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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 October 19, 2020
 - b. Approval of Agenda
 - c. Motion to enter Staff Report(s) into Record
 3. **PUBLIC HEARING:**
 - a. Change of Zone (COZ) #20-05 proposing to change the zoning district for approximately 0.55 acres located at 3126 W. Hood Ave from Residential, Low (RL) to Residential, Medium Density (RM). Applicant and owner is Cary and Jennifer Cole, 21 Meadow Hills Drive, Richland, WA 99352.
 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
OCTOBER 19, 2020
MEETING MINUTES**

CALL TO ORDER

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

Commissioner Hempstead led the Pledge of Allegiance.

Vice Chairman Morris made the following statement:

“Tonight’s meeting will be conducted through an online, virtual meeting platform. Planning Commissioners and staff are joining us remotely in order to comply with Governor Inslee’s Proclamation 20.28.4 as it relates to the Open Public Meeting Act during the COVID-19 State of Emergency. Should an individual Planning Commissioner become unexpectedly disconnected from the Webinar, please rejoin the meeting at your first opportunity. The record will reflect your attendance. The meeting will proceed so long as a quorum of Planning Commissioners are present.”

Community Planning Administrative Assistant Melinda Didier called the roll and found the following logged into the Webinar:

Present: Commissioners Robert Rettig, James Hempstead, Ken Short, Clark Stolle, Thomas Helgeson, Anthony Moore, Vice Chairman Victor Morris.

Excused: None

Unexcused: None

Staff Present: Anthony Muai, AICP Development Services Manager; Steve Donovan, AICP Senior Planner; Terri Wright, City Clerk; Melinda Didier, Community Planning Administrative Assistant.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of the October 5, 2020 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

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

PUBLIC HEARINGS

Vice Chairman Morris opened the virtual public hearing at 6:35 p.m. for Comprehensive Plan Amendment #20-04/PLN-2020-00911 proposing to change 0.28 acres located at 324 N. Arthur Street from Low Density Residential (LDR) to High Density Residential (HDR). Applicant is Eugene Cramer, 625 S. Taft Street, Kennewick, WA, 99336. Owner is Cramer Family Trust, 625 S. Taft Street, Kennewick, WA 99336.

Mr. Donovan gave a brief overview of the staff report.

Planning Commission questions:

Vice Chairman Morris asked if there are other HDR zones in this area; Mr. Donovan said yes and pointed out the other HDR areas on the map.

Testimony of Applicant/Applicant's Representative:

None

Webinar Participant Comments:

Bill Dixon
2500 S. Irving St.
Kennewick

No comments

Brad Niebuhr
1771 Sorenson Rd.
Ellensburg

No Comments

Randy Hubbs
416 S. Wilson St.
Kennewick

Did not comment

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 20-04 closed at 6:42 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report CPA 20-04 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission Discussion:

None

The motion passed on a unanimous roll call vote.

PUBLIC HEARINGS

Vice Chairman Morris opened the virtual public hearing at 6:45 p.m. for Comprehensive Plan Amendment #20-05/PLN-2020-01003 proposing to change 20.50 acres located at 8637 & 8541 Bob Olson Parkway from Low Density Residential (LDR) to Commercial. Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Owner is BYK Development LLC.

Mr. Donovan gave a brief overview of the staff report; he said that there were some comments that came in for this proposal that were not in the staff report, Exhibit A-5 from WSDOT, that indicated the applicant or developer may need a traffic analysis for the development segment of the I-82 Badger Canyon Road roundabout ramp portion of future development for this proposal. Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report CPA 20-05, and recommend to City Council APPROVAL of the request.

Planning Commission questions:

Commissioner Helgeson: Is the WSDOT letter something that gets tracked during the development process in terms of any action that the landowner takes. Mr. Donovan said yes, it is a preliminary letter for this proposal but any future development would initiate notice to agencies for comments on future land use actions.

Commissioner Short: The 2017 Comprehensive Plan states that 33% of commercial land had been undeveloped, is there a more recent figure for today. Mr. Donovan: Unable to give you the undeveloped number, best answer is we have a surplus of commercial land and all I have is the 2017 figure as well.

