
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 18, 2021
 - b. Approval of Agenda
 - c. Motion to enter Staff Report(s) into Record
3. **PUBLIC HEARING:**
 - a. Change of Zone (COZ) #21-10 proposing to change the zoning district for approximately 8.8 acres located at 7001 W. 13th Avenue from Residential, Suburban Density (RS) to Public Facility (PF). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive # 160, Kennewick, WA 99338. Property owner is Kennewick School District, 5501 W. Metaline Avenue, Kennewick, WA 99336.
 - b. Change of Zone (COZ) #21-11 proposing to change the zoning district for 14.60 acres located at 9496 W. Clearwater Avenue from Commercial, Community (CC) to Residential, High Density (RH). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr., Suite 160, Kennewick, WA 99338. Owner is Tom & Vicki Solbrack, 2555 W. Highway 24, Othello, WA 99344.
4. **VISITORS NOT ON AGENDA:**
5. **OLD BUSINESS:**
 - a. City Council Action Updates
6. **NEW BUSINESS:**
 - a.
7. **REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:**
8. **ADJOURNMENT:**

KENNEWICK PLANNING COMMISSION
October 18, 2021
VIRTUAL MEETING MINUTES

CALL TO ORDER

Recorder Melinda Didier called the meeting to order at 6:35 p.m. Due to the absence of Chair Victor Morris and Vice-Chair Clark Stolle, Commissioner Hempstead nominated Commissioner Helgeson to act as Interim Chair; Commissioner Griffith seconded the motion. The motion passed on a unanimous voice vote.

Interim Chair Helgeson led the Pledge of Allegiance.

Interim Chair Helgeson 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. Please activate your mute button at the bottom of your computer screen when not speaking”.

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

Present: Commissioners James Hempstead, Thomas Helgeson, Veronica Griffith, Ken Short.

Excused: Commissioners Victor Morris, Clark Stolle, and Anthony Moore.

Unexcused: None

Staff Present: Anthony Muai, AICP Interim Planning Director; Steve Donovan, AICP Senior Planner, Matt Halitsky, Planner, Bruce Mills, Deputy Public Works Director, Melinda Didier, Community Planning Administrative Assistant.

Interim Chair Helgeson made the following statement:

“Next item is the Approval of the Consent Agenda. All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study, are considered to be routine, and will be enacted by one motion of the Planning Commission with no separate discussion.”

Commissioner Griffith asked if Item 2.a. on the Consent Agenda should read “Approval of the Minutes dated *September 20, 2021*” instead of “Approval of the minutes dated *August 16, 2021*”. Interim Chair Helgeson said yes.

Commissioner Hempstead moved to approve the Consent Agenda as amended; Commissioner Short seconded the motion. The motion passed unanimously on a roll call vote.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of September 20, 2021 Minutes
- c. Motion to enter Staff Reports into the Record

PUBLIC HEARINGS

Interim Chair Helgeson opened the virtual public hearing at 6:43 p.m. for Zoning Ordinance Amendment (ZOA) #21-04, proposing to amend Kennewick Municipal Code (KMC) to add section 4.13 – to address mitigation for development impacts in a consistent manner. Applicant is Bruce Mills, Deputy Public Works Director, City of Kennewick Public Works Department.

Mr. Mills gave a brief overview of the staff report, to consolidate mitigation of development impacts in one section of the code, and shared a Power Point presentation of the staff report.

Planning Commission questions:

What if a development is planned to be phased, would original applicant be required to fund the entire development or only the portion attributable to that phase; is it clearly defined what the pre and post condition is and what the actual trip-point is; if the developer disagrees with the City's position, is there an opportunity for appeal.

Testimony of Applicant/Applicant's Representative:

The City of Kennewick Public Works Department is the applicant.

Webinar Participant Comments:

None

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for ZOA 21-04 closed at 6:56 p.m.

Interim Chair Helgeson asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report ZOA 21-04 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Griffith seconded the motion.

Planning Commission Discussion:

None

The motion passed on a unanimous roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. **City Council Action Updates** – Mr. Muai said the last Planning Commission meeting was on September 20th; the October 4, 2021 Planning Commission meeting was cancelled. On September 21st our Shoreline Master Program Update was approved by the City Council, there were no comments by City Council and it passed unanimously. At the October 5th City Council meeting each of the twelve Comprehensive Plan Amendments were all approved. The code amendment tonight was part of the follow-up to CPA 21-12.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Griffith was curious about the status of the new trees planted along Washington Street appear to be dying. Mr. Mills said it appears that when they planted them they look better than they do today, the contractor didn't care for them and they will have to be replaced. Commissioner Griffiths said they looked very droopy soon after planting and impacted vision clearance pulling onto Washington Street. Mr. Mills said he would look into it.

ADJOURNMENT:

The meeting adjourned at 7:03 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION
FILE NO: COZ 21-10/PLN-2021-03544

Report Date:	November 9, 2021
Hearing Date & Location:	November 15, 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 21-10 be APPROVED.
Summary of Proposal:	A Change of Zone of 8.8 acres from Residential, Suburban (RS) to Public Facility (PF)
Proposal Location:	7001 W 13 th Ave.
Legal Description:	Parcel No. 1-0889-201-0899-004 Short plat #899, Lot 4. Quit claim deed, 9-2-81.
Property Owners:	Kennewick School District 5501 W Metaline Ave Kennewick, WA 99336
Applicant:	Paul Knutzen, Knutzen Engineering 5401 Ridgeline Dr Ste 160 Kennewick, WA 99338
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	September 30, 2021
Determination of Completeness Issued	September 30, 2021
Notice of Application Posted	October 4, 2021
SEPA Determination	November 9, 2021
Date of Mailed Notice of Public Hearing	November 3, 2021
Property Posting Sign for Public Hearing	November 3, 2021
Date of Published Notice of Public Hearing	October 31, 2021

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 21-34
5. Affidavit of Mailing/Mailing List dated November 3, 2021
6. Kennewick Irrigation District Comments

The site is adjacent to the following zoning districts:

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

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 Goal 2: Provide appropriate public facilities supporting residential areas

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

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 Public Facility in the City's comprehensive plan. The Public Facility zone is an implementing zone of the Public Facility land use designation.

