease my property values; all traffic access is onto Kellogg from the area; traffic is

extremely difficult now; disheartened that we don't want high density and that this is pre-determined; hope City Council and Commission will listen to surrounding property owners.

Staff final comments: None

Chair Pacheco allowed applicant a rebuttal to re-address the issues as stated by the surrounding property owners – Mr. Chavallo said it's already zoned in the Comprehensive Plan as high density; he is just developing to highest use, just trying to change the zone to match the Comprehensive Plan.

Public Testimony for COZ 18-13 closed at 7:16 p.m.

Chairman Pacheco asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report COZ 18-13 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Morris seconded the motion.

Planning Commission discussion included: With respect to siting structures on properties, how much influence does city have as far as setback for apartments from property lines and proximity to single-family residences; concerned about siting and development standards with this project. Mr. Muai stated that there are design standards, landscaping requirements, open space requirements and others that contribute to where buildings, etc. are set on the lot.

The motion passed unanimously.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates – with the inclement weather in last few weeks, nothing has gone to Council – these two zone changes will go on March 19, 2019 to City Council (COZ 18-10 and COZ 18-13)

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Mr. McCormick said there are no Planning Commission agenda items for March 18, 2019; City Council in process of recruiting for commissioners, term effective April 1, 2019, and Commissioner Anthony Moore will be back as well.

ADJOURNMENT:

The meeting was adjourned at 7:21 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ 18-07/PLN-2018-03551

Report Date:	March 21, 2019
Hearing Date & Location:	April 1, 2019, Kennewick City Hall
Report Prepared By:	Anthony Muai, AICP Senior Planner
Report Reviewed By:	Gregory McCormick, AICP Planning Director
Summary Recommendation:	The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 18-07 be APPROVED.
Summary of Proposal:	A Change of Zone from Commercial, Community (CC) to Residential, Medium (RM) for one parcel of land 12.10 acres in size.
Proposal Location:	5603 Ridgeline Dr.
Legal Description:	that parcel of land being a portion of lot 3 of that certain short plat recorded under volume 1 of short plats at page 3055 records of Benton County, Washington, Being in a portion of the southwest quarter of section 16, township 8 north, range 29 east, Willamette Meridian, Benton County, Washington described as follows; Beginning at the southeasterly most corner of said lot 3; thence north 26°55'02" east along the easterly line of said lot 3, 156.55 feet to the right-of-way line of Plaza Way; thence along said Plaza Way right-of-way line, along the arc of a 55.00 foot radius non-tangent curve to the right, the long chord of which bears north 03°19'55" east for a chord distance of 100.81 feet through a central angle of 132°49'47" for an arc distance of 127.51 feet; thence along said Plaza Way right-of-way line along the arc of a 20.00 foot radius reverse curve to the left, the long chord of which bears north 48°19'55" east for a chord distance of 14.60 feet through a central angle of 42°49'48" for an arc distance of 14.95 feet; thence north 26°55'02" east, along said Plaza Way

right-of-way line, 206.85 feet; thence north 67°09'49" west, 881.35 feet to the easterly right-of-way line of Southridge Blvd.; thence along said Southridge Blvd. right-of-way line along the arc of a 1269.52 foot radius non-tangent curve to the left, the long chord of which bears south 35°42'21" west for a chord distance of 248.44 feet through a central angle of 11°13'50" for an arc distance of 248.84 feet; thence along said Southridge Blvd. right-of-way line along the arc of a 970.00 foot radius non-tangent curve to the left, the long chord of which bears south 24°48'57" west for a chord distance of 57.33 feet through a central angle of 03°23'13" for an arc distance of 57.34 feet; thence north 66°52'40" west along said Southridge Blvd. Right-of-way line, 3.99 feet; thence south 23°07'20" west along said Southridge Blvd. right-of-way line, 206.22 feet; thence along said Southridge Blvd. right-of-way line, along the arc of a 1406.39 foot radius, tangent curve to the left, the long chord of which bears south 17°37'20" west for a chord distance of 269.59 feet through a central angle of 11°00'00" for an arc distance of 270.01 feet; thence south 12°07'20" west along said Southridge Blvd. right-of-way line, 30.96 feet to the northerly right-of-way line of USBR canal lateral AP-2.7; thence south 71°52'35" east along said canal right-of-way line, 17.40 feet; thence along said canal right-of-way line, along the arc of a 79.60 foot radius, tangent curve to the left, the long chord of which bears north 88°40'55" east for a chord distance of 52.99 feet through a central angle of 38°53'00" for an arc distance of 54.02 feet; thence north 69°14'25" east along said canal right-of-way line, 282.20 feet; thence along said canal right-of-way line, along the arc of a 130.50 foot radius tangent curve to the right, the long chord of which bears south 77°24'05" east for a chord distance of 143.52 feet, through a central angle of 66°43'00" for an arc distance of 151.96 feet; thence south 44°02'35" east along said canal right-of-way line, 42.30 feet; thence along the arc of a 60.50 foot radius tangent curve to the left, the long chord of which bears south 76°05'05" east for a chord distance of 64.19 feet through a central angle of 64°05'00" for an arc distance of 67.67 feet; thence north 71°52'25" east along said canal right-of-way line, 154.60 feet; thence along said canal right-of-way line, along the arc of a 149.60 foot radius tangent curve to the right, the long chord of which bears south 80°52'35" east for a chord distance of 137.00 feet through a central angle of 54°30'00" for an arc distance of 142.30 feet; thence south 53°37'35" east along said canal right-of-way line, 155.82 feet to the point of beginning; containing 12.10 acres more or less; together with and subject to easements, reservations, covenants and restrictions apparent or of record.

Property Owner:

Circle One Properties, LLC
18706 S. Clodfelter Rd.

Kennewick, WA 99338

Applicant:

Knutzen Engineering (Nathan Machiela)
5453 Ridgeline Dr.
Kennewick, WA 99368

Regulatory Controls:

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

COZ Key Application Processing Dates:

Application Submittal	October 22, 2018
Determination of Completeness Issued	October 22, 2018
Notice of Application Posted	January 18, 2019
SEPA Determination (Adoption of DNS for CPA 18-12)	March 4, 2019
Date of Mailed Notice of Public Hearing	March 7, 2019
Property Posting Sign for Public Hearing	March 12, 2019
Date of Published Notice of Public Hearing	March 17, 2019

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity & Zoning Map
4. Adoption of existing environmental document
5. Affidavit of Mailing/Mailing List dated March 7, 2019

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 18-07) is a request to change the zone of one parcel of land, approximately 12.10 acres in size located at 5603 Ridgeline Dr., from Commercial, Community (CC) to Residential, Medium (RM). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 18-12) that changed the land use designation from Commercial to Medium Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RM zone is an implementing zoning district of the Comprehensive Plan Medium Density Residential Land Use Designation.

