



December 6, 2021

PLANNING COMMISSION AGENDA
****VIRTUAL MEETING PLATFORM****

6:30 p.m.

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. November 15, 2021 Meeting Minutes
 - b. Approval of Agenda
 - c. Motion to enter Staff Report(s) into Record
3. **PUBLIC HEARING:**
 - a. Change of Zone (COZ) #21-13 proposing to change the zoning district for approximately .96 acres located at 3321 W. 10th Avenue from Residential, Suburban Density (RS) to Residential, Medium Density (RM). Applicant and owner is Tami Johnson, Creekstone Senior Living, 3321 W. 10th Avenue, Kennewick, WA 99336.
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
NOVEMBER 15, 2021
VIRTUAL MEETING MINUTES**

CALL TO ORDER

Recorder Melinda Didier called the meeting to order at 6:30 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 called the meeting to order at 6:31 pm.

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, Chris Bowman, Assistant Planner, 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 Hempstead moved to approve the Consent Agenda; Commissioner Short seconded the motion. The motion passed unanimously on a roll call vote.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of October 18, 2021 Minutes
- c. Motion to enter Staff Reports into the Record

PUBLIC HEARINGS

Interim Chair Helgeson opened the virtual public hearing at 6:36 p.m. for 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.

Mr. Bowman gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

Planning Commission questions:

None

Testimony of Applicant/Applicant's Representative:

Paul Knutzen/Knutzen Engineering
5401 Ridgeline Drive Ste. 160
Kennewick 99338

The school district is in an annual cycle for turning in projects for schools; rejuvenating, adding on, or building new schools this school is the next in the cycle to revise. The project is that the height of the building currently proposed (the existing building will be torn demolished and a new school replace it), is the school district wants to model this new school after the Amon school (around 42' height). The rezone would bring the facility into compliance for building heights/zoning regulations and conformance with the PF comp plan. Tier III site plan will be submitted after Thanksgiving 2021; full permitting of the school, which will be 62,000 square feet, in March 2022; construction will start in June 2022, the kids will move in winter of 2023.

Testimony in Favor of the Request:

Tracy Fletcher
6827 W. 13th Avenue
Kennewick 99337

Live next door, listening in to see what's going on in the neighborhood; I adjoin the existing schoolyard. Wanted to know what is going to take place.

Diana Shankel
1413 S. Young Ct.
Kennewick 99336

I don't know enough so not speaking in favor of this; I have talked with neighbors, we have concerns regarding increased traffic in this area; interested in increases in bussing and what the routes will be, any potential they will use the KID easement that runs in front of our homes. Didn't know if this is the place to get that type of information.

Interim Chair Helgeson asked for a point of order if it is permissible for the applicant to answer Ms. Shankel's questions or if staff could answer them; Mr. Bowman said since this is not a "project" action, staff is not privy to that information. Mr. Knutzen was allowed to answer questions regarding the future new school project.

Testimony Neutral/Against the Request:

None

Staff Comments:

Mr. Bowman said he is happy the neighborhood is engaged in this; he said he is more than happy to sit down with the public with questions about the eventual site plan for this school project.

Public Testimony for COZ 21-10 closed at 6:53 p.m.

Interim Chair Helgeson asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 21-10 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.

Interim Chair Helgeson opened the virtual public hearing at 6:55 p.m. for Change of Zone (COZ) #21-11, proposing to change the zoning district for approximately 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 Drive #160, Kennewick, WA 99338. Property owner is Tom & Vicki Solbrack, 2555 W. Highway 24, Othello, WA 99344.

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the staff report.

Planning Commission questions:

Are we talking about properties for sale or for rent or does it matter; has any work been done with a study for the amount of rail traffic past the site.

Testimony of Applicant/Applicant's Representative:

Paul Knutzen, Knutzen Engineering
5401 Ridgeline Drive Ste. 160
Kennewick 99338

Pretty simple zone change; the comprehensive plan amendment has already been approved so this will put this into compliance; if it was still zoned CC 27 units per acre would be allowed; it didn't pencil out or that much commercial land; the rail line next door, with the density there does not seem to be a concern for location.

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Staff Comments:

None

Public Testimony for COZ 21-11 closed at 7:05 p.m.

Interim Chair Helgeson asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 21-11 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Short 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** – at the Planning Commission previous public hearing the zoning ordinance will be on the City Council agenda tomorrow; prior to that we had a code amendment related to RV storage facilities/setbacks – that was approved by City Council on the 19th.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Happy Birthday to Commissioner Griffith.

ADJOURNMENT:

The meeting adjourned at 7:09 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ 21-13 / PLN-2021-03738

Staff Report Date: 4 November 2021

Hearing Date & Location: 6 December 2021, Virtual Hearing

Report Prepared By: Matt Halitsky, AICP
Planner

Report Reviewed By: Steve Donovan, AICP
Senior Planner

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 21-13.

Summary of Proposal: A Change of Zone from Residential, Suburban (RS) to Residential, Medium Density (RM) for .96 acres.

Proposal Location: 3321 W 10th Avenue

Legal Description: See Exhibit 2

Property Owner & Applicant: Creekstone Senior Living
c/o Tami Johnson
3321 W 10th Avenue
Kennewick, WA 99336

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:

Application Submittal	18 October 2021
Determination of Completeness Issued	19 October 2021
Notice of Application Posted	19 October 2021
Date of Mailed Notice of Public Hearing	18 November 2021
Property Posting Sign for Public Hearing	18 November 2021
Date of Published Notice of Public Hearing	21 November 2021

Exhibits:

1. Staff Report
2. Legal Description
3. Application/Supplemental Information
4. Vicinity Map
5. Comprehensive Plan Map
6. Zoning Map
7. Notice of Mailing
8. SEPA Determination of Non-significance
9. Ordinance 5935
10. KID Comment Letter

Zoning Adjacent to the Site:

North: Residential, Medium Density (RM)

East: Residential, Low Density (RL)

South: Residential, Suburban (RS)

West: Residential, Low Density (RL)

Applicable Goals and Policies of the Comprehensive Plan:

Housing Goals and Policies:

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

Policy 4: Promote development of senior housing in proximity to needed services.