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

Staff Response: The proposal implements goals and policies of the comprehensive plan, specifically Residential Goal 1, Residential Goal 2 and Residential Policy 2.1

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 PF zone implements the Comprehensive Plan's Public Facility 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

Staff received phone inquiries from neighbors but no comment for or against the proposal was received.

Agency Comments

Kennewick Irrigation District provided a comment letter requesting the protection of all existing irrigation facilities. (See Exhibit 6)

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 21-10) is a request to change one parcel, approximately 8.8 acres, located at 7001 W 13th Ave, from Residential, Suburban (RS) to Public Facility (PF). The applicant has requested the change of zone in order to implement the land use designation of Public Facility.

The Comprehensive Plan Land Use Designation for the subject property is Public Facility. Pursuant to Table 1 of the Comprehensive Plan, the PF zone is an implementing zoning district of the Public Facility Land Use Designation.

Per KMC 18.03.040(21), "The purpose of PF district is to provide areas for public and quasi-public facilities, publicly owned or controlled parks and recreation facilities, and governmental buildings and facilities."

This proposal will implement the existing Public Facility 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 Paul Knutzen, Knutzen Engineering (5401 Ridgeline Dr. Ste 160, Kennewick, WA 99338).
2. The property owner is Kennewick School District (5501 W Metaline Ave, Kennewick, WA 99336).
3. The proposed change of zone is for parcel number 1-0889-201-0899-004
4. The request is to change the zoning from Residential, Suburban (RS) to Public Facility (PF).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Public Facility.
6. The Public Facility (PF) zoning district is an implementing zone of the Public Facility Comprehensive Plan Land Use Map designation.
7. The application was submitted on September 30, 2021 and declared complete for processing on September 30, 2021.
8. The application was routed for review to City Departments and outside agencies for comment on October 4, 2021.
9. Access to the site is currently provided from W 13th 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 ED 21-34/PLN-2021-03545 on November 9, 2021.
12. The Property Posting sign for the public hearing was posted on site November 3, 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on October 31, 2021. Notices were mailed to property owners within 300 feet of the site on November 3, 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 Public Facility 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 PF zone implements the Comprehensive Plan's Public Facility 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 21-10 and recommend APPROVAL to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-10 and recommend APPROVAL to City Council approval of the request.

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

Exhibit 2

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

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

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

Site Plan Tier 1 Tier 2 Tier 3 Binding Site Plan
Short Plat Conditional Use Other _____

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

Applicant: _____

Address: _____

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

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. _____ Acres _____ Zoning: _____

Address of property: _____

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

Present use of property _____

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

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

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

Description of Project: _____

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

Applicant's Signature

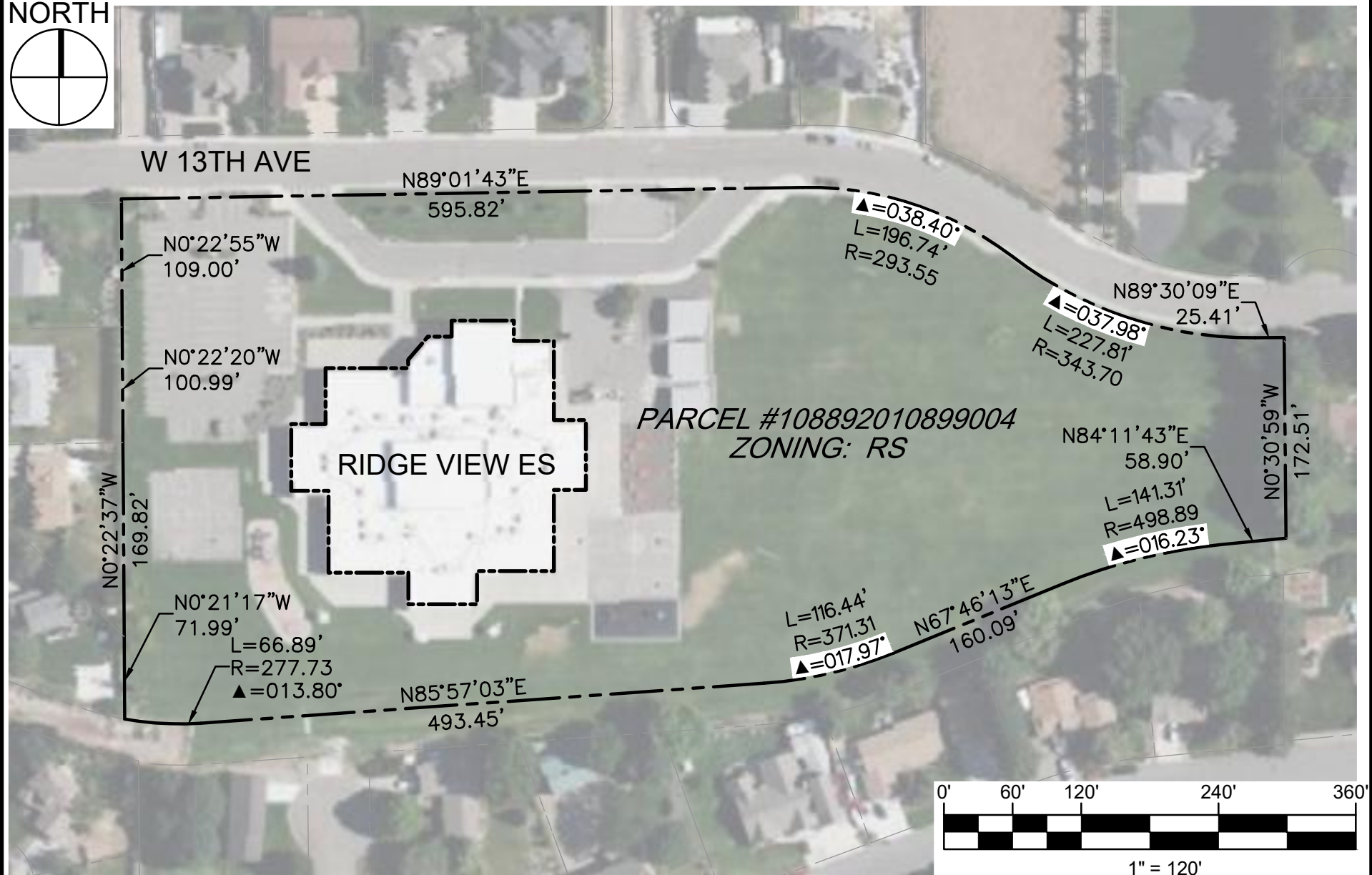
Signature of owner or owner's authorized representative