The site is adjacent to the following zoning districts:

North: Commercial, Community (CC)
East: Commercial, Community (CC)
South: Commercial, Community (CC), Industrial, Light (IL)
West: Residential, Medium (RM)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goal 1:	Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
Residential Policy 1.1:	Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.
Residential Goal 3:	Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
Residential Policy 3.3:	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.
Residential Goal 4:	Provide more housing opportunities near commercial, transit and employment.
Residential Policy 4.2:	Encourage residential development within commercial areas.

Staff Response

The proposal is a follow up rezone request to Comprehensive Plan Amendment (CPA) 18-12 which was approved in October 2018. CPA 18-12 amended Kennewick's comprehensive plan, specifically the land use map, changing this parcel from Commercial to Medium Density Residential. This proposal will implement the existing Medium Density Residential land use designation as well as promote the goals and policies of the comprehensive plan, specifically Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated Medium Density Residential and in the City's comprehensive plan. The Residential, Medium (RM) zone is an implementing zone of the Medium Density Residential land use designation. In addition, the proposal is supported by Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

2. *Promotes the public necessity, convenience and general welfare; and*

Staff Response: The proposal promotes the public necessity, convenience and general welfare by providing additional housing to meet the City's 20 year population projections. In addition, the RM zone allows for a variety of housing types which can diversify the housing stock and provide different housing options. It also brings the zoning into conformance with the Comprehensive Plan land use designation.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RM zone implements the Comprehensive Plan's Medium Density Residential land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

Findings:

1. The applicant is Knutzen Engineering (Nathan Machiela), 5453 Ridgeline Dr., Kennewick, WA 99368).
2. The property owner is Circle One Properties, LLC(18706 S. Clodfelter Rd., Kennewick, WA 99338).
3. The proposed change of zone is for a portion of parcel number 1-1689-301-3055-003 (5603 Ridgeline Dr.).
4. The request is to change the zoning from Commercial, Community (CC) to Residential, Medium (RM).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
6. The Residential, Medium (RM) zoning district is an implementing zone of the Medium Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on October 22, 2018 and declared complete for processing on October 22, 2018.
8. The application was routed for review to City Departments and outside agencies for comment on January 18, 2019.
9. Access to the site is currently provided from Ridgeline Dr., Southridge Blvd. and Plaza Way.
10. The City of Kennewick Critical Area maps indicate that there are erosion hazard areas and slopes that exceed 15% on site. The site is also located in an Aquifer Recharge zone.
11. A Determination of Non-Significance issued for CPA 18-12/PLN-2018-01254 was adopted for this proposal on March 4, 2019.
12. The Property Posting sign for the public hearing was posted on site March 12, 2019.

13. Notice of the public hearing for this application was published in the Tri-City Herald on March 17, 2019. Notice of public hearing was mailed to all property owners within 300 feet of the site on March 7, 2019.
14. The proposed amendment conforms with the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval with implement Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2 and the Medium Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by providing additional housing to meet the City's 20 year population projections. In addition, the RM zone allows for a variety of housing types which can diversify the housing stock and provide different housing options. It also brings the zoning into conformance with the Comprehensive Plan land use designation.
3. Approval proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RM zone implements the Comprehensive Plan's Medium Density Residential land use designation.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-07 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 18-07 and recommend APPROVAL to City Council approval of the request.

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

PROJECT # COZ 18-07 **PLN-** 2018 **-** 03351 **FEE \$** 1,035.00

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 Zone Change

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 zoning to split property into residential, medium density (RM) 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.

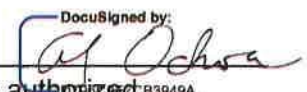
Applicant's Signature

Date: 4/24/2018

Circle One Properties LLC

Signature of owner or owner's authorized representative

manager

DocuSigned by:


Al Ochoa

Change-of-Zone Supplemental Information

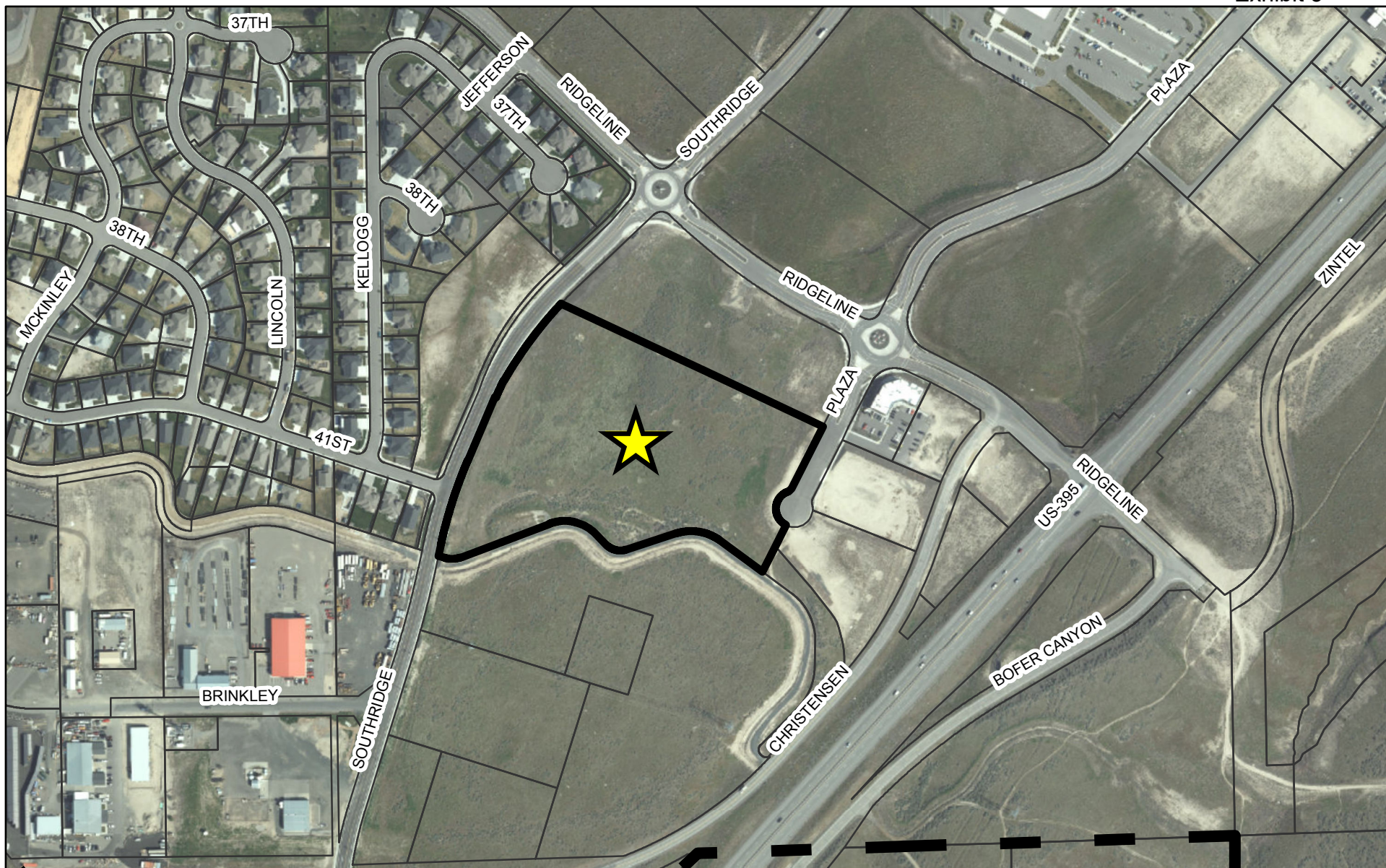
The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:
2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.
6. Does the existing zoning prohibit reasonable use of the property? Please explain.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