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 as the RM zoning district is an implementing zoning district of the site's current Medium Density Residential land use designation, which was approved by City Council in October 2021.
- b. Promotes the public necessity, convenience and general welfare; and
Staff Response: The proposed Change of Zone will allow the applicant to consolidate what is currently eight parcels into one lot, aiding in the continued administrative management of the existing senior living facility, as well as assisting emergency responders in locating the various units on the property as addressing will be simplified.
- 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 burden on public facilities. The property is already developed and no future expansion is proposed.
- 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 RM zone is an implementing zone of the site's Medium 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. That said, the RM zoning district is located across 10th Avenue to the north of the subject property.*

Public Comments:

To date, there are no public comments either for or against the requested Change in Zone.

Agency Comments:

In a letter dated 27 October 2021 from the Kennewick Irrigation District (KID), the agency reminded the applicant that no permanent structures are allowed within irrigation easements and all existing irrigation facilities shall be protected.

Staff Analysis of Proposal & Discussion:

The subject property was annexed by the City on 26 March 1984 via Ordinance 2834 and established the current zoning as Residential, Suburban (RS). On 8 October 2021, the City adopted Ordinance 5935, which amended the Comprehensive Plan land use designation from Low Density Residential to Medium Density Residential.

The proposed Change of Zone (COZ 21-13) is a request to change the zoning district for eight parcels totaling 0.96 acres located at 3321 West 10th Avenue from RS to RM. Pursuant to Table 1 of the Comprehensive Plan, the RM zoning district is an implementing zoning district of the Medium 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(21) the purpose of RM zoning district is as follows:

RM - The purpose of the RM district 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.

Although the RM zone allows for a density of 13 units per acre, the site is currently developed with senior housing. No additional development or expansion of the current use is proposed. It is the applicant's intent to complete a parcel consolidation subsequent to the change in zone to consolidate the eight parcels included in the application into one, to aid in financial management of the property, and perhaps more importantly, to aid emergency services in locating the individual units that will ultimately be united under one address.

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

Findings:

1. The applicant is Creekstone Senior Living, c/o Tami Johnson, 3321 W 10th Avenue, Kennewick, WA 99338.

2. The property owner is Creekstone Holdings LLC, 3321 W 10th Avenue, Kennewick, WA 99338.
3. The proposed change of zone is located at 3321 W 10th Avenue. Parcel Numbers: 1-1089-101-3456-007, 1-1089-101-3456-008, 1-1089-101-3456-003, 1-1089-101-3456-002, 1-1089-101-3456-001, 1-1089-101-3456-004, 1-1089-101-3456-005, 1-1089-101-3456-006.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Medium Density Residential.
5. The City changed the land use designation for the site on 8 October 2021 as part of the 2021 Comprehensive Plan Amendment Cycle.
6. The request is to change the zoning from Residential, Suburban (RS) to Residential, Medium (RM).
7. The Residential, Medium Zoning District is an implementing zone of the Medium Density Residential Comprehensive Plan Land Use Map Designation.
8. On 18 October 2021, the application was submitted; and declared complete for processing on 19 October 2021.
9. The application was routed for review to City Departments and outside agencies for comment on 19 October 2021.
10. Access to the site is via W 10th Avenue.
11. The Environmental Determination of Non-Significance (ED 21-10) was issued for the associated Comprehensive Plan Amendment (CPA 21-02).
12. The Property Posting sign for the public hearing was posted on site 18 November 2021.
13. Notice of the public hearing for this application was published in the Tri-City Herald on 21 November 2021. Notices were also mailed to property owners within 300 feet of the site on 18 November 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 Medium Density Residential.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Housing Goals and Policies Land Use Goal 1 and Policy 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 within staff report COZ 21-13 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions contained within staff report COZ 21-13 and recommend approval of the request to City Council.

Legal Description for Creekstone Assisted Living

3321 W. 10th Avenue

Kennewick, WA 99336

Parcel#	Legal description
110891013456001	3321 W 10 TH AVENUE KENNEWICK WA 99336 SECTION 10, TOWNSHIP 8 NORTH, RANGE 29 EAST, QUARTER NE: THAT PORTION OF SHORT PLAT #3456, LOT 1 L
110891013456002	3335 W 10 TH AVENUE KENNEWICK WA 99336 SECTION 10, TOWNSHIP 8 NORTH RANGE 29 EAST, QUARTER NE: THAT PORTION OF SHORT PLAT #3456 Lot 2 L
1108891013456003	3349 W 10 th AVENUE KENNEWICK WA 99336 SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT PORTION OF SHORT PLAT #3456 LOT 3L
110891013456004	3363 W 10 TH AVENUE KENNEWICK WA 99336 SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT PORTION OF SHORT PLAT #3456 LOT 4L
110891013456005	3321 W 10 TH AVENUE KENNEWICK WA 99336 SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT PORTION OF SHORT PLAT #3456 LOT 1 L
110891013456006	3335 W 10 TH AVENUE KENNEWICK WA 99336 SECTION 10, TOWNSHIP 8 NORTH RANGE 29 EAST, QUARTER NE: THAT PORTION OF SHORT PLAT #3456 Lot 2 L
110891013456007	3349 W 10 th AVENUE KENNEWICK WA 99336 SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT PORTION OF SHORT PLAT #3456 LOT 3L
1108910134560008	3363 W 10 TH AVENUE KENNEWICK WA 99336 SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT PORTION OF SHORT PLAT #3456 LOT 4L

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

PROJECT # _____ - _____ PLN- 2021 - 03138 FEE \$ 1094⁰⁰

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: Creekstone Assisted living / Tami Johnson

Address: 3321 W. 10th Ave

Telephone: 509-491-1318 Cell Phone: 509-851-8854 Fax: _____ E-mail owner @ creekstone
careal.com

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION 110891013456007, 110891013456008, 110891013456003, 110891013456002
110891013456001, 110891013456004,

Parcel No. 110891013456005, 110891013456006 Acres , 96 Zoning: Medium Density Residential

Address of property: 3321 W 10th Ave Kennewick, WA 99336

Number of Existing Parking Spaces 12 Number of Proposed (New) Parking Spaces 0

Present use of property Assisted living Community

Size of existing structure: 2500 sq. ft. Structure Size of Proposed addition/New structure: 0 sq. ft.