Testimony of Applicant/Applicant's Representative:

Paul Knutzen
Knutzen Engineering
5401 Ridgeline Dr. Ste. 160
Kennewick 99338

On behalf of the applicant, there are 16 acres that does not show on this map; the property was sold to Kennewick School District for a future elementary school; there is commercial zone along Bob Olson Parkway, the property behind it is for a future elementary school, and residential housing south of that. We believe this is a good proposal and appreciate your support.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 20-05 closed at 6:55 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report CPA 20-05 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission Discussion:

None

The motion passed on a unanimous roll call vote.

PUBLIC HEARINGS

Vice Chairman Morris opened the virtual public hearing at 6:56 p.m. for Comprehensive Plan Amendment #20-07/PLN-2020-01085 proposing to change 7.42 acres located at 4711, 4717, and 4721 W. Canal Drive from Low Density Residential (LDR) and Commercial to Medium Density Residential (MDR). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Owner is Chervenell Construction.

Mr. Donovan gave a brief overview of the staff report; he referenced Exhibit A-5 from the Department of Ecology recommending an archaeological survey for possible artifacts; additionally we received a comment from a surrounding property owner (RaNaese Washam) - Exhibit A-6 and staff response to Exhibit A-6.

Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report CPA 20-07, and recommend to City Council APPROVAL of the request.

Planning Commission questions:

Commissioner Moore: Some of the comments from historic preservation – can this agency come to the site when the eventual development plan is in place. Mr. Donovan said he is not aware of them coming onsite for a survey of the property, they usually ask that you hire a professional to come on-site. Mr. Moore asked if this a recommendation or a condition. Mr. Donovan said at this time it is a recommendation only, although at project level it may be a condition of approval to have a site survey done.

Vice Chairman Morris: I have dealt with the Department of Archaeology, and when there were concerns they came out and did some digging; I have not seen a comment letter such as this with our past comp plan amendments and zone changes. Vice-Chairman Morris asked why we don't hear from them more frequently. Mr. Donovan said there have been some changes in that department, perhaps they are taking a closer look at certain areas; this area in particular seems to have some issues that precipitates a closer look.

Testimony of Applicant/Applicant's Representative:

Nathan Machiela
Knutzen Engineering
5401 Ridgeline Dr. Ste. 160
Kennewick 99338

Representing the applicant for this comp plan amendment; the owner of one of the parcels has all the rest of the parcels under contract, they will all be under one ownership when it goes through; this will be one cohesive development designed under one cohesive project. The zoning does vary, one is low density residential, commercial zoned property will also be going to medium density residential. The amendment will be fitting to the surrounding area; with County to the north and medium density residential in the general vicinity and to the southeast higher density and commercial to the west. There is a need for medium density development and it will fit in with the surrounding neighborhood; older part of town so it provides some needed development in an area with not quite as robust development; regarding the comment letter sent in by a neighbor, they were questioning whether it was higher density and apartments. We are limited by the medium density; it's not intended to be apartments it's restricted by zoning to 13 units per acre, which would be difficult to place apartments in that zone. Regarding the historical preservation comments from the DAP, they have been commenting all over the Tri-Cities area; we have about 8 other projects that have required a study. They typically make a recommendation whether it's significant historically/archaeologically or not, then we move on from there.

Testimony in favor:

Randy Hubbs
416 S. Wilson Street
Kennewick 99336

We hired Plateau Archaeological Investigations to conduct a survey; I received an email from the owner of the company, and they have done their field survey and are compiling their survey report. We should have an answer to all of that by the end of this week or first part of next week.

Testimony neutral or against:

None

Staff final comments:

None

Public Testimony for CPA 20-07 closed at 7:12 p.m.

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report CPA 20-07 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

Planning Commission Discussion:

None

The motion passed on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

Bill Dixon complemented staff on the updating of the Planning Commission webpage; he stated that it is much more user friendly for navigating, commenting, etc. Only problem is if you just want to listen, there is no way to register if you just want to listen to the hearing.

OLD BUSINESS:

a. City Council Action Updates – None

NEW BUSINESS:

a. Election of Officers

Vice Chairman Morris announced that nominations are now in order for the office of Chairman of the Planning Commission.

Commissioner Stolle moved and Commissioner Hempstead seconded to nominate Vice Chairman Morris as Chairman of the Planning Commission. Vice Chairman Morris asked twice more if there were any additional nominations for Chairman; there were no additional nominations for Chairman. The motion passed unanimously. The 2020 Planning Commission Chairman is Victor Morris.