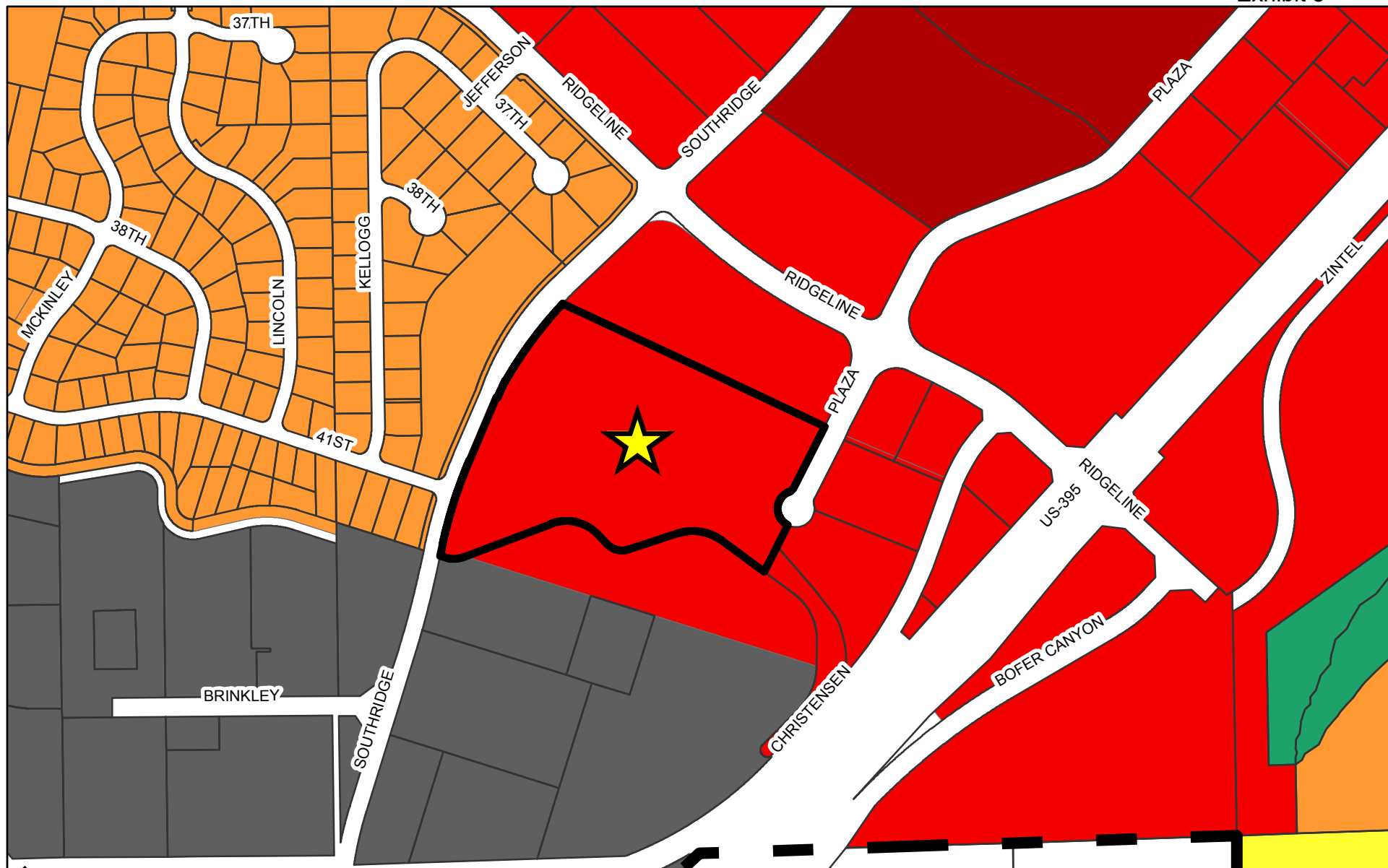
Summary of City forms required:

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



COZ 18-07/PLN-2018-03351





COZ 18-07/PLN-2018-03351

Commercial, Community (CC)	Commercial, Regional (CR)	RM
Commercial, General (CG)	Industrial, Light (IL)	Residential, Low (RL)
Commercial, Neighborhood (CN)	Open Space (OS)	Residential, Manufactured Home (RMH)
Commercial, Office (CO)	Public Facility (PF)	Residential, Medium (RM)





ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Adoption for ☒ DNS ☐ EIS ☐ Other

Description of proposal: Rezone 12.1 acres from Commercial, Community (CC) to Residential, Medium (RM)

Proponent: City of Kennewick

Location of current proposal: 5603 Ridgeline Dr., Kennewick, WA.

Title of document being adopted: DNS for CPA 18-12/PLN-2018-01254

Agency that prepared document being adopted: City of Kennewick

Date adopted document was prepared: July 20, 2018

Description of document (or portion) being adopted: Determination of Non-Significance for an amendment to the comprehensive plan land use map for 12.1 acres from Commercial to Medium Density Residential

If the document being adopted has been challenged (WAC 197-11-630) please describe: This document has not been challenged.

