



June 20, 2022

PLANNING COMMISSION AGENDA

6:30 p.m.

****HYBRID COUNCIL CHAMBERS & VIRTUAL MEETING PLATFORM****

1. **CALL TO ORDER:**

- a. Roll Call/Pledge of Allegiance

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

- a. Approval of the Minutes dated May 16, 2022
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #2022-0010 proposing to change the zoning district for approximately 1.82 acres located at 6200 & 6220 W. Clearwater Avenue from Commercial, Community (CC) to Commercial, General (CG). Applicant is Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338 and owner is Robert Lalonde, 360 Auto, 6200 W. Clearwater Avenue, Kennewick, WA 99336.

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

7. **REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:**

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
MAY 16, 2022
MEETING MINUTES**

CALL TO ORDER

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

Chairman Morris made the following statement:

“Tonight’s meeting will be conducted through a hybrid platform which allows commissioners and the public to participate in the meeting both in person and through an online meeting platform. Should an individual Planning Commissioner become unexpectedly disconnected from the virtual platform, 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 when not speaking”.

Recorder Melinda Didier called the roll and found the following present:

Present: Commissioners Tina Gregory and Nikki Griffith (virtual online format), Commissioners Thomas Helgeson, James Hempstead and Chairman Victor Morris (in the City Council Chambers).

Excused: Vice Chair Clark Stolle, Commissioner Ken Short

Unexcused: None

Staff Present: Steve Donovan, AICP Planning Manager, Matt Halitsky, AICP Senior Planner, Chris Bowman, Assistant Planner, Melinda Didier, Administrative Assistant/Recorder.

**At this point in the proceeding, there were technical difficulties with the recording and sound equipment; the virtual online platform was re-started, and Chairman Morris called the meeting to order. Commissioner Griffith, who was present at 6:30 pm in the online virtual format, was absent when the meeting resumed.

Chairman Morris called the meeting to order at 6:40 p.m.

Chairman Morris made the following statement:

“Tonight’s meeting will be conducted through a hybrid platform which allows commissioners and the public to participate in the meeting both in person and through an online meeting platform. Should an individual Planning Commissioner become unexpectedly disconnected from the virtual platform, 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 when not speaking”.

Recorder Melinda Didier called the roll and found the following present:

Present: Commissioner Tina Gregory (virtual online format), Commissioners Thomas Helgeson, James Hempstead and Chairman Victor Morris (in the City Council Chambers).

Excused: Commissioners Nikki Griffith, Ken Short, and Vice Chair Clark Stolle.

Unexcused: None

Staff Present: Steve Donovan, AICP Planning Manager, Matt Halitsky, AICP Senior Planner, Chris Bowman, Assistant Planner, Melinda Didier, Administrative Assistant/Recorder.

Chairman Morris led the Pledge of Allegiance.

CONSENT AGENDA

- a. Approval of Minutes dated April 18, 2022
- b. Approval of Agenda
- c. Motion to enter Staff Reports into the Record

Commissioner Hempstead moved to accept the consent agenda. Commissioner Helgeson seconded the motion. The motion carried unanimously on a roll call vote.

PUBLIC HEARINGS

Chairman Morris announced there was no Public Hearing portion of the meeting tonight as there are no applications requiring public testimony. The Planning Commission will be reviewing the 2022 Comprehensive Plan Amendment Docket (Item #6a "New Business" on tonight's agenda).

VISITORS NOT ON AGENDA:

Chairman Morris asked for any visitors not on the agenda (present in the audience) that wish to speak, and asked them to keep any comments unrelated to the Comprehensive Plan Docket Review.

None present.

Chairman Morris asked for any visitors not on the agenda (via the online virtual platform) that wish to speak.

Bill Dixon
2500 S. Irving St.
Kennewick

Mr. Dixon expressed his dissatisfaction over the Comp Plan Review process used by the City of Kennewick; non-project land use action.

Bob Garrison
1151 Duryea Ave
Irvine CA

Mr. Garrison said he inadvertently hit the "raise hand" button on the virtual platform – no comment, observing only.

Kelly Nguyen
1151 Duryea Ave
Irvine, CA

No response – observing only.