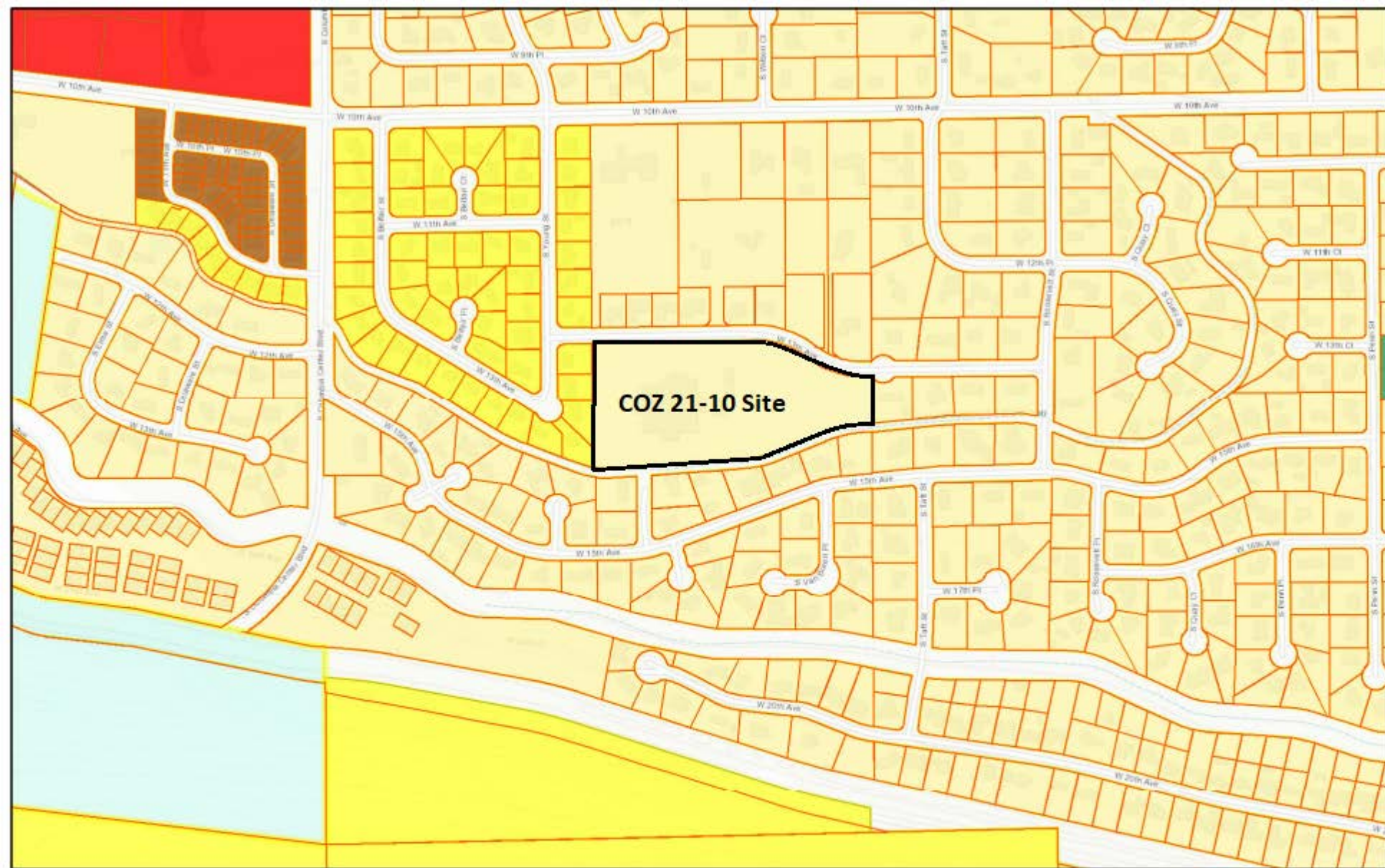
Date: _____

Exhibit 2

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:





COZ 21-10/PLN-2021-03544 Knutzen Engineering

- Residential, Suburban
- Residential, Low
- Residential, Medium
- Commercial, Community



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

FILE/PROJECT NUMBER: ED 21-34/PLN-2021-03545

DESCRIPTION OF PROPOSAL: Change of zone from RS to PF.

PROPONENT: Knutzen Engineering, 5401 Ridgeline Dr., Ste 160, Kennewick, WA 99301

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 7001 W 13th Ave

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.

 X 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: Anthony Muai, 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:

 X No Condition(s).

Date: **11/9/2021**

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to: CITY OF KENNEWICK ENGINEERING DEPT; Dept of Ecology; CTIUR; Yakima Nation, Environmental Determination; WS Dept of Fish & Wildlife, Benton County



AFFIDAVIT NOTICE OF MAILING

Type of Notice: Notice of Public Hearing

Project/Permit Number: COZ 21-10/PLN-2021-03544

Proposal Description: Change of zone of approximately 8.8 acres from Residential, Suburban (RS) to Public Facility (PF)

Number of Notices Mailed: 45

Mailed to:

- ☐ Abutting property owners
- ☒ Property owners w/in 300 feet
- ☐ Other

Mailing Date: 11/3/2021

Mailed by: Chris Bowman

Signature: Chris Bowman

Attachments:

- Copy of Mailing
- Copy of Mailing List

**KENNEWICK PLANNING
COMMISSION NOTICE OF PUBLIC
HEARING**

November 15, 2021 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on November 15, 2021, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed amendment to the Zoning Map. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

The public hearing will be held using a virtual platform. The link to the hearing will be posted online at www.go2kennewick.com/planningcommission 5 days prior to the meeting.