Vice Chairman Morris announced that nominations are now in order for the office of Vice Chairman of the Planning Commission.

Chairman Morris moved and Commissioner Hempstead seconded to nominate Commissioner Stolle as Vice Chairman of the Planning Commission. Chairman Morris asked twice more if there were any additional nominations for Vice Chairman; there were no additional nominations for Vice Chairman. The motion passed unanimously. The 2020 Planning Commission Vice Chairman is Clark Stolle.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Chairman Morris said he is looking forward to the day we can meet again at City Hall.

ADJOURNMENT:

The meeting adjourned at 7:21 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ 20-05/PLN-2020-03528

Report Date:	January 21, 2021
Hearing Date & Location:	February 1, 2021, Virtual
Report Prepared By:	Chris Bowman Assistant Planner
Report Reviewed By:	Anthony Muai AICP Planning Manager
Summary Recommendation:	The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 20-05 be APPROVED.
Summary of Proposal:	A Change of Zone from Residential, Low (RL) to Residential, Medium (RM) for approximately 0.55 acres in size.
Proposal Location:	3126 W. Hood Ave.
Legal Description:	Parcel No. 1-3499-400-0001-000 The south one/half of the west one/half the west one/half of the east on/half of the southwest quarter of the northeast quarter of the southeast quarter of Section 34 Township 9 North Range 29. Less portion to CITY OF KENNEWICK for road right of was SWD 10-8-92.
Property Owners:	Cary and Jennifer Cole 21 Meadow Hills Dr. Richland, WA 99352
Applicant:	Cary and Jennifer Cole 21 Meadow Hills Dr. Richland, WA 99352
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	December 11, 2020
Determination of Completeness Issued	December 15, 2020
Notice of Application Posted	December 17, 2020
SEPA Determination (Adoption of DNS for CPA 19-07)	July 11, 2019
Date of Mailed Notice of Public Hearing	January 14, 2021
Property Posting Sign for Public Hearing	January 14, 2021
Date of Published Notice of Public Hearing	January 17, 2021

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 19-07
5. Affidavit of Mailing/Mailing List dated January 14, 2021
6. Public Comment

The site is adjacent to the following zoning districts:

North: Residential, Medium (RM)
 East: Residential, Medium (RM)
 South: Residential, High (RH)
 West: Residential, Low (RL)

Applicable Goals and Policies of the Comprehensive Plan:

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.

Kennewick Municipal Code Findings:

The following findings are required to be made 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 in the City's comprehensive plan. The Residential, Medium (RM) zone is an implementing zone of the Medium Density Residential land use designation.

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

Staff Response: The applicant states that the proposal promotes the public necessity, convenience and general welfare because it will allow for the construction of a multi-family building. The proposal implements goals and policies of the comprehensive plan, specifically Residential Goal 3 and Residential Policy 3.3.

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.

Public Comments

Comments were received from Highland Terrace Homeowners Association against the proposed change expressing concerns regarding on-street parking, privacy, garbage, and pets. See Exhibit 6.

Agency Comments

Benton Public Utility District indicated that they had no comments. Kennewick Irrigation District had no comments on the rezone.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 20-05) is a request to change approximately 0.55 acres located at 3126 W Hood Ave., from Residential, Low (RL) to Residential, Medium (RM). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 19-07) that changed the land use designation from Low Density Residential 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 Medium Density Residential Land Use Designation.

Per KMC 18.03.040(3), "The purpose of the RM zone is to establish areas for medium density single and multiple-family residential buildings and to establish regulations for their development. The district is for more intensive residential use where necessary or desirable to achieve good neighborhood design and stabilize land use."

This proposal will implement the existing Medium Density Residential land use designation as well as promote the goals and policies of the comprehensive plan.

KMC 18.51.070(2) requires findings be made to support a change in zoning. The appropriate findings have been made to support this proposed rezone.