The document is available to be read at (place/time): City of Kennewick Development Services Department
210 W 6th Ave, Kennewick, WA between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency: City of Kennewick

Phone: 509-585-4463

Contact person, if other than responsible official: Anthony Muai

Phone: 509-585-4386

Responsible Official: Greg McCormick

Position/Title: Planning Director

Phone: 509-585-4463

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

Date: March 4, 2019

Signature: _____

Gregory J. McCormick



AFFIDAVIT NOTICE OF MAILING

I, Anthony Muai, on March 7, 2019
mailed 25 copies of Notice of Public Hearing
for Change of Zone (COZ) 18-07 (Knutzen Engineering) located at 5603
Ridgeline Dr. from Commercial Community (CC) to Residential, Medium (RM)
to Surrounding Property Owners within 300 feet of the boundary of the
site

as shown on the attached list.


Signature

37
DAVID G & VIRGINIA M CHRISTENSON
6006 W 25TH AVENUE
KENNEWICK, WA 99338

37 **DUP**
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37 **DUP**
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37
MARIA J GUIASOLA
5705 W 37TH PL
KENNEWICK, WA 99338

37
ANTHONEY & TAMMY BETZOLD
4050 S KELLOGG STREET
KENNEWICK, WA 99338

37
LANETTE K ADAMS
4009 S KELLOGG
KENNEWICK, WA 99338

37
KENDRA C ONEY-GARDNER
5853 W 41ST AVE
KENNEWICK, WA 99338

37
PAUL ALLEN & KELLI CHRISTINE FOOS
5907 W 41ST AVE
KENNEWICK, WA 99338

37 **DUP**
RIDGELINE ESTATES ONE HOMEOWNERS
ASSOCIATION
C/O DEAN CURTIS, TREAS.
5886 W 37TH PL
KENNEWICK, WA 99338
37 **DUP**
CIBB PROPERTIES LLC
91 FRASER DR
PASCO, WA 99301

37
CIRCLE ONE PROPERTIES, LLC
18706 S CLODFELTER RD
KENNEWICK, WA 99338

37 **DUP**
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37
TIMOTHY K & RENEE T NEARING
5718 W 37TH PL
KENNEWICK, WA 99338

37
CINDY PACHECO
5721 W 37TH PLACE
KENNEWICK, WA 99338

37
KATZAROFF ANNE CAROLINE
3933 S KELLOGG ST
KENNEWICK, WA 99338

37
CHARLOTTE & FELICIANO CILOT
4031 S KELLOGG ST
KENNEWICK, WA 99338

37
KULM RON E & DEBBIE L KULM RON E
& DEBBIE L
PO BOX 237
LIND, WA 99341

37
MILLS END CENTER LLC
PO BOX 6317
KENNEWICK, WA 99336

37 **DUP**
MILLS END CENTER LLC
PO BOX 6317
KENNEWICK, WA 99336

37
4061 PLAZA WAY LLC
PO BOX 666
RICHLAND, WA 99352

37
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37
PORT OF KENNEWICK
101 CLOVER ISLAND DR
KENNEWICK, WA 99336

37
BRADLEY A ALLRED
5702 W 37TH PL
KENNEWICK, WA 99338

37
RIDGELINE ESTATES ONE HOMEOWNERS
ASSOCIATION
C/O DEAN CURTIS, TREAS.
5886 W 37TH PL
KENNEWICK, WA 99338
37
JEREMY J & JENNIFER M HOLBROOK
3971 S KELLOGG
KENNEWICK, WA 99338

37
NICHOLAS A & ELAYNE N
VANHOLLEBEKE
4067 S KELLOGG ST
KENNEWICK, WA 99338

37
DAVID E & LINDA A BEAN
5889 W 41ST AVE
KENNEWICK, WA 99338

37
LANETTE ADAMS
4009 S KELLOGG ST
KENNEWICK, WA 99338

37
CIBB PROPERTIES LLC
91 FRASER DR
PASCO, WA 99301

37
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37 DUP

37 DUP

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KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

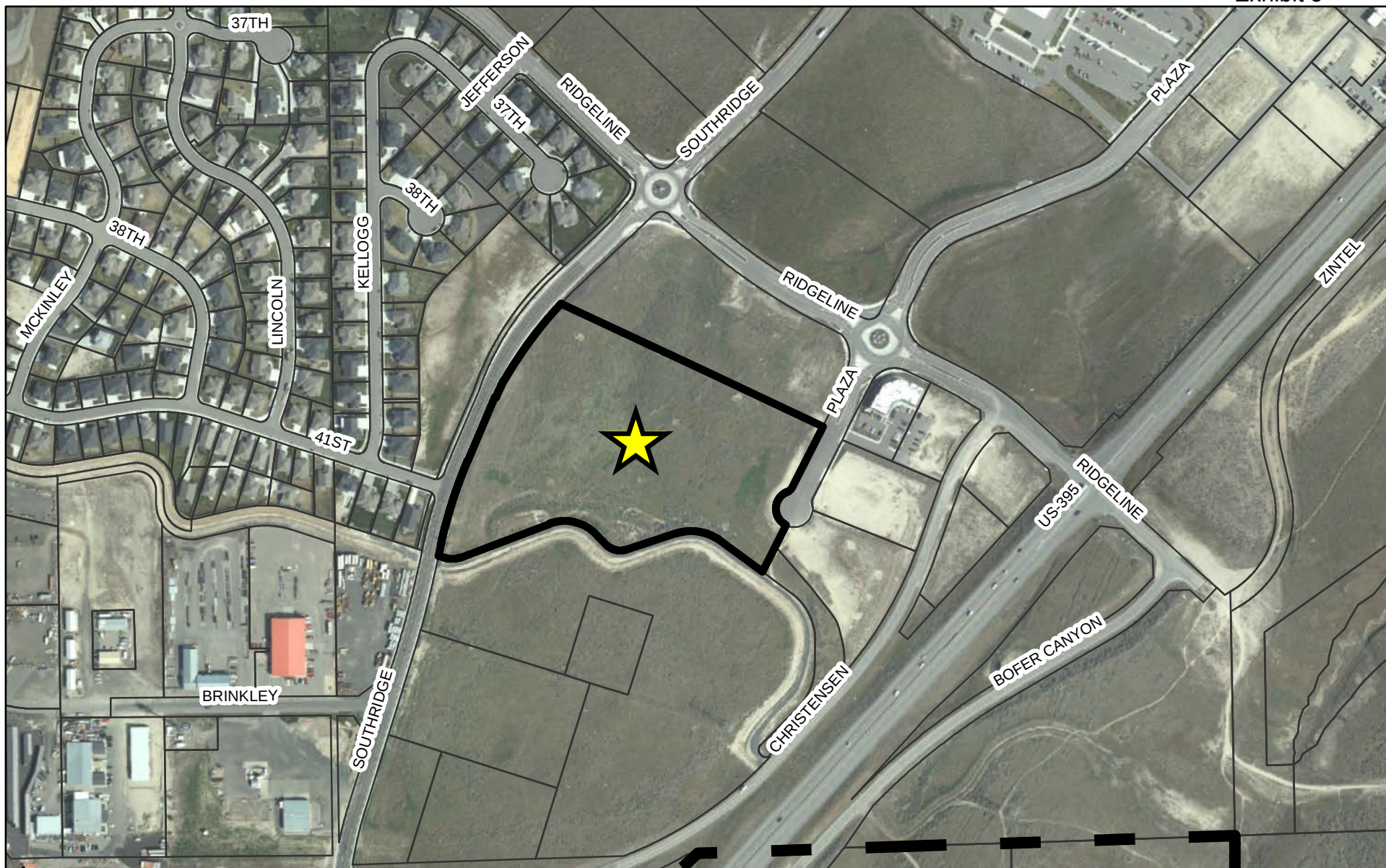
April 1, 2019 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, April 1, 2019, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed change of zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ 18-07/PLN-2018-03351 – Knutzen Engineering has proposed to change the zoning district for 12.1 acres located at 5603 Ridgeline Dr. from Commercial, Community (CC) to Residential, Medium (RM). The property has a comprehensive plan land use designation of Medium Density Residential. For questions about this project, please call Anthony Muai (509) 585-4386.