Height of building: n/a Cubic feet of excavation: 0 Cost of new construction 0

Benton County Assessor Market Improvement Value: 0

Description of Project: Consolidating 8 separate lots into one parcel or one approved lot

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

Tami Johnson
 Applicant's Signature

Date: 10-18-21

Tami Johnson
 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:

Combining to one address vs 4 separate addresses will aid EMS. EMS has difficulty finding the separate addresses. In the last year we have added A, B, C, D to the houses which has helped EMS, but the current address add confusion when they are called

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:

n/A

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

yes, this property was on Oct 5 rezoned to fit its current use

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

yes

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.

no

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

no

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

no

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

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

no

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

no

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

no

A. BACKGROUND [\[help\]](#)**Evaluation for Agency Use Only**

1. Name of proposed project, if applicable: [\[help\]](#)

n/a

2. Name of applicant: [\[help\]](#)

Tami Johnson

3. Address and phone number of applicant and contact person:
[\[help\]](#)

3321 W 10th Ave
Kennewick, WA 99338

509-491-1318 or 509-851-8854
C

4. Date checklist prepared: [\[help\]](#)

4-2-21

5. Agency requesting checklist: [\[help\]](#)

City of Kennewick

6. Proposed timing or schedule (including phasing, if applicable):
[\[help\]](#)

Immediate

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

[\[help\]](#) Yes. To be able to utilize land space for additional community living areas; gazebos, pergolas, Community Space.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

[\[help\]](#) n/a

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

no

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

n/a

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

Converting 8 separate lots into one piece of property or plot

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

[\[help\]](#)

Attach
Site
map

Evaluation for Agency Use Only

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)**Evaluation for Agency Use Only****1. Earth****a. General description of the site** [\[help\]](#)

(check one): ☒ Flat, ☐ rolling, ☐ hilly, ☐ steep slopes,
mountainous, ☐ other _____

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#) *flat*

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

n/a

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

no

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

none

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

no-

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

none

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

n/a

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

none

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

no - n/a

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

n/a

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

none

Evaluation for Agency Use Only

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

no

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

n/a

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

no

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

no

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

no

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

no

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number

of animals or humans the system(s) are expected to serve.
[\[help\]](#)

none

c. Water runoff (including stormwater): NO

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

N/A

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

NO

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any: [\[help\]](#)

N/A

4. Plants [\[help\]](#)

a. Check the types of vegetation found on the site: [\[help\]](#)

deciduous tree: ☐ alder ☐ maple ☐ aspen ☐ other
 evergreen tree: ☒ fir ☐ cedar ☐ pine ☐ other

shrubs ☒

grass ☒

pasture ☐

crop or grain ☐

☐ bullrush

Orchards, vineyards or other permanent crops. ☐

wet soil plants: ☐ cattail ☐ buttercup

skunk cabbage ☐

other water plants: ☐ water lily ☐ eelgrass ☐ milfoil

other types of vegetation ☒

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

none

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

none

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

none

- e. List all noxious weeds and invasive species known to be on or near the site.

None

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: ☒ other: ☐ hawk ☐ heron ☐ eagle ☐ songbirds

mammals: ☐ deer ☐ bear ☐ elk ☐ beaver ☐ other: ☐

fish: ☐ bass ☐ salmon ☐ trout ☐ herring ☐ shellfish other: ☐

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

none

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

no

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

n/a

- e. List any invasive animal species known to be on or near the site.

n/a

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

n/a

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

no

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

n/a

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste that could occur as a result of this proposal? If so, describe. [\[help\]](#)

no

- 1) Describe any known or possible contamination at the site from present or past uses. [\[help\]](#)

none

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

none

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

none

- 4) Describe special emergency services that might be required.

none

- 5) Proposed measures to reduce or control environmental health hazards, if any: [\[help\]](#)

n/a

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

traffic

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

none other than normal.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

none

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

Assisted Living Community -
Personal Property ownership

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use? [\[help\]](#)

no

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

no

- c. Describe any structures on the site. [\[help\]](#)

4 Seperate Ranch style homes

- d. Will any structures be demolished? If so, what? [\[help\]](#)

no

- e. What is the current zoning classification of the site? [\[help\]](#)

f. What is the current comprehensive plan designation of the site? [\[help\]](#)

g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

n/a

h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

NO

i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

35-40 total

j. Approximately how many people would the completed project displace? [\[help\]](#)

none

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

n/a

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

n/a

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

n/a

9. Housing

- a. Approximately how many units would be provided, if any?
Indicate whether high, middle, or low-income housing. [\[help\]](#)

N/A

- b. Approximately how many units, if any, would be eliminated?
Indicate whether high, middle, or low-income housing. [\[help\]](#)

0

- c. Proposed measures to reduce or control housing impacts, if any:
[\[help\]](#)

N/A

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

N/A

- b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

N/A

- c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

N/A

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

none

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

none

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

none

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

n/a

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

n/a

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

no

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

none

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

no

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

no

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

N/A

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

N/A

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

N/A

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

n/a

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

n/a / none

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

no

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

no

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

N/A

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe. [\[help\]](#)

no

- h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

none

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

no

- b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

none

16. Utilities

- a. Check utilities currently available at the site: [\[help\]](#)

☒ electricity, ☒ natural gas, water ☒ refuse service ☐
☒ telephone, ☒ sanitary sewer, ☒ septic system,
 other _____

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

C. SIGNATURE [\[help\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Tami Johnson

Name of signee _____

Tami Johnson

Position and Agency/Organization _____

owner

Date Submitted: _____

4-6-21

D. SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS [\[help\]](#)**(IT IS NOT NECESSARY to use this sheet for project actions)**

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

N/A

Proposed measures to avoid or reduce such increases are:

n/A

2. How would the proposal be likely to affect plants, animals, fish, or marine life?

n/A

Proposed measures to protect or conserve plants, animals, fish, or marine life are:

n/A

3. How would the proposal be likely to deplete energy or natural resources?

NIA

Proposed measures to protect or conserve energy and natural resources are:

NIA

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

NIA

Proposed measures to protect such resources or to avoid or reduce impacts are:

NIA

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

NIA

Proposed measures to avoid or reduce shoreline and land use impacts are:

N/A

6. How would the proposal be likely to increase demands on transportation or public services and utilities?

N/A

Proposed measures to reduce or respond to such demand(s) are:

N/A

7. Identify, if possible, whether the proposal may conflict with local, state, or federal laws or requirements for the protection of the environment.