Findings:

1. The applicant is Cary and Jennifer Cole, (21 Meadow Hills Drive, Richland, WA 99352).
2. The property owner is Cary and Jennifer Cole, (21 Meadow Hills Drive, Richland, WA 99352).
3. The proposed change of zone is for parcel number 1-3499-400-0001-000 (3126 W Hood Ave.).
4. The request is to change the zoning from Residential, Low (RL) 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 December 11, 2020 and declared complete for processing on December 15, 2020.
8. The application was routed for review to City Departments and outside agencies for comment on December 17, 2020.
9. Access to the site is currently provided from W. Hood Ave.
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance issued for CPA 19-07/PLN-2019-01070 on July 11, 2019 was adopted for this proposal.
12. The Property Posting sign for the public hearing was posted on site January 14, 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on January 17, 2021. Notices were mailed to property owners within 300 feet of the site on January 15, 2021.
14. The proposed amendment conforms to 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 will implement 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 implementing the Comprehensive Plan.
3. Approval of 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 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 20-05 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 20-05 and recommend APPROVAL to City Council approval of the request.

CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES

Exhibit 2

APPLICATION (general form)

PROJECT # _____ - _____ PLN- 2020-03528 FEE \$ 1080

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 Zoning change, RL to RM

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- 2018-01831

Applicant: Cary and Jennifer Cole

Address: 21 Meadow Hills Drive, Richland, WA 99352

Telephone: 509-378-9641 Cell Phone: _____ Fax: _____ E-mail: _____

Property Owner (if other than applicant): Rock Island Capital, LLC

Address: 21 Meadow Hills Drive, Richland, WA 99352

Telephone: 509-378-9641 Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. 134994000001000 Acres: .55 Zoning: RL

Address of property: 3126 W hood ave. Kennewick, WA 99336

Number of Existing Parking Spaces 4 Number of Proposed (New) Parking Spaces NA

Present use of property Single family house with detached garage.

Size of existing structure: 1246 sq. ft. Size of Proposed addition/New structure: NA sq. ft.

Height of building: 14' Cubic feet of excavation: NA Cost of new construction NA

Benton County Assessor Market Improvement Value: \$145,000

Description of Project: I am requesting a zoning change from residential low density to residential medium density. RL to RM.

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: 12-11-2020

Signature of owner or owner's authorized representative

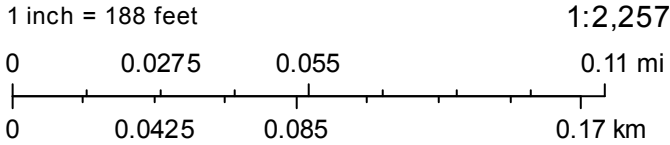
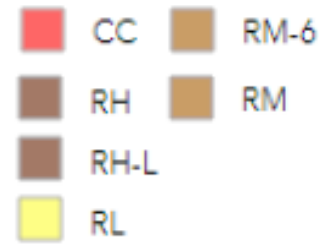
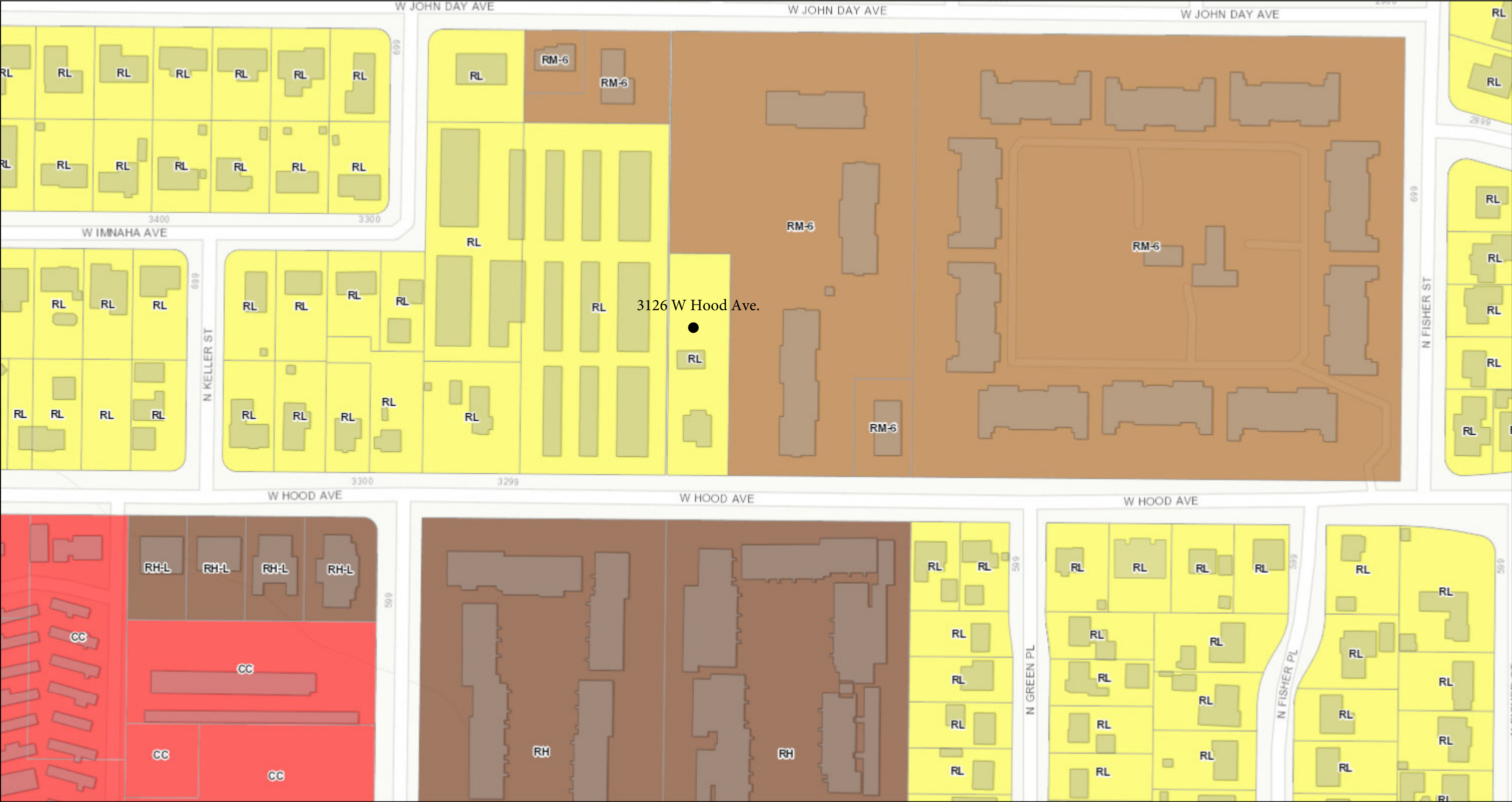
Change-of-Zone Supplemental Information