Nathan Machiela – Knutzen Engineering

No response – observing only

OLD BUSINESS:

None

NEW BUSINESS:

Mr. Donovan gave a brief review of how the Comprehensive plan process works, with five criteria for the Planning Commission to consider and decide whether to accept, deny, or defer to next year each Comp Plan Amendment application.

Chairman Morris asked if additional applicant questions will be addressed during the 2022 Comprehensive Plan Amendment public hearing at the August Planning Commission meeting. Mr. Donovan said yes, the Kennewick Planning staff have reviewed and accepted the applications for processing, and in this docket review process the Planning Commission will decide whether to accept, reject, or defer the applications for processing until the 2023 amendment cycle. Chairman Morris asked about the 2022 Comp Plan Docket Map showing on the overhead viewer, are there two separate parcels for CPA-2022-0001.

Comprehensive Plan Amendment (CPA) #2022-0001, Comprehensive Plan Amendment to change the land use designation of 25.41 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: 11358 W. Clearwater Ave.

Planning Commission questions: Is parcel already developed.

Commissioner Hempstead moved that the Planning Commission concur with the conclusions in staff report **CPA #2022-0001** and recommend that City Council **ACCEPT** the application for processing. Commissioner Helgeson seconded the motion.

Planning Commission discussion: None.

Motion passed unanimously on a roll call vote.

Comprehensive Plan Amendment (CPA) #2022-03, Amendments to the Housing Element of the Comprehensive Plan in response to 2021 legislation as well as other housekeeping amendments to update facts and figures.

Planning Commission questions included: None

Commissioner Helgeson moved that the Planning Commission concur with the conclusions in staff report **CPA #2022-0003** and recommend that City Council **ACCEPT** the application for processing. Commissioner Hempstead seconded the motion.

Planning Commission discussion: None.

Motion passed unanimously on a roll call vote.

Comprehensive Plan Amendment (CPA) #2022-0004, Comprehensive Plan Amendment to change the land use designation of 11.29 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Address: 8428 Bob Olson Parkway.

Planning Commission questions included: Is the red area on the map all Commercial – yes.

Commissioner Hempstead moved that the Planning Commission concur with the conclusions in staff report **CPA #2022-0004** and recommend that City Council **ACCEPT** the application for processing. Commissioner Helgeson seconded the motion.

Planning Commission discussion: None.

Motion passed unanimously on a roll call vote.

Comprehensive Plan Amendment (CPA) #2022-0005, Comprehensive Plan Amendment to change the land use designation of 39.76 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR) & HIGH DENSITY RESIDENTIAL (HDR). Address: 2701 & 2711 S. Sherman Street.

Planning Commission questions included: How much of the area is high slope; where is the home located in relationship to these areas; will where the house is now located be changed to high density.

Commissioner Helgeson moved that the Planning Commission concur with the conclusions in staff report **CPA #2022-0005** and recommend that City Council **ACCEPT** the application for processing. Commissioner Hempstead seconded the motion.

Planning Commission discussion: None

The motion passed unanimously on a roll call vote.

Comprehensive Plan Amendment (CPA) #2022-0006, Comprehensive Plan Amendment to change the land use designation of 13.76 acres from COMMERCIAL (C) to HIGH DENSITY RESIDENTIAL (HDR). Location: 8224 Bob Olson Parkway.

Planning Commission questions included: None

Commissioner Hempstead moved that the Planning Commission concur with the conclusions in staff report **CPA #2022-0006** and recommend that City Council **ACCEPT** the application for processing. Commissioner Helgeson seconded the motion.

Planning Commission discussion: None.

The motion passed unanimously on a roll call vote.

Comprehensive Plan Amendment (CPA) #2022-0008, Comprehensive Plan Amendment to change the land use designation of 279.53 acres as INDUSTRIAL (I) . Parcel # 1-1889-200-0001-005.

Planning Commission questions included: Is the blue area on the map contiguous (yes); is there other land included in the annexation (no); is the City the applicant in this request (yes).

Commissioner Hempstead moved that the Planning Commission concur with the conclusions in staff report **CPA #2022-0008** and recommend that City Council **ACCEPT** the application for processing. Chairman Helgeson seconded the motion.

Planning Commission discussion included: None

The motion passed unanimously on a roll call vote.

Comprehensive Plan Amendment (CPA) #2022-0009, Comprehensive Plan Amendment to change the land use designation of 1.941 acres from HIGH DENSITY RESIDENTIAL (HDR) to INDUSTRIAL (I). Address: 9496 W Clearwater Ave.