N/A

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the City can identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide additional information. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?

Yes X No

Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

Yes X No

Please Describe.

NOTE: Kennewick is located in the upper Mid-Columbia watershed. Salmonids are present in the watershed - questions no. 1 and no. 2 already answered "yes". Questions A-1 and A-2 are also answered.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

1. A3 What is the distance from this project to the nearest body of water?

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

Residential + Commercial Property use

A5. What percentage of the project will be impervious surface (including pavement & roof area)?

none

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No X
Amount
Name of surface water body

b. Ground water? Yes _____ No X
Amount
From Where
Depth of well

B2. Will any water be rerouted? Yes _____ No X
If yes, will this require a channel change?

B3. Will there be retention ponds? Yes _____ No X
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

B5. Are culverts proposed as part of this project? Yes _____ No X

B6. Are stormwater drywells proposed as part of this project? Yes _____ No X

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

n/a

A5. What percentage of the project will be impervious surface (including pavement & roof area)?

n/a

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No X
Amount
Name of surface water body

b. Ground water? Yes _____ No X
Amount
From Where
Depth of well

B2. Will any water be rerouted? Yes _____ No X
If yes, will this require a channel change?

B3. Will there be retention ponds? Yes _____ No X
If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

If to a surface water discharge, please give the name of the waterbody.

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

n/a

B5. Are culverts proposed as part of this project? Yes _____ No X

B6. Are stormwater drywells proposed as part of this project? Yes _____ No X

B7. Will topography changes affect the duration/direction of runoff flows? Yes _____ No X

If yes describe the changes.

B8. Will the project involve any reduction of a floodway or floodplain by filling or other partial blockage of flows? Yes _____ No X

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Degraded water quality can affect listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Will your project either reduce or increase shade along or over a waterbody?
Yes _____ No X (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
Yes _____ No X

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)
Yes _____ No X

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
Yes _____ No X
Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, which can impact listed species.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES _____ NO ✓

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

D2. If any vegetation is removed, do you plan to re-plant? YES _____ NO _____

If yes, what types of plants will you use? none will be moved

E. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the City is relying on them to make its decision.

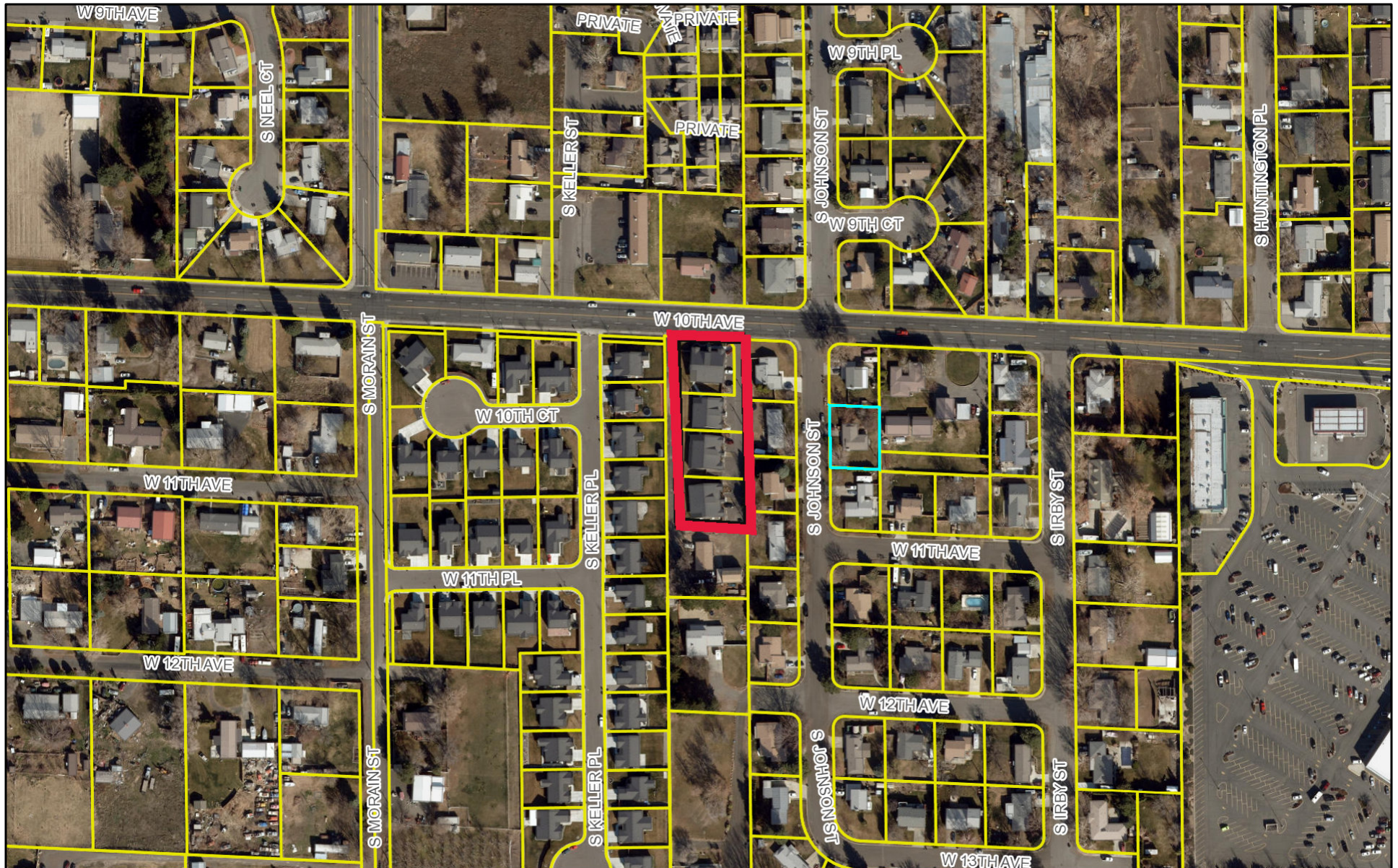
Signature _____

Tamu Johnson

Date _____

4-6-21

Vicinity Map



November 18, 2021 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName	SV_CI_RICHLAND_10	SurveyParcel
SurveyCityLimits	SV_CI_COUNTY_10	Preliminary Parcel
SV_CI_KENNEWICK_10	SurveyUrbanGrowthBoundary	