Proposal – COZ 21-10/PLN-2021-03544 – The applicant Knutzen Engineering proposes to change the zoning of approximately 8.86 acres from Residential, Suburban (RS) to Public Facility (PF). The site is located at 7001 W 13th Ave

Proponent – Knutzen Engineering

Comment Period – Written comments may be submitted via email to Chris Bowman at chris.bowman@ci.kennewick.wa.us. Comments may also be mailed to 210 W. 6th Ave., Kennewick, WA 99336 and must be received on or before the hearing date. Comments may also be presented at the hearing.

The City of Kennewick welcomes full participation in public meetings 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 Melinda Didier at (509) 585-4275 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.

37
JUSTIN E BAZINET
3504 EQUESTRIAN DR
W RICHLAND WA 99353

37
GARY A & TRACY S FLETCHER
6827 W 13TH AVE
KENNEWICK WA 99338-1305

37
JENNIE E MCGARRIGAN
1125 S YOUNG ST
KENNEWICK WA 99338-1320

37
EFRAIN MORA
1219 S YOUNG ST
KENNEWICK WA 99338-1321

37
TIMOTHY L & MARIE E MOON
7206 W 13TH AVE
KENNEWICK WA 99338-1306

37
TANNER ANTHONY MITZEL
6906 W 15TH AVE
KENNEWICK WA 99338-1207

37
JAMES T & MARY K LOWE
7000 W 15TH AVE
KENNEWICK WA 99338-1208

37
GREG W & ANN D BARRY
1425 S YOUNG PL
KENNEWICK WA 99338-1222

37
SARA & JOSE JR CALDERON
7001 W 15TH AVE
KENNEWICK WA 99338-1208

37
PATRICK M & CHURAIRAT O'BRIEN
TRUSTEES
PO BOX 5528
PASCO WA 99302

37
KYLE D & PEGGY A BARCLAY
6826 W 13TH AVE
KENNEWICK WA 99338-1305

37
KENNEWICK SCHOOL DISTRICT #17
1000 W 4TH AVE
KENNEWICK WA 99336

37
JOSHUA D & JESSICA M COLE
1203 S YOUNG ST
KENNEWICK WA 99338-1321

37
CARLOS X & SONIA GUILLEN JR
1227 S YOUNG ST
KENNEWICK WA 99338-1321

37
ALBERT C & JUDITH A BEAUCHENE
1204 S YOUNG ST
KENNEWICK WA 99338-1321

37
HEIDI GEERTSMA
6912 W 15TH AVE
KENNEWICK WA 99338-1207

37
VICKI R GORMAN
7006 W 15TH AVE
KENNEWICK WA 99338-1208

37
KAROLYN K WESS
1424 S YOUNG PL
KENNEWICK WA 99338-1222

37
DOUGLAS P & JANET M RAMEY
1502 S VAN BUREN PL
KENNEWICK WA 99338-1214

37
TERRY L & BRENDA J SMITH
1412 S YOUNG CT
KENNEWICK WA 99338-1477

37
WILLIAM EBNER & JENNIFER
HOLMGREN
6819 W 13TH AVE
KENNEWICK WA 99338-1305

37
LUCRETIA ETIENNE
1117 S YOUNG ST
KENNEWICK WA 99338-1320

37
CARL R & SHIRLEY L NICK
1211 S YOUNG ST
KENNEWICK WA 99338-1321

37
KEVIN & MORAN ROSSIE CONCIENTE
7203 W 13TH AVE
KENNEWICK WA 99338-1306

37
LEONARD B & JANIS HUTCHENS
1124 S YOUNG ST
KENNEWICK WA 99338-1320

37
BRIAN & CONNIE ACHENBACH
6918 W 15TH AVE
KENNEWICK WA 99338-1207

37
ALLISON VICKY LYNN
7012 W 15TH AVE
KENNEWICK WA 99338-1208

37
DONALD M & JANET E SMITH
7100 W 15TH AVE
KENNEWICK WA 99338-1225

37
CLYDE JAMES & KAREN LYNN REDMAN
6814 W 15TH AVE
KENNEWICK WA 99338-1206

37
DIANA L SHANKLE
1413 S YOUNG CT
KENNEWICK WA 99338-1477

37
JOHN T & HARRIET A NIEZGODA
TRUSTEES
1419 S YOUNG CT
KENNEWICK WA 99338-1477

37
RONALD L & MARY E GERISCH
7018 W 13TH AVE
KENNEWICK WA 99338-1339

37
BLAIN D & MARGO E CHRISTIANSON
7026 W 13TH AVE
KENNEWICK WA 99338

37
BART A & RONDA L MILLER
7112 W 13TH AVE
KENNEWICK WA 99336

37
UPPER COLUMBIA MISSION SOCIETY
OF 7TH DAY ADVENTISTS
3715 S GROVE RD
SPOKANE WA 99224

COZ 21-10 / PLN-2021-03544
7001 W 13TH AVE
RS TO PF
KENNEWICK SCHOOL DISTRICT

37
WALLACE R & MURIEL M GRANT
7012 W 13TH AVE
KENNEWICK WA 99338-1339

37
ROBERT E & HELEN E HAWKS
7000 W 13TH AVE
KENNEWICK WA 99338-1339

37
DAVID MICHAEL GRANT
7022 W 13TH AVE
KENNEWICK WA 99338

37
RICHARD B & RHONDA D GORANSON
7108 W 13TH AVE
KENNEWICK WA 99336

37
ROBERT M & THERESE SICKLES
7209 W 13TH AVE
KENNEWICK WA 99338

37
WALLACE R & MURIEL M GRANT
7006 W 13TH AVE
KENNEWICK WA 99338-1339

37
JAMES K & DEBRA A MONEY
7100 W 13TH AVE KENNEWICK WA
99338

37 **DUP**
WALLACE R & MURIEL M GRANT
7006 W 13TH AVE
KENNEWICK WA 99338

37
EDWARD CARRERAS
7104 W 13TH AVE
KENNEWICK WA 99336

37
KNUTZEN ENGINEERING
5401 RIDGELINE DR #160
KENNEWICK WA 99338



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

October 14, 2021

Chris Bowman
City of Kennewick/Development Services
PO Box 6108
Kennewick, WA 99336