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:
Yes. I am requesting a zoning change from low density residential to medium density residential. RL to RM. The property is currently a large lot with a single family house. If the zoning change request is allowed I would like to build a small multifamily building on the rear of the lot. This will provide new, affordable housing units which are needed in our community.
2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:
No. There is very little medium density residential land available in Kennewick.
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain:
Yes, the parcel has a self storage unit complex to the west. Condos to the north and east and apartments to the south.
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
Yes. There is a large amount of high density and medium density property in the area.
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.
No.
6. Does the existing zoning prohibit reasonable use of the property? Please explain.
Yes. Currently the property consists of a single family house with an old detached garage. The property is not being used to its highest and best use. If the zoning change is approved I would like to build additional small multifamily units on the property to provide new, affordable rental housing for the community.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
No, the zoning change is consistent with the neighborhood.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
The existing single family house and detached garage are in a state of disrepair. Once the property is redeveloped into new small multifamily units it may increase the surrounding property values.
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
No, the proposed amendment will not set a precedent. It will not deter the use or improvement of any adjacent property.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
Possibly. The single family house and garage are in a state of disrepair. Once the property is redeveloped and fixed up it may encourage others in the area to do the same.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
Yes, it will increase the availability of affordable multifamily housing in the area.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
No.

COZ 20-05/PLN-2020-03528 Residential, Low (RL) to Residential, Medium (RM)
3126 W Hood Ave.



 Sources: Esri, HERE, Garmin, Intermap, increment P Corp., GEBCO, USGS, FAO, NPS, NRCAN, GeoBase, IGN, Kadaster NL, Ordnance Survey, Esri Japan, METI, Esri China (Hong Kong), (c) OpenStreetMap contributors, and the GIS User



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

FILE/PROJECT NUMBER: PLN-2019-01070, CPA 19-07

DESCRIPTION OF PROPOSAL: Request to change Comp Plan designation from Residential, Low to Residential, Medium.

PROPONENT: Cary & Jennifer Cole

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3126 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 11, 2019

Signature:

Gregory J. McCormick

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
- Project File



NOTIFICATION OF MAILING

I, Chris Bowman, on January 14, 20 21

Mailed 88 copies of NOPH

for COZ 20-05

to applicant / surrounding property owners

as shown on the attached list.