1 inch = 250 feet

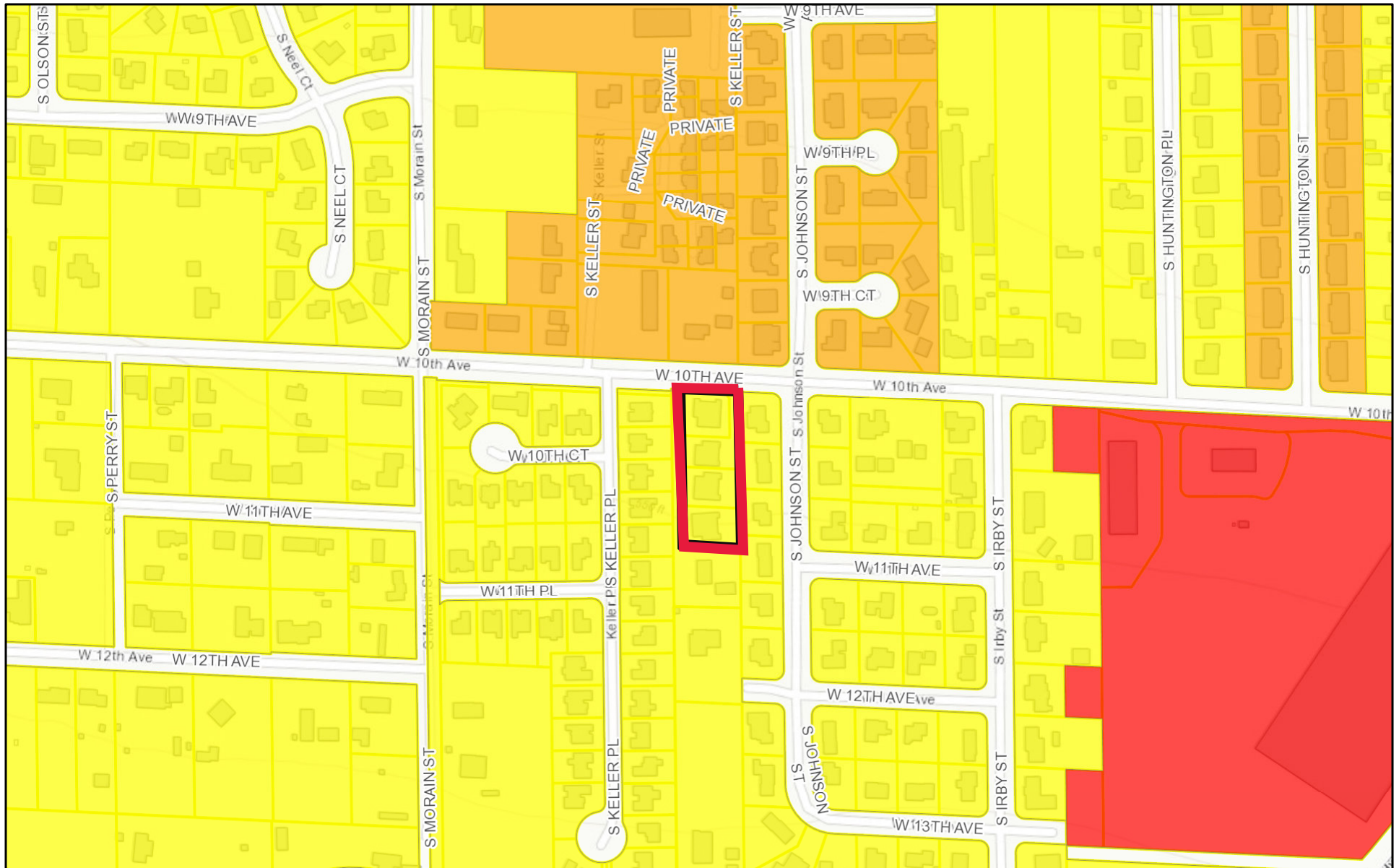
1:3,000

0 0.0225 0.045 0.09 mi

0 0.035 0.07 0.14 km

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

Land Use Map



November 18, 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



1 inch = 300 feet

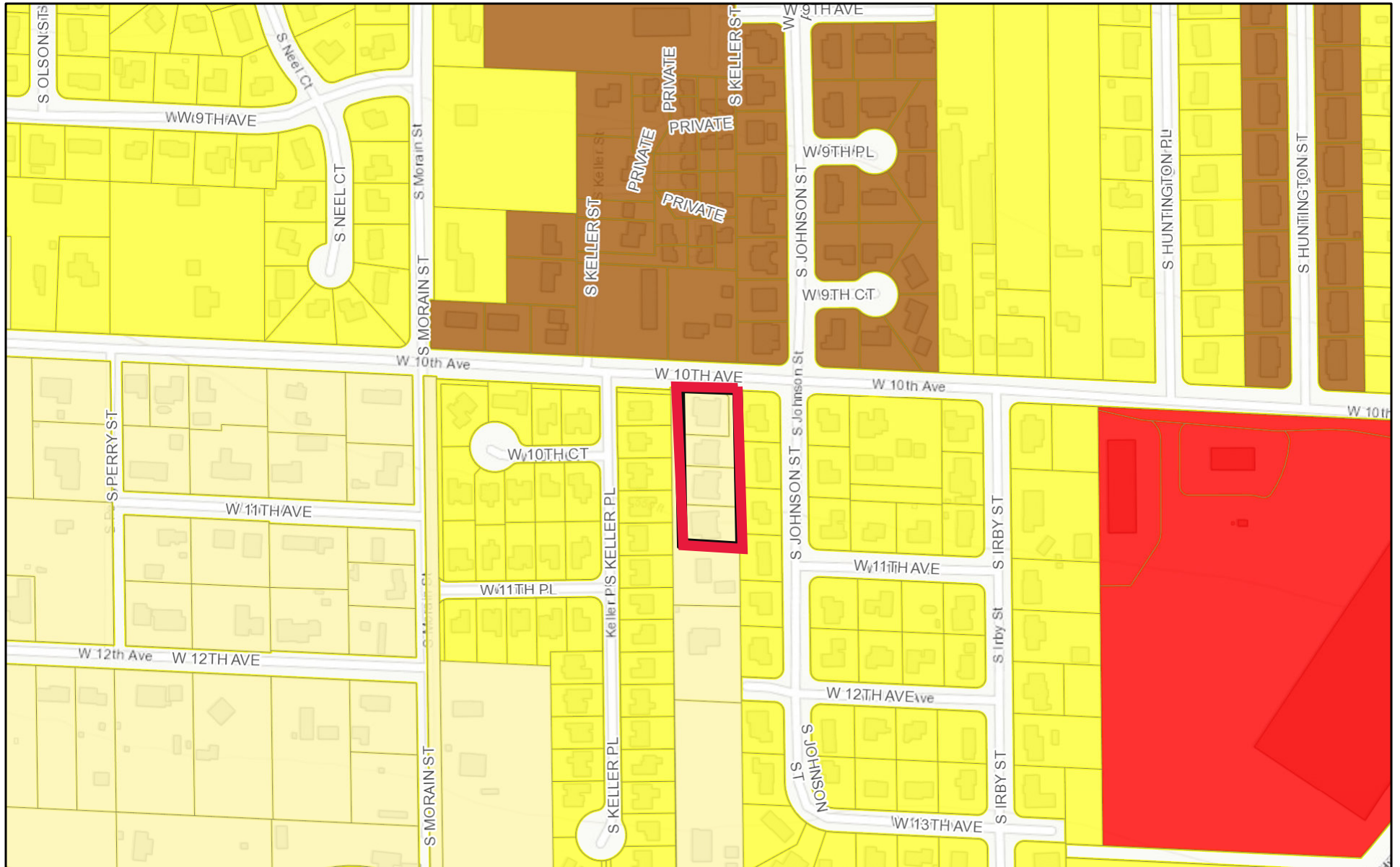
1:3,600

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



November 18, 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 |



1 inch = 300 feet 1:3,600
 0 0.0275 0.055 0.11 mi
 0 0.0425 0.085 0.17 km

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



NOTIFICATION OF MAILING

I, Matt Halitsky, on Nov 18, 2021

Mailed 55 copies of Notia of Public Hearing w/ Plat Map
for COZ 21-13 / PLN-2021-03738

to Property Owners Per list Attached.

as shown on the attached list.

M. Halitsky
Signature

37

Gr8 House LLC
2725 Willowbrook Ave
Richland, WA 99352

37

A & K Hunter Properties LLC
22129 32nd Ave SE
Bothell, WA 98021

37

Good Investments LLC
PO Box 4450
Pasco, WA 99302

37

Patricia Kabage
PO Box 1672
Beaverton, OR 97075

37

J/S Brock Properties LLC