Subject: Review Comments for COZ 21-10/PLN-2021-03544

Dear Mr. Bowman:

The Kennewick Irrigation District has received your Change of Zone application submitted by Paul Knutzen (Knutzen Engineering), 5401 Ridgeline Dr. Suite 160, Kennewick, WA 99338, to change the zone of 7001 W 13th Ave from Residential, Suburban (RS) to Public Facility (PF). The project is located at 7001 W 13th Ave. The Comprehensive Plan designation is Public Facility.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, the Kennewick Irrigation District assesses them.
 - a. A KID service connection is available. Contact KID for more information.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

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

Sincerely,

Chris D. Sittman
CAD Specialist

cc: LB\correspondence\File 8-8-29
Applicant via mail – Kennewick School District, 5501 W Metaline Ave, Kennewick, WA 99336



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE No: COZ 21-11/PLN-2021-03618

Staff Report Date: November 1, 2021

Hearing Date & Location: November 15, 2021, Virtual Hearing

Report Prepared By: Steve Donovan, AICP
Senior Planner

Report Reviewed By: Anthony Muai, AICP
Community Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 21-11.

Summary of Proposal: A Change of Zone from Commercial, Community (CC) to Residential, High Density (RH) for 14.60 acres.

Proposal Location: 9496 W Clearwater Avenue

Legal Description: LOT 2 OF CITY OF KENNEWICK BINDNG SITE PLAN RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, UNDER AUDITOR'S FILE NUMBER 2018-026507, RECORDS OF BENTON COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF LYING SOUTHWESTERLY OF THE FOLLOWING DESCRIBED LINE:

COMMENCING AT THE MOST NORTHERLY CORNER OF SAID LOT 2; THENCE SOUTH 69°55'52" WEST ALONG THE NORTHERLY LINE OF SAID LOT A DISTANCE OF 1132.88 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3989.45 FEET, AND FROM WHICH POINT THE CHORD OF SAID CURVE BEARS SOUTH 67°07'12" WEST A DISTANCE OF 413.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 5°56'52" A DISTANCE OF 414.15 FEET TO THE BEGINNING OF A COMPOUND CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 3640.37, AND FROM WHICH POINT THE CHORD OF SAID CURVE BEARS SOUTH 59°38'12" WEST A DISTANCE OF 550.90 FEET; THENCE SOUTHWESTERLY ALONG

THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 8°40'44" A DISTANCE OF 551.43 FEET TO THE EASTERLY MARGIN OF THE 125.00' BPA EASEMENT (FRANKLIN-BADGER CANYON NO.1 AND MCNARY-BADGER CANYON NO.1) AND THE TRUE POINT OF BEGINNING; THENCE LEAVING ALONG SAID EASTERLY MARGIN, SOUTH 38°11'10" EAST A DISTANCE OF 456.61 FEET, MORE OR LESS, TO THE SOUTHERLY LINE OF SAID LOT 2 AND THE END OF THIS LINE DESCRIPTION..

Property Owner: Tom and Vicki Solbrack
2555 W Highway 24
Othello, WA 99344

Applicant: Knutzen Engineering
c/o Nathan Machiela
5401 Ridgeline Drive
Kennewick, WA 99338

Regulatory Controls:

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

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	October 8, 2021
Determination of Completeness Issued	October 11, 2021
Notice of Application Posted	October 12, 2021
SEPA Threshold Determination Issued	July 7, 2021
Property Posting Sign for SEPA Determination	July 7, 2021
SEPA Appeal Period	July 21, 2021
Date of Mailed Notice of Public Hearing	October 28, 2021
Property Posting Sign for Public Hearing	October 28, 2021
Date of Published Notice of Public Hearing	October 31, 2021

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA DNS
8. Kennewick Irrigation District

Zoning adjacent to the site:

North: City of Richland

East: Industrial, Light (IL) and Commercial, Community (CC)

South: Industrial, Light (IL) and Commercial, Community (CC)
 West: Commercial, Community (CC)

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goals and Policies:

- Goal 1: Provide for attractive, walkable, and well designed residential neighborhoods, with differing densities and compatible with neighboring areas.
- Policy 3: Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.
- Policy 5: Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.
- Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.
- Policy 4: Residential High Density – Designate land for Residential High Density (RH) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.
- Goal 4: Provide more housing opportunities near commercial, transit and employment.
- Policy 1: Locate the highest density residential areas close to shops and services and transportation hubs.
- Policy 2: Encourage residential development with in commercial areas.

Kennewick Municipal Code Findings:

The following findings shall 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:

- a. The proposed amendment conforms with the comprehensive plan; and
Staff Response: The proposed Change of Zone conforms to the comprehensive plan because the RH zoning district is an implementing zoning district of the site's current High Density Residential Land Use Designation.
- b. Promotes the public necessity, convenience and general welfare; and
Staff Response: The proposed Change of Zone promotes public necessity, convenience and welfare by establishing a zoning district that is compatible with the surrounding properties.
- c. 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 proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.
- d. 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 will establish a zoning district that complies with Comprehensive Plan. The RH zone is an implementing zone of the site's High Density Residential Land Use Designation.

- e. 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: The finding is not applicable; the proposed zoning district is not a single-family residential zone.

Public Comments:

The public submitted no comments.

Agency Comments:

No agency comments were submitted.

Staff Analysis of Proposal & Discussion:

The City annexed the site on January 3, 1995 via Ordinance 3602. On May 15, 2012, the City adopted Ordinance 5413, which established the current zoning of CC for the site as part of an area-wide rezone. The City approved the amendment to change the site's land use designation from Commercial to High Density Residential during the City's 2021 Comprehensive Plan Amendment Cycle.

The proposed Change of Zone (COZ 21-11), is a request to change the zoning district for 14.60-acres of a 26.43-acre lot, from CC to RH. Pursuant to Table 1 of the Comprehensive Plan, the RH zoning district is an implementing zoning district of the High Density Residential Land Use Designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040(5) the purpose of RH zoning district is as follows:

RH - The purpose of the RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses.