Planning Commission questions included: None

Commissioner Helgeson moved that the Planning Commission concur with the conclusions in staff report **CPA #2022-0009** and recommend that City Council **ACCEPT** the application for processing. Commissioner Hempstead seconded the motion.

Planning Commission discussion: None.

The motion passed unanimously on a roll call vote.

Comprehensive Plan Amendment (CPA) #2022-0010, Comprehensive Plan Amendment to change the land use designation of 9.1 acres from OPEN SPACE (OS) to LOW DENSITY RESIDENTIAL (LDR). Address: 2600 S. Washington St.

Planning Commission questions included: None

Commissioner Hempstead moved that the Planning Commission concur with the conclusions in staff report **CPA #2022-0010** and recommend that City Council **ACCEPT** the application for processing. Commissioner Helgeson seconded the motion.

Planning Commission discussion: None

The motion passed unanimously on a roll call vote.

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Chairman Morris will be out of town for the June 20th Planning Commission meeting.

ADJOURNMENT:

The meeting adjourned at 7:27 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2022-0010

Staff Report Date: 26 May 2022

Hearing Date & Location: 20 June 2022, City Council Chambers

Report Prepared By: Matt Halitsky, AICP
Senior Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 2022-0010

Summary of Proposal: A Change of Zone from Commercial, Community (CC) to Commercial, General (CG) for 1.82 acres.

Proposal Location: 6200 and 6220 W Clearwater Avenue

Legal Description: Parcel 1-3299-400-0008-000:
THE SOUTH 157.50 FEET OF THE EAST 100 FEET OF THE FOLLOWING DESCRIBED PROPERTY: THE EAST 982.58 FEET OF THE SOUTHEAST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 32, TOWNSHIP 9 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, LYING SOUTHERLY OF THE BURLINGTON NORTHERN RAILROAD RIGHT OF WAY; EXCEPT THE WEST 253.58 FEET THEREOF; ALSO EXCEPT THE EAST 405 FEET THEREOF; ALSO EXCEPT THE SOUTH 37.5 FEET THEREOF FOR ROAD.

Parcel 1-3299-401-2389-002:
LOT 2, SHORT PLAT NO. 2389, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITOR'S FILE NO. 1998-032273, RECORDS OF BENTON COUNTY, WASHINGTON.

Property Owner: Robert Lalonde, 360 Auto
6200 W Clearwater Ave
Kennewick, WA 99336

Applicant: Knutzen Engineering
5401 Ridgeline Drive #160
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:

Application Submittal	5 May 2022
Determination of Completeness Issued	9 May 2022
Notice of Application Posted	9 May 2022
Date of Mailed Notice of Public Hearing	3 June 2022
Property Posting Sign for Public Hearing	3 June 2022
Date of Published Notice of Public Hearing	5 June 2022

Exhibits:

1. Staff Report
2. Supplemental Questionnaire
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA Determination of Non-significance

Zoning Adjacent to the Site:

North: Industrial, Light (IL)

East: Commercial, Community (CC)

South: Commercial, General (CG)

West: Commercial, Community (CC)

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goals and Policies:

Goal 2: Sustain and enhance viable commercial areas.

Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.

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 CG zoning district is an implementing zoning district of the site's current Commercial 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 not only compatible with surrounding properties, but renders an existing legally nonconforming use conforming and allows for its expansion..*

- 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 an additional burden on public facilities. Future development shall 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 maintain a zoning district that complies with the Comprehensive Plan. The CG zone is an implementing zone of the site's Commercial 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, property zoned CG is located to the south of the subject property.*

Public Comments:

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

Agency Comments:

To date, comments from outside agencies have not been received.

Staff Analysis of Proposal & Discussion:

The subject property was annexed by the City on 20 April 1980 via Ordinance 2465 and established the current zoning as Commercial, Community (CC). On 22 April 2022, an application for a Comprehensive Plan Amendment was submitted to change the land use designation to Industrial to accommodate a proposed expansion of the existing business to the adjacent property. After discussions with planning staff, that application was withdrawn as a rezone to Commercial, General (CG) will accomplish the same goal while maintaining the existing commercial land use designation.