Signature

37
COLE CARY & JENNIFER
21 MEADOW HILLS DR
RICHLAND, WA 99352

37

ROCK ISLAND CAPITAL LLC
21 MEADOW HILLS DRIVE
RICHLAND, WA 99352

37

ARNDT RONALD A
3101 W JOHN DAY AVE APT C104
KENNEWICK, WA 99336

37

ONXLEY CONNIE L
3101 W JOHN DAY AVE, APT C202
KENNEWICK, WA 99336

37

WORTHINGTON ROBERT O & WORTHINGTON
DANA G & WORTHINGTON ELIZABETH K
3131 W JOHN DAY AVE C 206
KENNEWICK, WA 99336

37

WEBB TRUSTEES DONALD E & SHEREL L
5412 CLEVELAND LANE
PASCO, WA 99301

37

PEACHEY DAVID A & SUSAN M
4961 S OLYMPIA
KENNEWICK, WA 99337

37

COLE CARY & JENNIFER
21 MEADOW HILLS DR
RICHLAND, WA 99352

37

GARCIA SAUL & EVA
3819 W 4TH AVE E6
KENNEWICK, WA 99336

37

SHOEMAKER RODNEY L
1731 YORK ST
FAIRFIELD, CA 94533

37

OORD ANDREW M
4956 W RIO GRANDE AVE
KENNEWICK, WA 99336

37

GERAGHTY VICKIE D
3101 W JOHN DAY AVE, APT C204
KENNEWICK, WA 99336

37

REILLY KEEFE
3101 W JOHN DAY AVE UNIT C103
KENNEWICK, WA 99336

37

DELUNA NIEVES & FELIPA
3101 W JOHN DAY AVE APT C102
KENNEWICK, WA 99336

37

SCHWAB JOHN W & LOIS E
3101 W JOHN DAY AVE APT C201
KENNEWICK, WA 99336

37

OORD STEVEN J & SUSAN R
4956 W RIO GRANDE AVE
KENNEWICK, WA 99336-1525

37

WAKE PAT
62611 S PIERT RD
KENNEWICK, WA 99337-7751

37

CLEAVER JULIE
3101 W JOHN DAY AVE UNIT B206
KENNEWICK, WA 99336

37

OORD STEVEN J & SUSAN R
4956 W RIO GRANDE AVE
KENNEWICK, WA 99336-1525

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CANO NELDA
3121 W HOOD AVE UNIT I-106
KENNEWICK, WA 99336

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SUMMERS MARLENE M
3121 W HOOD AVE UNIT A-207
KENNEWICK, WA 99336

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OORD STEVEN J & SUSAN R
4956 W RIO GRANDE AVE
KENNEWICK, WA 99336-1525

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BELL TRIGG L
3101 W JOHN DAY AVE, C205
KENNEWICK, WA 99336

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HUNTER DANA BRAD
3101 W JOHN DAY AVE APT C105
KENNEWICK, WA 99336

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LOUIS TRUSTEE ROSE M
1905 EDGEBROOK DR UNIT C
MODESTO, CA 95354

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SALAZAR GORDON & KIM
1294 MONREAN LOOP
RICHLAND, WA 99352

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COLEMAN LYNNETTE M
3101 W JOHN DAY AVE APT C108
KENNEWICK, WA 99336

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FLORES JUAN C
3101 W JOHN DAY AVE UNIT B-106
KENNEWICK, WA 99336

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OORD STEVEN J & SUSAN R
4956 W RIO GRANDE AVE
KENNEWICK, WA 99336-1525

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WIBERG KAELE
3101 W JOHN DAY AVE APT B104
KENNEWICK, WA 99336

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PRESTON LINDA SUZANNE
1046 S DELAWARE ST
KENNEWICK, WA 99336

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GINGERICH ANDREW J & TAMARA J
925 MANZANAL ST NE EAST
WENATCHEE, WA 98802

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ROGERS TAYLOR L
3101 W JOHN DAY AVE, UNIT B203
KENNEWICK, WA 99336

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HUERTA BRECK & WILSON ALISSA
3121 W HOOD AVE, UNIT A-105
KENNEWICK, WA 99336

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BEUS KEVIN
3121 W HOOD AVE #A104
KENNEWICK, WA 99336