411 W 32nd Ave
Kennewick, WA 99337

37

Peter & Tana Hatton
63625 N Brahma Ct
Bend, OR 97701

37

Tyler Chapman
970 S Johnson
Kennewick, WA 99336-4604

37

William Gripentog
5204 S Auburn Pl
Kennewick, WA 99337

37

Reed & Ciel Murri
1245 Gage Blvd
Richland, WA 99352

37

Brian Tucker
8712 Lancaster Dr
Pasco, WA 99301

37

Sierra & John Hogg
947 S Keller St
Kennewick, WA 99336-4679

37

Donald Bender
945 S Keller St
Kennewick, WA 99336-4679

37

Terilynn Didesidero
941 S Keller St
Kennewick, WA 99336-4679

37

Oscar Garcia
3377 W 10th Ave
Kennewick, WA 99336-4634

37

Creekstone Holdings LLC
3321 W 10th Ave
Kennewick, WA 99336

37

Maria-Theresa David
2849 S Hartford Pl
Kennewick, WA 99337

37

Jacob Hebert
3526 W 10th Ct
Kennewick, WA 99338-4632

37

Maria Ayala
2337 NW Valley View Dr
Hermiston, OR 97838

37

Melford & Carmen Bond
3509 W 38th Ave
Kennewick, WA 99337

37

Jonathan Hodge
3506 W 11th Pl
Kennewick, WA 99337

37

Jesus & Davila Gutierrez
3503 W 10th Ct
Kennewick, WA 99337-4632

37

Cherry Glen Homeowner's Assoc
C/O Everstar
1920 N Pittsburgh St Ste A
Kennewick, WA 99336