Written comments may be addressed to Anthony Muai and submitted to anthony.muai@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., March 21, 2019 to be included in the report. Comments received after this date will be presented at the hearing.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Anthony Muai at (509) 585-4386 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



COZ 18-07/PLN-2018-03351





COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION
FILE NO: COZ 18-08/PLN-2018-03552

Report Date:	March 21, 2019
Hearing Date & Location:	April 1, 2019, Kennewick City Hall
Report Prepared By:	Anthony Muai, AICP Senior Planner
Report Reviewed By:	Gregory McCormick, AICP Planning Director
Summary Recommendation:	The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 18-08 be APPROVED.
Summary of Proposal:	A Change of Zone from Commercial, Community (CC) to Residential, Medium (RM) for one parcel of land 8.4 acres in size.
Proposal Location:	4001 S. Zintel Way.
Legal Description:	That parcel of land being a portion of lot 8 of that certain short plat recorded under Volume 1 of Short Plats at page 3188 Records of Benton County, Washington, being in a portion of the southeast quarter of section 16, township 8 north, range 29 east, Willamette Meridian, Benton County, Washington described as follows; Beginning at the southwest corner of said southeast quarter; thence north 01°04'34" west along the west line of said southeast quarter, 673.73 feet to the southerly right-of-way line of S. Zintel Way; thence north 59°53'53" east along said right-of-way line, 29.14 feet; thence along said right-of-way line along the arc of a 326.00 foot radius tangent curve to the left, the long chord of which bears north 23°08'29" east for a chord distance of 390.17 feet through a central angle of 73°30'48" for an arc distance of 418.27 feet; thence north 13°36'55" west along said right-of-way line, 115.38 feet; thence along said right-of-way line along the arc of a 274.00 foot radius tangent curve to the right, the long chord of which bears north 07°28'27" west for a chord distance of 58.62 feet through a central angle of 12°16'56" for an arc distance of 58.74 feet;

thence north 01°19'59" west along said right-of-way line, 62.66 feet; thence along said right-of-way line along the arc of a 374.00 foot radius tangent curve to the right, the long chord of which bears north 20°30'13" east for a chord distance of 278.23 feet through a central angle of 43°40'24" for an arc distance of 285.08 feet; thence south 47°39'35" east, 627.08 feet to the easterly line of said lot 8; thence south 33°29'08" west along said easterly line, 202.02 feet; thence south 47°38'21" west along said easterly line, 3.17 feet; thence north 47°39'35" west along said easterly line, 10.00 feet; thence south 54°26'52" west along said easterly line, 591.05 feet; thence south 01°04'34" east along said easterly line, 399.36 feet; thence north 88°55'26" east along said easterly line, 81.06 feet; thence south 01°04'34" east along said easterly line, 206.84 feet to the south line of said southeast quarter; thence south 88°05'29" west along the south line of said southeast quarter, 181.08 feet to the point of beginning;

Containing 8.4 acres
Parcel No. 1-1689-401-3188-011

Property Owner:

Circle One Properties, LLC
18706 S. Clodfelter Rd.
Kennewick, WA 99338

Applicant:

Knutzen Engineering (Nathan Machiela)
5453 Ridgeline Dr.
Kennewick, WA 99368

Regulatory Controls:

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

COZ Key Application Processing Dates:

Application Submittal	October 22, 2018
Determination of Completeness Issued	October 22, 2018
Notice of Application Posted	January 18, 2019
SEPA Determination (Adoption of DNS for CPA 18-12)	March 4, 2019
Date of Mailed Notice of Public Hearing	March 7, 2019
Property Posting Sign for Public Hearing	March 12, 2019
Date of Published Notice of Public Hearing	March 17, 2019

Exhibits:

1. Staff Report
2. Application/Supplemental Information

3. Vicinity & Zoning Map
4. Adoption of existing environmental document
5. Affidavit of Mailing/Mailing List dated March 7, 2019.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 18-08) is a request to change the zone of one parcel of land, approximately 8.4 acres in size located at 4001 S. Zintel Way., from Commercial, Community (CC) to Residential, Medium (RM). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 18-13) that changed the land use designation from Commercial to Medium Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RM zone is an implementing zoning district of the Comprehensive Plan Medium Density Residential Land Use Designation.

The site is adjacent to the following zoning districts:

North:	Commercial, Community (CC)
East:	Open Space (OS); Residential, Medium (RM)
South:	Residential, Medium (RM); Residential, Low (RL)
West:	Commercial, Community (CC)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goal 1:	Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.
Residential Policy 1.1:	Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.
Residential Goal 3:	Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
Residential Policy 3.3:	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.
Residential Goal 4:	Provide more housing opportunities near commercial, transit and employment.
Residential Policy 4.2:	Encourage residential development within commercial areas.