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LINDGREN CHRISTOPHER A
3121 W HOOD AVE UNIT I-204
KENNEWICK, WA 99336

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SANTOY MARY A
3121 W HOOD AVENUE, A-103
KENNEWICK, WA 99336

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FLORES KARLA & RICARDO
3101 W JOHN DAY AVE, APT B101
KENNEWICK, WA 99336

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PEACHEY DAVID A & SUSAN M
4961 S OLYMPIA
KENNEWICK, WA 99337

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DEATON KEITH E
3121 W HOOD AVE UNIT A-101
KENNEWICK, WA 99336

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OORD STEVEN J
4956 W RIO GRANDE AVE
KENNEWICK, WA 99336

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OWNBY KELLY B & OWNBY SYLVIA R
3121 W HOOD AVE, UNIT I-105
KENNEWICK, WA 99336

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MABUS MYLES & ASCENCIO SKEASHA
3121 W HOOD AVE, A-107
KENNEWICK, WA 99336

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ALLISON BRAD & DIANA M
2000 RAMAR RD #240
BOLEHEAD CITY, AZ 86442

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OORD STEVEN J & SUSAN R
4956 W RIO GRANDE AVE
KENNEWICK, WA 99336-1525

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LE HUNG & LAN
4404 VALENCIA DR
PASCO, WA 99301

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SCHOOLEY LEE E
3121 W HOOD AVE UNIT A-203
KENNEWICK, WA 99336

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WALSH RICKY J & KELLY M
62103 E 44 PR NE
BENTON CITY, WA 99320-9604

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GINGERICH ANDREW
925 MANZANAL ST NE EAST
WENATCHEE, WA 98802

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STULTZ SHEILAH
3101 W JOHN DAY AVE APT A206
KENNEWICK, WA 99336

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OORD JOHN A & SHELLY J
903 W PEAR AVE
SELAH, WA 98942

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FORD ET AL TIMOTHY
3101 W JOHN DAY AVE APT B103
KENNEWICK, WA 99336

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LARSON MICHAEL
3121 W HOOD AVE UNIT A-206
KENNEWICK, WA 99336

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PEACHEY DAVID A & SUSAN M
4961 S OLYMPIA
KENNEWICK, WA 99337

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BASS BENJAMIN Z
3101 JOHN DAY B202
KENNEWICK, WA 99336

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SMITH PERRY
3849 S LINCOLN ST
KENNEWICK, WA 99338

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MOORE PETER P
PO BOX 1508
RICHLAND, WA 99352

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ROBINSON GRANT P
3101 W JOHN DAY AVE, APT B201
KENNEWICK, WA 99336

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ANDRADE KIMBERLY MICHELE
3121 W HOOD AVE T103
KENNEWICK, WA 99336

37

CREVIER DAVID K & SUSANNE
3851 HAZELWOOD DR WEST
RICHLAND, WA 99353

37

ARRESTOUILH KIMBERLYN A
2912 W HOOD AVE #D101
KENNEWICK, WA 99336

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CASTILLEJA JOSHUA A & JESSICA
4418 NW COMMONS DR
PASCO, WA 99301

37

PHILLIPS GLORIA
3101 W JOHN DAY AVE APT A203
KENNEWICK, WA 99336

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LEONARD ROXANNE
3121 W HOOD ST, B-201
KENNEWICK, WA 99336

37

PABST SYBIL M
2912 W HOOD AVE UNIT D-104
KENNEWICK, WA 99336

37

RIOS LORENA S
3121 W HOOD AVE I201
KENNEWICK, WA 99336

37

WINKELMAN DEBRA K
3121 W HOOD AVE UNIT B-202
KENNEWICK, WA 99336

37

HIGHTOWER BILLIE FARRELL
3121 W HOOD AVE UNIT C-105
KENNEWICK, WA 99336

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FREDERICKSON WILLIAM H
2603 W 37TH AVE
KENNEWICK, WA 99337

37

HOUSEHOLDER COLLIN W
3215 W JOHN DAY AVE
KENNEWICK, WA 99336

37

37

OORD JOHN A & SHELLY J
903 W PEAR AVE
SELAH, WA 98942

37

JONES GUY C
1906 S EDISON ST
KENNEWICK, WA 99338

37

CURIEL LUCIA CASTANEDA
3101 W JOHN DAY AVE #A202
KENNEWICK, WA 99336

37

MOORE ERIC
3101 W JOHN DAY AVE APT A102
KENNEWICK, WA 99336

37

WADDOUNS JON & JULIE
1218 S WILLOWS PR
KENNEWICK, WA 99338

37

FEATHER RICHARD L
2913 W JOHN DAY AVE, UNIT A101
KENNEWICK, WA 99336

37

SAMBRANO JAIME & RACHEL
3023 W HOOD AVE
KENNEWICK, WA 99336-2772

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LESTER SHERYL
17 S JOHNSON ST
KENNEWICK, WA 99336-4510