37

Lee Scott
1002 S Johnson St
Kennewick, WA 99338-2150

37

Randy Blumer
7535 W Kennewick Ave Ste A
Kennewick, WA 99336

37

Spencer & Marissa Deford
1010 S Johnson St
Kennewick, WA 99338-2150

37

Sanjow LLC
8108 Grandridge Blvd
Kennewick, WA 99336

37

Rebecca Bittle
3222 W 11th Ave
Kennewick, WA 99338-2101

37

Julie Marboe
801 S Belfair St
Kennewick, WA 99336

37

Sfh Kennewick LLC
14937 104th Ave NE
Bothell, WA 98011

37

Thomas Hallen
1003 S Johnson St
Kennewick, WA 99338-2151

37
Arth & Velma Day
3319 W 10th Ave
Kennewick, WA 99336

37
Brenda Nelson
1007 S Keller Pl
Kennewick, WA 99337

37
Joshua & Anna Starkel
1025 Keller Pl
Kennewick, WA 99337

37
Tareq & Shaymaa Khalaf
1043 S Keller Pl
Kennewick, WA 99338

37
Diane Kalinowski
1061 Keller Pl
Kennewick, WA 99337

37
Michael & Anna Killian
1079 S Keller Pl
Kennewick, WA 99338

37
Fabian & Barker Garcia
3324 W 12th Ave
Kennewick, WA 99337

37
Eino & Marlene Kallioinen
1104 Lilac St
Forrest Grove, OR 97116

37
Christopher & Sada Rudy
3223 W 11th Ave
Kennewick, WA 99338-2156

37
Stevan Wade
1102 S Johnson St
Kennewick, WA 99338-2152

37
Tyler Grace
1106 S Johnson St
Kennewick, WA 99338-2152

37
Robert Flores
1107 S Johnson St
Kennewick, WA 99338-2153

37
Perez & Love Osorio
1115 S Keller Pl
Kennewick, WA 99338

37
Nghia & My Nguyen
905 N Oklahoma Pl
Kennewick, WA 99336

37
Lights One LLC
8220 W Gage Blvd Ste #143
Kennewick, WA 99336

37
Alvaro Ramirez
1150 S Keller Pl
Kennewick, WA 99337

37
Mariscal Guzman
3505 W 11th Pl
Kennewick, WA 99337

37
Sharon Fenn
3527 W 11th Place
Kennewick, WA 99337

37
Stephen Trott
3528 W 11th Place
Kennewick, WA 99336

37
Jonathan Hodge
3506 W 11th Pl
Kennewick, WA 99337

37
Jesus & Gutierrez Davila Jr
3503 W 10th Ct
Kennewick, WA 99337-4632

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Maria-Theresa David
2849 S Hartford Pl
Kennewick, WA 99337

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Jacob Hebert
3526 W 10th Ct
Kennewick, WA 99338-4632

37
Maria Ayala
2337 NW Valley View Dr
Hermiston, OR 97838

37
Hayden Homes LLC C/O Everstar
1920 N Pittsburg St Ste A
Kennewick, WA 99336

37



Community Planning Department

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4280

cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 21-10 / PLN-2021-01154 & CPA 21-02 / PLN-2021-01128

DESCRIPTION OF PROPOSAL: Change the land use designation of 0.96 acres from Low Density Residential (LDR) to Medium Density Residential (MDR).

PROPONENT: Tami Johnson, Creekstone Assisted Living

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3321 W 10th 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.

- ☒ 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 Community 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: 1 July 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 emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.

CITY OF KENNEWICK
ORDINANCE NO. 5935

AN ORDINANCE AMENDING THE CITY OF KENNEWICK'S COMPREHENSIVE
PLAN (CPA 21-02, CREEKSTONE HOLDINGS LLC)

WHEREAS, the City of Kennewick, by and through its City Council, and pursuant to the Growth Management Act, directed the Planning Commission of the City of Kennewick to review and update the Comprehensive Plan for the purposes of coordinating all plans and programs relating to the physical and social development of the Kennewick Urban Growth Area and the people therein; and

WHEREAS, the City of Kennewick, in accord with the Growth Management Act and RCW 36.70A.130 and implementing municipal regulations, has directed the Department of Community Planning and the Planning Commission to review and update the plan annually; and

WHEREAS, appropriate public notice has been given and a public hearing held by the Planning Commission on August 16, 2021 concerning the proposed changes, and the same has been reviewed by the Department of Commerce for the review required under RCW 36.70A.106; NOW, THEREFORE:

THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, DO ORDAIN AS FOLLOWS:

Section 1. The following amendment is made to the City of Kennewick Comprehensive Plan Land Use Map as adopted by Resolution 07-12:

1. CPA 21-02 – .96 acres located at 3321, 3335, 3349, and 3363 W 10th Avenue (Low Density Residential to Medium Density Residential).

Section 2. The property is legally described as follows:

Low Density Residential to Medium Density Residential

Parcel # 110891013456001

3321 W 10th AVENUE KENNEWICK WA 99336

SECTION 10, TOWNSHIP 8 NORTH, RANGE 29 EAST, QUARTER NE: THAT
PORTION OF SHORT PLAT #3456, LOT 1L.

Parcel # 110891013456002

3335 W 10th AVENUE KENNEWICK WA 99336

SECTION 10, TOWNSHIP 8 NORTH RANGE 29 EAST, QUARTER NE: THAT
PORTION OF SHORT PLAT #3456 Lot 2L.

Parcel # 1108891013456003

3349 W 10th AVENUE KENNEWICK WA 99336

SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT

PORTION OF SHORT PLAT #3456 LOT 3L.

Parcel # 110891013456004
3363 W 10th AVENUE KENNEWICK WA 99336
SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT
PORTION OF SHORT PLAT #3456 LOT 4L.

Parcel # 110891013456005
3321 W 10th AVENUE KENNEWICK WA 99336
SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT
PORTION OF SHORT PLAT #3456 LOT 1L.

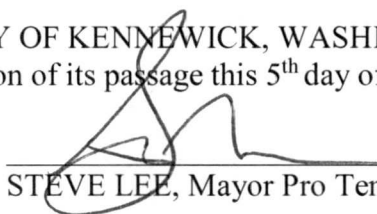
Parcel # 110891013456006
3335 W 10th AVENUE KENNEWICK WA 99336
SECTION 10, TOWNSHIP 8 NORTH RANGE 29 EAST, QUARTER NE: THAT
PORTION OF SHORT PLAT #3456 Lot 2L.

Parcel # 110891013456007
3349 W 10th AVENUE KENNEWICK WA 99336
SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT
PORTION OF SHORT PLAT #3456 LOT 3L.

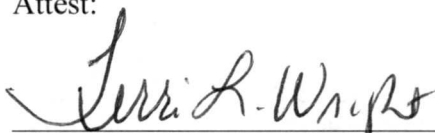
Parcel # 1108910134560008
3363 W 10th AVENUE KENNEWICK WA 99336
SECTION 10 TOWNSHIP 8 NORTH RANGE 29 EAST QUARTER NE: THAT
PORTION OF SHORT PLAT #3456 LOT 4L.