Staff Response

The proposal is a follow up rezone request to Comprehensive Plan Amendment (CPA) 18-13 which was approved in October 2018. CPA 18-13 amended Kennewick's comprehensive plan, specifically the land use map, changing this parcel from Commercial to Medium Density Residential. This proposal will implement the existing Medium Density Residential land use designation as well as promote the goals and policies of the comprehensive plan, specifically Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

Kennewick Municipal Code Findings:

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

KMC 18.51.070(2): Findings:

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

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated Medium Density Residential and in the City's comprehensive plan. The Residential, Medium (RM) zone is an implementing zone of the Medium Density Residential land use designation. In addition, the proposal is supported by Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2.

2. *Promotes the public necessity, convenience and general welfare; and*

Staff Response: The proposal promotes the public necessity, convenience and general welfare by providing additional housing to meet the City's 20 year population projections. In addition, the RM zone allows for a variety of housing types which can diversify the housing stock and provide different housing options. It also brings the zoning into conformance with the Comprehensive Plan land use designation.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RM zone implements the Comprehensive Plan's Medium Density Residential land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

Findings:

1. The applicant is Knutzen Engineering (Nathan Machiela), 5453 Ridgeline Dr., Kennewick, WA 99368).

2. The property owner is Circle One Properties, LLC(18706 S. Clodfelter Rd., Kennewick, WA 99338).
3. The proposed change of zone is for parcel number 1-1689-401-3188-011 (4001 S. Zintel Way.).
4. The request is to change the zoning from Commercial, Community (CC) to Residential, Medium (RM).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
6. The Residential, Medium (RM) zoning district is an implementing zone of the Medium Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on October 22, 2018 and declared complete for processing on October 22, 2018.
8. The application was routed for review to City Departments and outside agencies for comment on January 18, 2019.
9. Access to the site is currently provided from Ridgeline Dr., Southridge Blvd. and Plaza Way.
10. The City of Kennewick Critical Area maps indicate that there are erosion hazard areas and slopes that exceed 15% on site.
11. A Determination of Non-Significance issued for CPA 18-13/PLN-2018-01256 was adopted for this proposal on March 5, 2019
12. The Property Posting sign for the public hearing was posted on site March 12, 2019.
13. Notice of the public hearing for this application was published in the Tri-City Herald on March 17, 2019 Notice of public hearing was mailed to all property owners within 300 feet of the site on March 7, 2019.
14. The proposed amendment conforms with the comprehensive plan.
15. The proposed amendment promotes the public necessity, convenience and general welfare.
16. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval with implement Residential Goals 1, 3 and 4 and their associated Policies 1.1, 3.3 and 4.2 and the Medium Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by providing additional housing to meet the City's 20 year population projections. In addition, the RM zone allows for a variety of housing types which can diversify the housing stock and provide different housing options. It also brings the zoning into conformance with the Comprehensive Plan land use designation.
3. Approval proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RM zone is implements the Comprehensive Plan's Medium Density Residential land use designation.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 18-08 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 18-08 and recommend APPROVAL to City Council approval of the request.

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

Exhibit 2

PROJECT # COZ 18- 08 **PLN-** 2018 **-** 03552 **FEE \$** 1,035.00

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 Zone Change

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 zoning to split property into residential, medium density (RM) 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

Change-of-Zone Supplemental Information

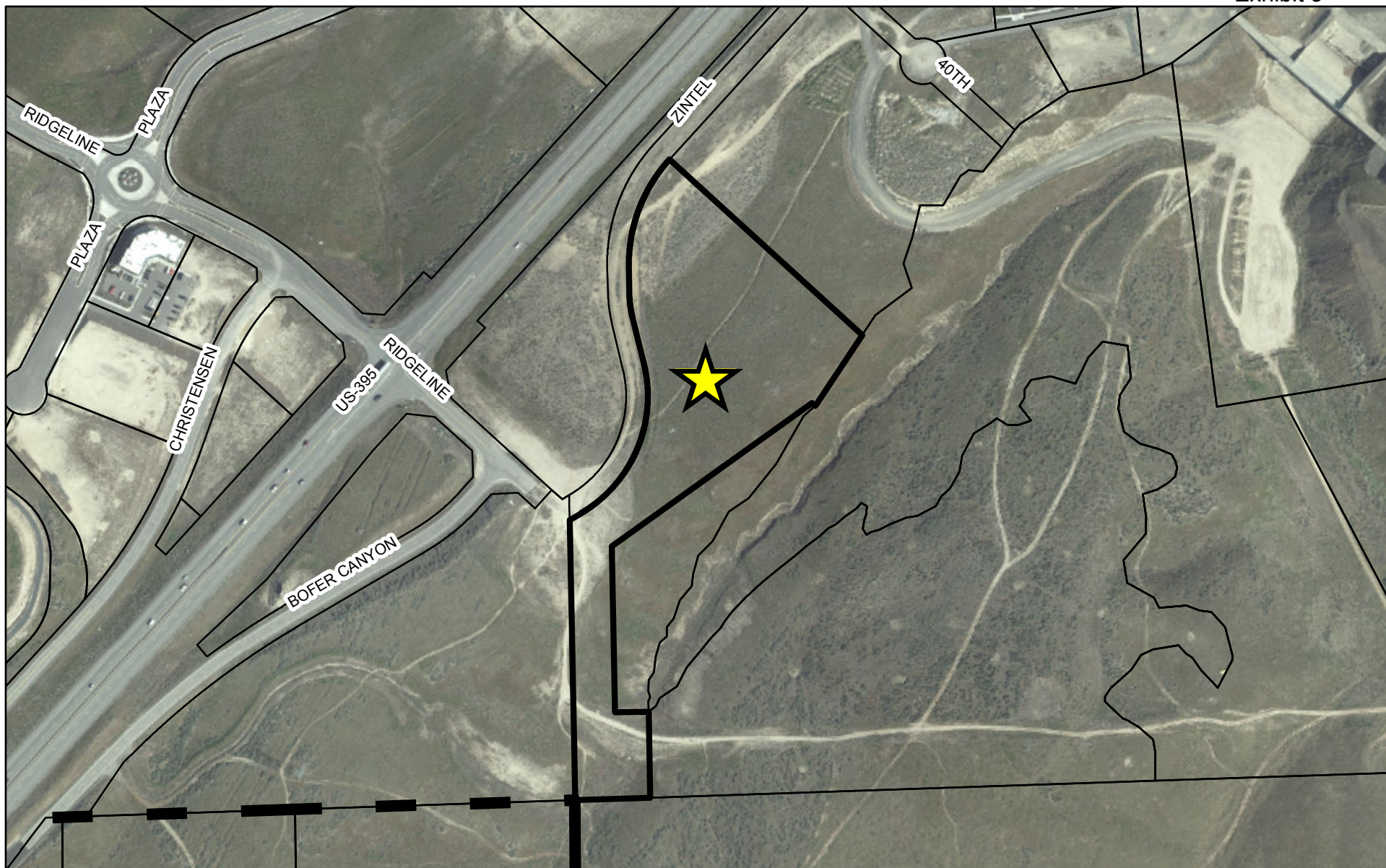
The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:
2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.
6. Does the existing zoning prohibit reasonable use of the property? Please explain.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