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COURSON DAVID B
3121 W HOOD AVE UNIT B-104
KENNEWICK, WA 99336

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SCOTT TRI-CITY PROPERTIES LLC
3131 W HOOD AVE ATTN: OFFICE
KENNEWICK, WA 99336

37

MORALES TAYLER
3121 W HOOD AVE APT I-202
KENNEWICK, WA 99336

37

OORD STEVEN J & SUSAN R
4956 W RIO GRANDE AVE
KENNEWICK, WA 99336-1525

37

SOLANO ABNER & LAURA
1551 APRICOT RD
GRANDVIEW, WA 98930-8902

37

OORD STEVEN J & SUSAN R
4956 W RIO GRANDE AVE
KENNEWICK, WA 99336-1525

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VALLE JASIELA S
3702 MILAGRO DR
PASCO, WA 99301-7214

37

KREUTZ MICHAEL TOD & KELLY C
1617 S RAINIER ST
KENNEWICK, WA 99337

37

DUNN DENNIS
3121 W HOOD AVE APT B203
KENNEWICK, WA 99336

37

LEE DAVID A & PATTI J
3507 W IMNAHA AVE
KENNEWICK, WA 99336

37

BARTHOLOMAY TED R & STEPHANIE
3223 W JOHN DAY
KENNEWICK, WA 99336

COZ 20-05 / PLN-2020-03528
RL TO RM
3126 W HOOD AVE
KENNEWICK WA 99336

January 28, 2021

Steven J. Oord
Highland Terrace Homeowners Association
3101 W. John Day Ave
Kennewick, WA 99336

Chris Bowman
City of Kennewick
210 W. 6th Ave
Kennewick, WA 99336

RE: Zone Changing Proposal for 3126 W Hood Ave, Kennewick, WA 99336

Dear Mr. Bowman

I have received the Kennewick Planning Commission Notice of Public Hearing on February 1, 2021 at 6:30 pm. This letter is in response to Proposal COZ 20-05/PLN-2020-03528 that is seeking to change the zoning of approximately 0.55 acres from Residential, Low (RL) to Residential, Medium (RM) for the site located at 3126 W Hood Ave, Kennewick, WA 99336.

I am representing Highland Terrace Homeowners Association to express our concerns with the proposed zoning change for the following reasons.

1. **PARKING:** The area is already a high density traffic area with 3 condominium complexes and 1 apartment complex. Due to the Ivy Club condominiums being short of parking stalls for their residences, they use up all the street parking spots on W. Hood Avenue in front of our Highland Terrace complex and the 3126 W Hood property. They park too close to the entrance of our driveway which makes exiting dangerous since it is hard to see traffic coming down W. Hood Avenue with a vehicle blocking the line of sight. In fact, the parking is so bad they will even park in our lot. We are constantly having to tell these unauthorized people to move their vehicles off our property. More people will just compound the parking problems.
2. **PRIVACY:** The sixteen units with owners and tenants who live in Highland Terrace's "C" building would like to maintain their current privacy without having to deal with potential future renters at 3126 W Hood looking into the backs of their units. These people do not want to be on their back patios and have to look out at a bunch more duplexes or apartments, cars and people.
3. **GARBAGE:** We also know we have non-residence people who throw their garbage into our dumpsters. The more people the area has, the more of this type of activity will happen.
4. **PETS:** We already have pets running around our complex that do not belong to anyone living at Highland Terrace. These animals defecate on our property and make a mess. More people bring more pets.

As you can see, we have concerns that changing the zoning of the property that would allow more residences to be built and in turn just bring more people adding to more potential problems. We are requesting that the City of Kennewick deny the proposed zoning change to Medium (RM).

Best Regards



Steven J. Oord
Board Treasurer – Highland Terrace HOA