Section 3. This ordinance shall be in full force and effect five days from and after its passage, approval and publication as required by law.

PASSED BY THE CITY COUNCIL OF THE CITY OF KENNEWICK, WASHINGTON, this 5th day of October, 2021, and signed in authentication of its passage this 5th day of October, 2021.

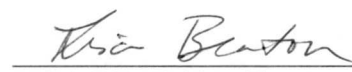

STEVE LEE, Mayor Pro Tem

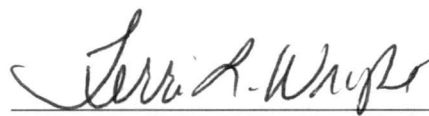
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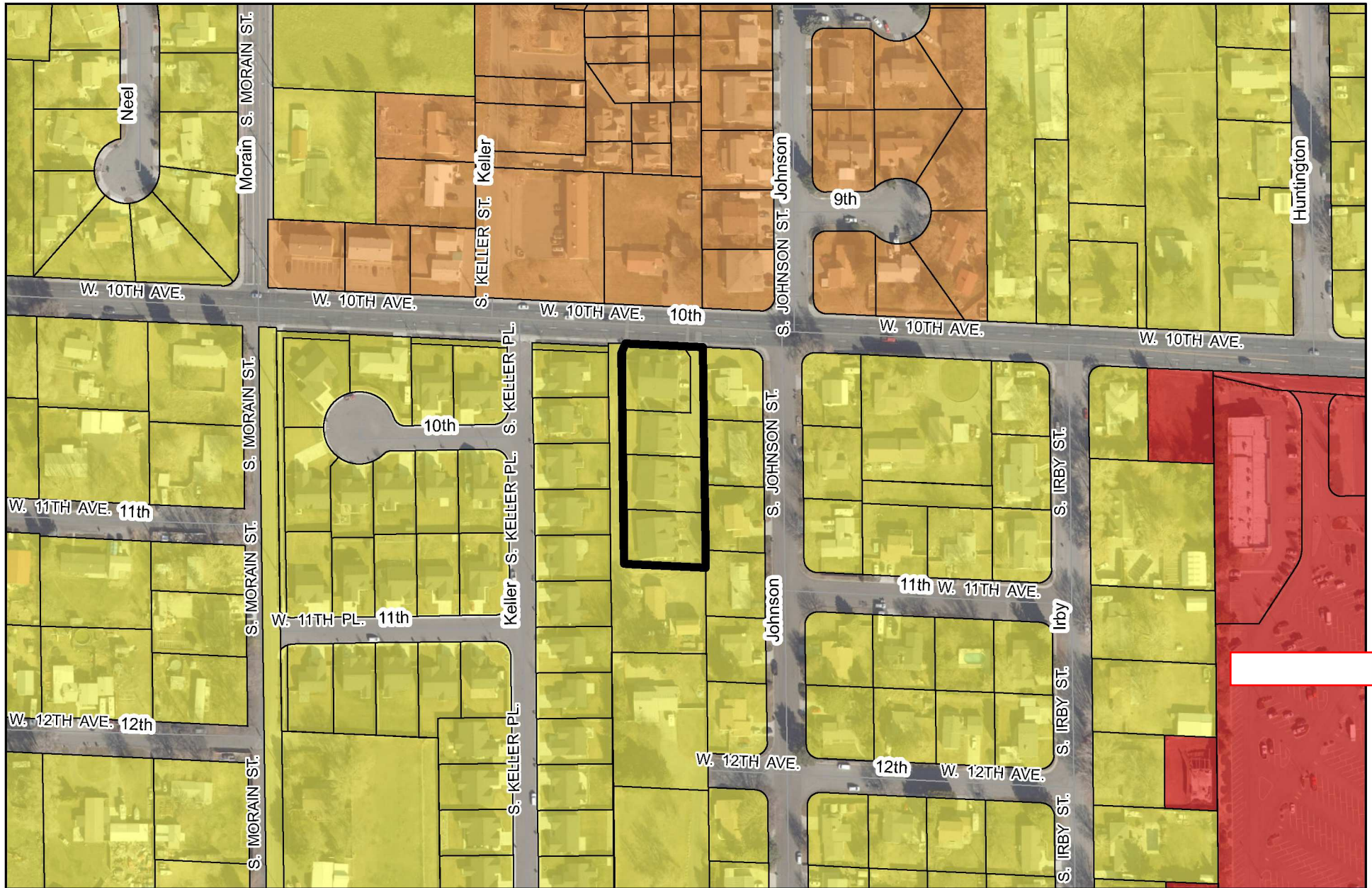

TERRI L. WRIGHT, City Clerk

ORDINANCE NO. 5935 filed and recorded
in the office of the City Clerk of the City of
Kennewick, Washington this 6th day of
October, 2021.

Approved as to Form:


LISA BEATON, City Attorney
DATE OF PUBLICATION 10-8-2021


TERRI L. WRIGHT, City Clerk



CPA 21-02/PLN-2021-01128 Land Use Map

- | | | | |
|--|--|--|---|
|  Open Space |  Medium Density Residential |  Mixed Use |  Industrial |
|  Low Density Residential |  High Density Residential |  Commercial |  Public Facility |





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

October 27, 2021

Mathew Halitsky, AICP
City of Kennewick/ Development Services Division
PO Box 6108
Kennewick, WA 99336

Subject: Review Comments for COZ 21-13/PLN-2021-03738

Dear Mr. Halitsky:

The Kennewick Irrigation District has received your Change of Zone Application submitted by Creekstone Assisted Living/Tami Johnson, project location is at 3321 W 10th Ave, Kennewick, WA 99336, consisting of 8 separate parcels with total of 0.96 acres from Residential, Low (RL) to Residential, Medium (RM).

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,

A handwritten signature in black ink, appearing to read "Chris D. Sittman".

Chris D. Sittman
CAD Specialist

cc: LB\correspondence\File 10-8-29
Applicant via mail – Creekstone Assisted Living/Tami Johnson, 3321 W 10th Ave, Kennewick, WA 99336