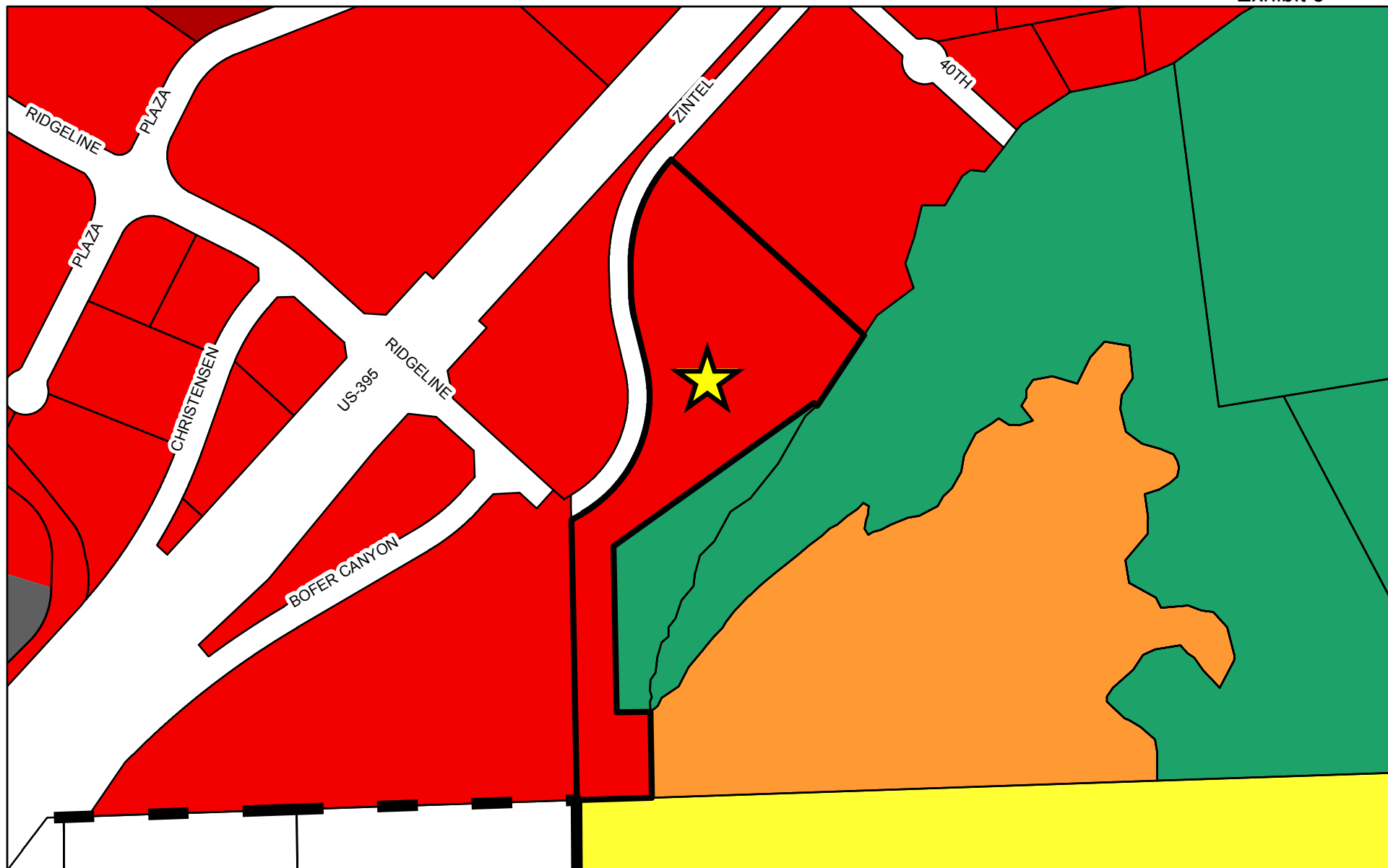
Summary of City forms required:

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



COZ 18-08/PLN-2018-03352





COZ 18-08/PLN-2018-03352

- | | | |
|---|---|--|
| Commercial, Community (CC) | Industrial, Light (IL) | Residential, Low (RL) |
| Commercial, Regional (CR) | Open Space (OS) | RM |





Exhibit 4
Community Planning Department

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

ADOPTION OF EXISTING ENVIRONMENTAL DOCUMENT

Adoption for [X] DNS [] EIS [] Other

Description of proposal: Rezone 8.4 acres from Commercial, Community (CC) to Residential, Medium (RM)

Proponent: City of Kennewick

Location of current proposal: 4001 S. Zintel Way, Kennewick, WA.

Title of document being adopted: DNS for CPA 18-13/PLN-2018-01256

Agency that prepared document being adopted: City of Kennewick

Date adopted document was prepared: July 20, 2018

Description of document (or portion) being adopted: Determination of Non-Significance for an amendment to the comprehensive plan land use map for 8.4 acres from Commercial to Medium Density Residential

If the document being adopted has been challenged (WAC 197-11-630) please describe: This document has not been challenged.

The document is available to be read at (place/time): City of Kennewick Development Services Department
210 W 6th Ave, Kennewick, WA between the hours of 8:30 a.m. and 4:30 p.m. Monday through Friday

We have identified and adopted this document as being appropriate for this proposal after independent review. The document meets our environmental review needs for the current proposal and will accompany the proposal to the decision maker.