Pursuant to Kennewick Municipal Code 18.03.060, the applicant will be required to complete a boundary line adjustment soon after approval of the proposed Change of Zone. The property lines must match the zone boundary so the property will not have more than one zoning district on it.

Future development of the entire site will be limited to only the permitted uses of the RH zoning district. Development will be subject to meeting applicable concurrency requirements, which include utility and street improvements.

The proposed findings meet the requirements of KMC 18.51.070(2).

Findings:

1. The applicant is Knutzen Engineering, c/o Nathan Machiela, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The property owner Tom and Vicki Solbrack, 2555 W Highway 24, Othello, WA 99344.
3. The proposed change of zone is generally located at 9496 W Clearwater Avenue. Parcel Numbers: 1-0188-4BP-5063-002.

4. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
5. The City changed the land use designation for the site on October 5, 2021 as part of the 2021 Comprehensive Plan Amendment Cycle.
6. The request is to change the zoning from Commercial, Community to Residential, High Density.
7. The Residential, High Density Zoning District is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map Designation.
8. On October 8, 2021, the application was submitted.
9. The application was declared complete and routed for review to City Departments and outside agencies for comment on October 12, 2021.
10. Access to the site is via W Clearwater Avenue and Clearwater Drive.
11. The Environmental Determination of Non-Significance, ED 21-16/PLN-2021-01439, was adopted on July 7, 2021.
12. The Property Posting sign for the public hearing was posted on site October 28, 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on October 31, 2021. Notices were also mailed to property owners within 300 feet of the site on October 28, 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 Comprehensive Plan Land Use Designation of High Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Residential Goals 1, 3 and 4 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 21-11 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 21-11 and recommend approval of the request to City Council.

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

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

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

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

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other Change of Zone

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

Applicant: Nathan Machiela (Knutzen Engineering)

Address: 5401 Ridgeline Drive Suite 160, Kennewick, WA 99338

Telephone: (509) 222-0959 Cell Phone: (509) 579-1887 Fax: _____ E-mail: nathan@knutzenengineering.com

Property Owner (if other than applicant): Tom & Vicki Solbrack

Address: 2555 W Hwy 24, Othello, WA 99344

Telephone: (509) 989-0209 Cell Phone: _____ E-mail: _____

SITE INFORMATION

Parcel No. 1-0188-4BP-5063-002 Acres 14.60 Zoning: CC

Address of property: 9496 N. Clearwater Ave, Kennewick, WA 99336

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: \$734,970

Description of Project: Change of zone of 14.60 AC of the 26.42 AC property from Commercial, Community (CC) to Residential, High Density (RH).

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

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 10/07/2021

Change-of-Zone Supplemental Information

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

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

The general welfare of the public will be increased by the adoption of this amendment. If this amendment is adopted, more housing options will be available for those living in or looking to move to the City of Kennewick.

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 are presently no sites available on the market within one mile of the proposed site that are correctly zoned for the proposed use.

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

Yes, the amendment is consistent with the existing land use pattern in the area. To the south east there are commercial properties off W Clearwater Ave with residential developments directly behind. Example neighborhoods include Bridgewater Estates and Bridgewater Park.

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

The subject property and properties to the immediate south are undeveloped. Properties to the east are in conformance with existing zoning classifications as well as properties south of W Clearwater Ave.

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

The proposed amendment will not create an isolated district. This amendment is consistent with previous developments that have occurred or have been approved south of W Clearwater Ave.

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

The property is set back from W Clearwater Ave. This puts it at a disadvantage compared to commercial properties at the south which have street frontage on Clearwater. This property has low commercial development property. With the entire parcel being zoned CC, it is not possible to subdivide the lot as proposed and provide additional housing for the City of Kennewick.

EXHIBIT 2

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

No, there are no residential properties in the immediate vicinity. The residential properties south of W Clearwater Ave will not be adversely affected by this proposed amendment.

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

Unknown, this is not expected to have a change in property value.

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:

It is possible that similar proposals could occur on W 10th Ave or to the immediate west. This proposal however leaves the frontage on Clearwater zoned as CC which is prime commercial property.

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

Potentially, a new residential development with associated improvements will likely reinvigorate the surrounding areas and lead to more development of the surrounding areas.