Name of agency: City of Kennewick

Phone: 509-585-4463

Contact person, if other than responsible official: Anthony Muai

Phone: 509-585-4386

Responsible Official: Greg McCormick

Position/Title: Planning Director

Phone: 509-585-4463

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

Date: March 4, 2019

Signature: _____

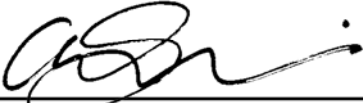
Gregory J. McCormick



AFFIDAVIT NOTICE OF MAILING

I, Anthony Muai, on March 7, 2019
mailed 12 copies of Notice of Public Hearing
for Change of Zone (COZ) 18-08 (Knutzen Engineering) located at 4001
Zintel Way from Commercial Community (CC) to Residential, Medium (RM)
to Surrounding Property Owners within 300 feet of the boundary of the
site

as shown on the attached list.



Signature

Exhibit 5

37
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37
DAVID G & VIRGINIA M, ET AL
CHRISTENSON
6006 W 25TH AVENUE
KENNEWICK, WA 99338

37
CITY OF KENNEWICK
PO Box 6108
KENNEWICK, WA 99336

37 **DUP**
CITY OF KENNEWICK
PO BOX 6108
KENNEWICK, WA 99336-0108

37
HILDEBRAND MEDICAL BUILDING LLC
2810 W CLEARWATER AVE STE 102
KENNEWICK, WA 99336

37
CIRCLE ONE PROPERTIES, LLC
18706 S CLODFELTER RD
KENNEWICK, WA 99338

37
SANDIP A PATIDAR
3830 VALLEY CENTER DR. #705-124
SAN DIEGO, CA 92130

37
RAYMOND AND LENA HUI
3206 CANYON LAKES DR
KENNEWICK, WA 99337

37
BOULDER HEIGHTS, LLC
3405 S JOHNSON ST
KENNEWICK, WA 99337

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37
NOWAK TRUSTEE L LOUISE
440 LOYER LN
PERRYSBURG, OH 43551-2960

37
JACK CANCELLIERI
6206 W OCEANFRONT
NEWPORT BEACH, CA 92663-1927

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37 **DUP**
ERWIN L & I, LLC
PO BOX 820528
VANCOUVER, WA 98682

37 **DUP**
BRL DEVELOPMENT LLC
PO BOX 6317
KENNEWICK, WA 99336

37 **DUP**
SANDIP SANDIP
3830 VALLEY CENTER DR. #705-124
SAN DIEGO, CA 92130

COZ 18-07 / PLN-2018-03351
5603 RIDGELINE DR
LOT 3 AMEND CC TO RM
KNUTZEN ENGINEERING

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KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

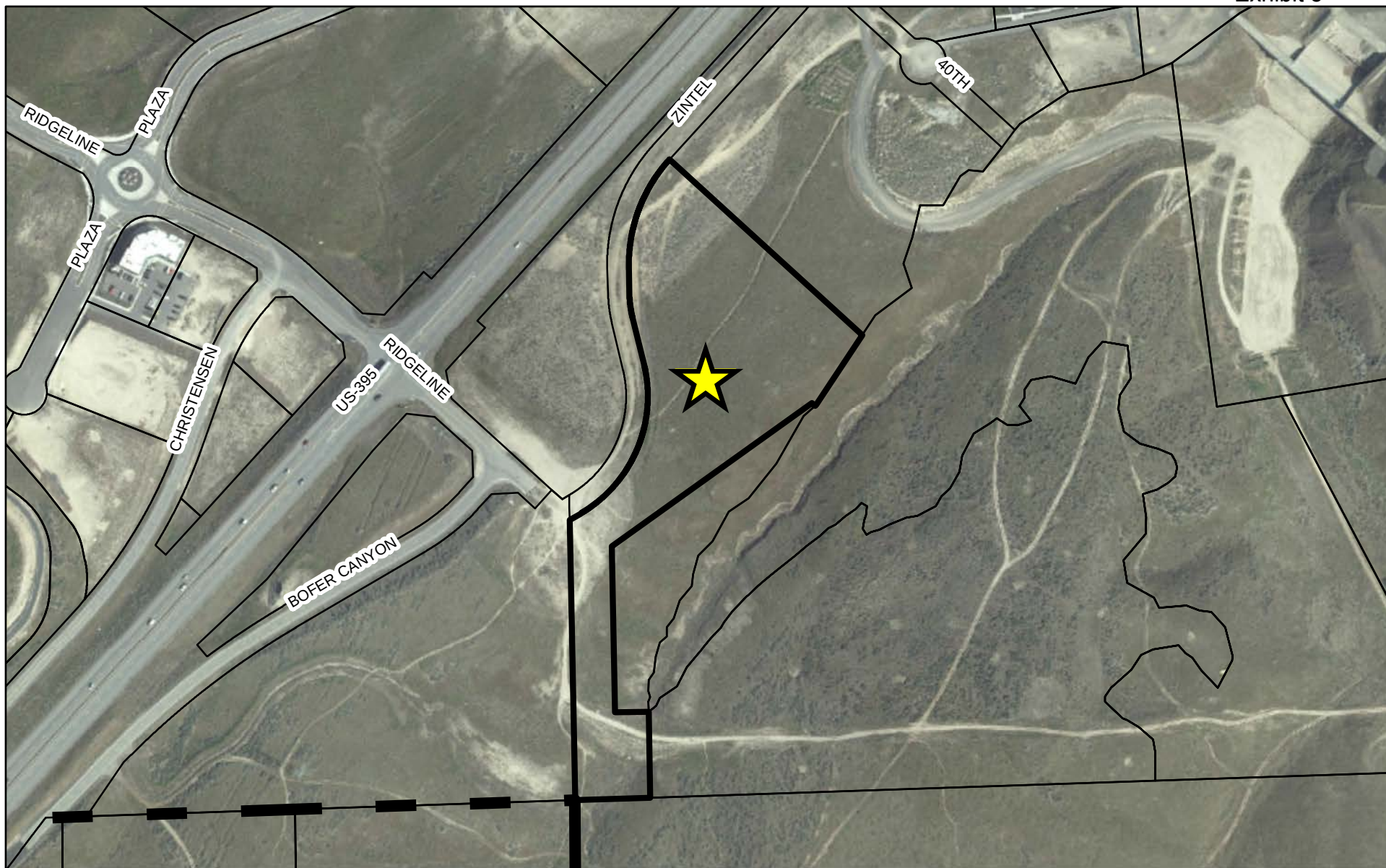
April 1, 2019 6:30 p.m.

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Written comments may be addressed to Anthony Muai and submitted to anthony.muai@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., March 21, 2019 to be included in the report. Comments received after this date will be presented at the hearing.

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COZ 18-08/PLN-2018-03352