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

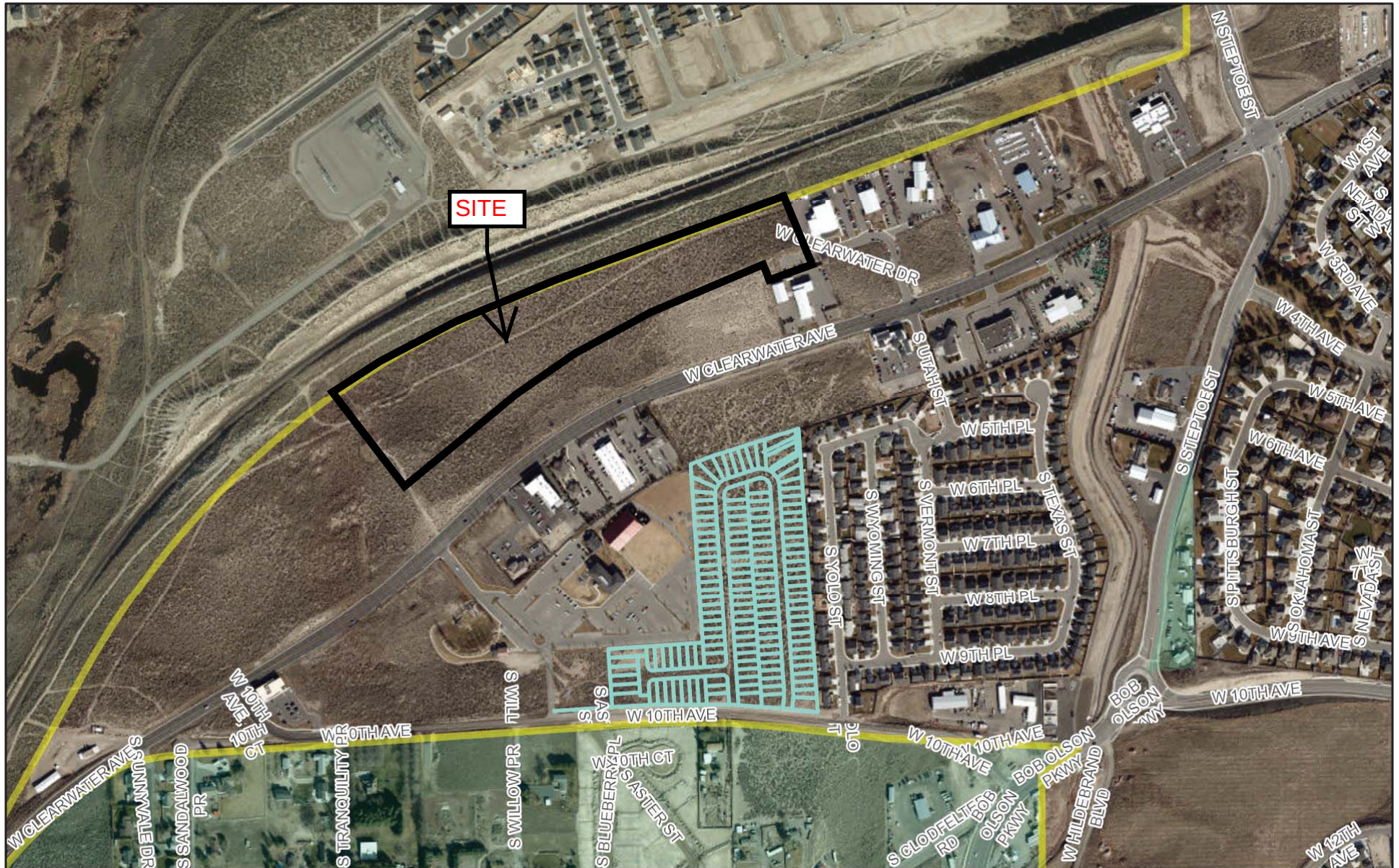
The addition of housing will allow greater choice in the housing market, potentially combatting any economic segregation that may be present.

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

No, considering this proposal follows patterns of development to the south east, it is not expected that conflicts will be created between potential land uses and transportation patterns.

Vicinity Map

Exhibit 3



November 5, 2021 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName

SV_CI_RICHLAND_10

 Preliminary Parcel

SurveyCityLimits

SV_CI_COUNTY_10

StructureBridge

SV_CI_KENNEWICK_10

SurveyUrbanGrowthBoundary



1 inch = 600 feet

1:7,200

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

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

ArcGIS WebApp Builder
City of Kennewick

Comprehensive Plan Land Use Map

Exhibit 4



November 5, 2021 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

CountyParcelLayer **SurveyAddressPoint**

StreetName



<all other values>



Apartment



Building



Condo



Mobile Home

Parcel



1 inch = 300 feet

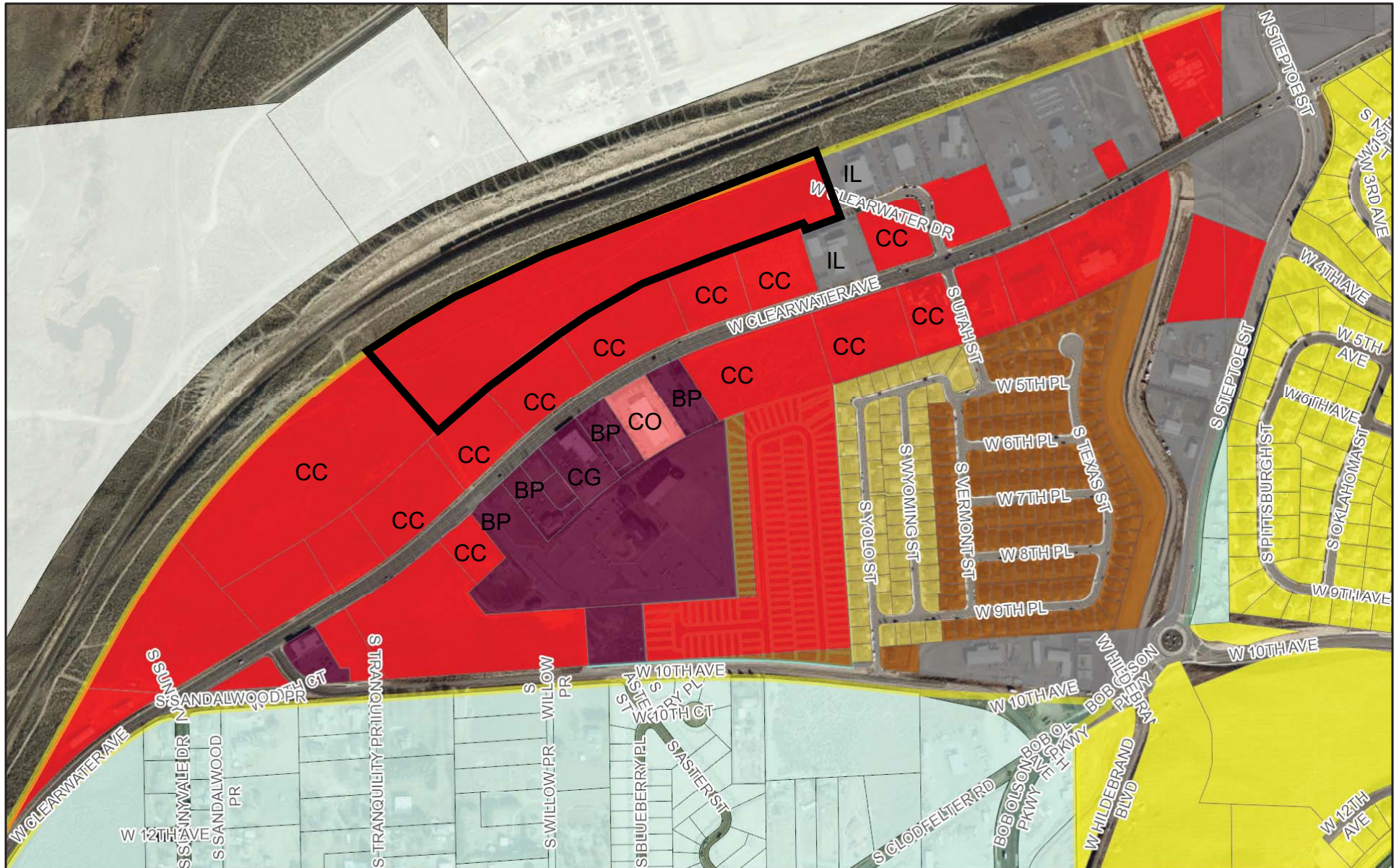
0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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

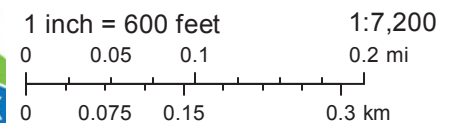
Zoning Map

Exhibit 5



November 5, 2021 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName	SV_CI_RICHLAND_10
SurveyCityLimits	SV_CI_COUNTY_10
SV_CI_KENNEWICK_10	SurveyUrbanGrowthBoundary



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

ArcGIS WebApp Builder
City of Kennewick



NOTICE OF MAILING

I, Steve Donovan, on October 28, 2021
mailed 3 copies of Notice of Public Hearing
for COZ 21-11/PLN-2021-0361
to all property owners within 300 feet of the proposal
as shown on the attached list.



Signature

37	37
MOODY FAMILY PROPERTY, LLC	TOM AND VICKI SOLBRACK
68909 E PR NE	2555 W HWY 24
RICHLAND, WA 99352	OTHELLO, WA 99344

37
CLA HOLDING, LLC
2137 KIMBERLY CIR
EUGENE, OR 97405

KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING
November 15, 2021 at 6:30 p.m.**

The Kennewick Planning Commission will hold a Public Hearing on Monday, November 15, 2021, remotely at 6:30 p.m. or as soon as possible thereafter, to receive public comment/testimony on the below Change of Zone. Staff will be presenting analysis and the Planning Commission will make a recommendation to the City Council on the item. In response to the COVID-19 emergency, the hearing will be conducted online. To participate in the hearing use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

Project# COZ 21-11 – Knutzen Engineering, c/o Nathan Machiela, submitted a Change of Zone Application to change the zoning district for 14.60 acres from Commercial, Community (CC) to Residential, High Density (RH). The site is located at 9496 N Clearwater Avenue. The property has a Comprehensive Plan Land Use Designation of Residential High Density. See site map on back.

Questions or written comments may be addressed to Steve Donovan and submitted to steve.donovan@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336.

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 hearing, please contact Steve Donovan at (509) 585-4361 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.



B.N.S.F RAILROAD

14.60 ACRES OF PARCEL
#101884BP5063002
CHANGE TO RESIDENTIAL,
HIGH DENSITY (RH)

11.82 ACRES OF PARCEL
#101884BP5063002
TO REMAIN COMMERCIAL,
COMMUNITY (CC)

NORTH EASTERN LINE
OF BPA ESMT TO BE USED
AS THE BOUNDS OF THIS
PROPOSAL

(E)125'
BPA ESMT

LOT 3

LOT 4

LOT 5

LOT 6

LOT 7

LOT 2

LOT 8

LOT 9

LOT 10

LOT 14

LOT 15

CLA
HOLDINGS
LLC

W. CLEARWATER AVE.

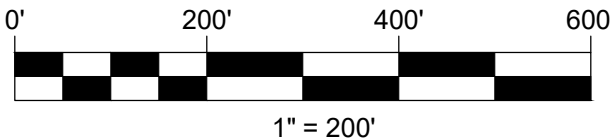
PHOENIX
PHYSICAL
THERAPY

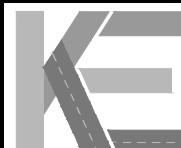
ANIMAL
HOUSE
SELF DOG
WASH

MUSTANGS
SIGNS

CALVARY
CHAPEL
TRI-CITIES

CALVARY
CHRISTIAN
SCHOOL





**KNUTZEN
ENGINEERING**
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

CADFILE: 19203CPASK01

SOLBRACK CLEARWATER PROPERTY

CHANGE OF ZONE EXHIBIT

KENNEWICK, WA

DESIGN	BTK
APPD	NJM
DATE	04/23/21
NO.	SK01



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

FILE/PROJECT NUMBER: ED 21-16/PLN-2021-01439

DESCRIPTION OF PROPOSAL: Change the land use designation of 14.60-acres from Commercial to High Density Residential.

PROPOSER: Knutzen Engineering, c/o Nathan Machiela, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 9496 W Clearwater Avenue, Parcel Number: 1-0188-4BP-5063-002

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: Anthony Muai, AICP

POSITION/TITLE: Interim Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4386

☐ 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 7, 2021 Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued and no later than 5 p.m. 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
ED 21-16 File



EXHIBIT 8
2015 South Ely Street
Kennewick, WA 99337
Customer Service 509-586-9111
Business 509-586-6012
FAX 509-586-7663
www.kid.org

October 14, 2021

Steve Donovan, AICP
City of Kennewick/Community Planning & Development Services
PO Box 6108
Kennewick, WA 99336

Subject: Review Comments for COZ 21-11/PLN-2021-03618

Dear Mr. Donovan:

The Kennewick Irrigation District has received your Change of Zone Application submitted by Nathan Machiela (Knutsen Engineering), 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338, to change zoning of 14.60 acres of the 26.42-acre property from Commercial, Community (CC) to Residential, High Density (RH).

1. This parcel is within the Kennewick Irrigation District (KID) boundaries, but is not considered irrigable lands; therefore, the Kennewick Irrigation District does not assess them.
2. Please note that permanent structures are not allowed within irrigation easements.
3. Please protect all existing irrigation facilities.

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

Sincerely,

Chris D. Sittman
CAD Specialist

cc: LB\correspondence\File 1-8-28
Applicant via mail – Tom & Vicki Solbrack, 2555 W. Hwy 24, Othello, WA 99344