EXHIBIT 1

The proposed Change of Zone (COZ-2022-0010) is a request to change the zoning district of two adjacent parcels totaling 1.82 acres located at 6200 and 6220 W Clearwater Avenue from CC to CG. Pursuant to Table 1 of the Comprehensive Plan, the CG zoning district is an implementing zoning district of the Commercial 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 CG zoning district is as follows:

CG - The purpose of the CG district is to provide areas for heavy commercial use, wholesaling and warehousing, services supporting the primary activities of the other commercial and industrial districts, and uses which are not compatible with retail commercial zoning districts.

The CG zone allows for vehicle repair and service, including body and fender shops, while the CC zone does not. It is the applicant's intent to expand the existing auto repair shop to the adjacent property, which is currently not allowed under the CC zone.

Access to the site currently exists off of W Clearwater Avenue. Curb, gutter, and sidewalk with curb cuts already abut the property. Streetscape improvements will be required at time of future site plan approval. Municipal water and sewer are present at W Clearwater. It is anticipated that future development of the site will not place an undue burden on existing public facilities.

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

Findings:

1. The applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338.
2. The property owner is Robert Lalonde, 6200 W Clearwater Ave, Kennewick, WA 99336.
3. The proposed change of zone is located at 6200 and 6220 W Clearwater Ave. Parcel Numbers 1-3299-400-0008-000 and 1-3299-401-2389-002.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
5. The request is to change the zoning from Commercial, Community (CC) to Commercial, General (CG).
6. The Commercial, General zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map Designation.
7. On 5 May 2022, the application was submitted, and declared complete for processing on 9 May 2022.
8. The application was routed for review to City Departments and outside agencies for comment on 9 May 2022.
9. Access to the site is via W Clearwater Avenue.
10. The Environmental Determination of Non-Significance (ED-2022-0022) was issued on 26 May 2022.
11. The Property Posting sign for the public hearing was posted on site 3 June 2022.
12. Notice of the public hearing for this application was published in the Tri-City Herald on 5 June 2022. Notices were also mailed to property owners within 300 feet of the site on 3 June 2022.

13. The proposed amendment is consistent with the Comprehensive Plan.
14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. 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.
16. 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 Commercial.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Commercial Land Use Goals and Policies 2 and 3 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-2022-0010 and recommend approval to City Council.

Proposed Motion:

I move that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2022-0010 and recommend approval of the request to City Council.

Change-of-Zone Supplemental Information

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

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

Yes this zone change would improve the convenience & general welfare of the public. Making this zone change from CC to CG will improve the amount of cars that 360 Auto can take in.

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:

Yes. There is several sites along Clearwater Ave. The closest one to 360 Auto is right across the street that is zoned as a CG. The change would not change the current use that is currently on the lot.

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

Yes the proposed amendment consist with the land use pattern. The comprehensive plan through out Clearwater Ave. is classified as a commercial land use. Therefore this proposal will be consistent with the current land use pattern.

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.

The proposed amendment would not create an isolated zone. It would actually help the current isolated use across the street.

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

No. The site is already developed and there will be no change in how the parcel utilized.

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:
The approval can set a precedent for other lots adjacent to the site in question. If those sites proposed to make a zone change it wouldn't have any adverse effects on the current use
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
Yes. This zone change will allow the current property owner to make site improvements to allow for a better utilization of the site. The lot would also allow the site to meet City of Kennewick Land Use Standards.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
No, This proposal will not have any type of economic segregation since the current land use will match the proposed land use.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
No, this zone change will not have any effect on potential land uses or transportation patterns. The change of zone will not have any safety concerns.

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: Knutzen Engineering, Paul Knutzen

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

Telephone: (509) 222-0959 Cell Phone: _____ Fax: _____ E-mail _____

Property Owner (if other than applicant): TRL Enterprises, LLC / Robert Lalonde

Address: 6200 W Clearwater Ave, Kennewick, WA 99336

Telephone: (509) 572-2769 Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 132994000008000 & 132994012389002 Acres 1.82 Zoning: CC

Address of property: 6200 W Clearwater Ave, Kennewick, WA 99336

Number of Existing Parking Spaces 24 Number of Proposed (New) Parking Spaces 0

Present use of property Auto Repair Shop

Size of existing structure: 3,930 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

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

Benton County Assessor Market Improvement Value: \$593,670

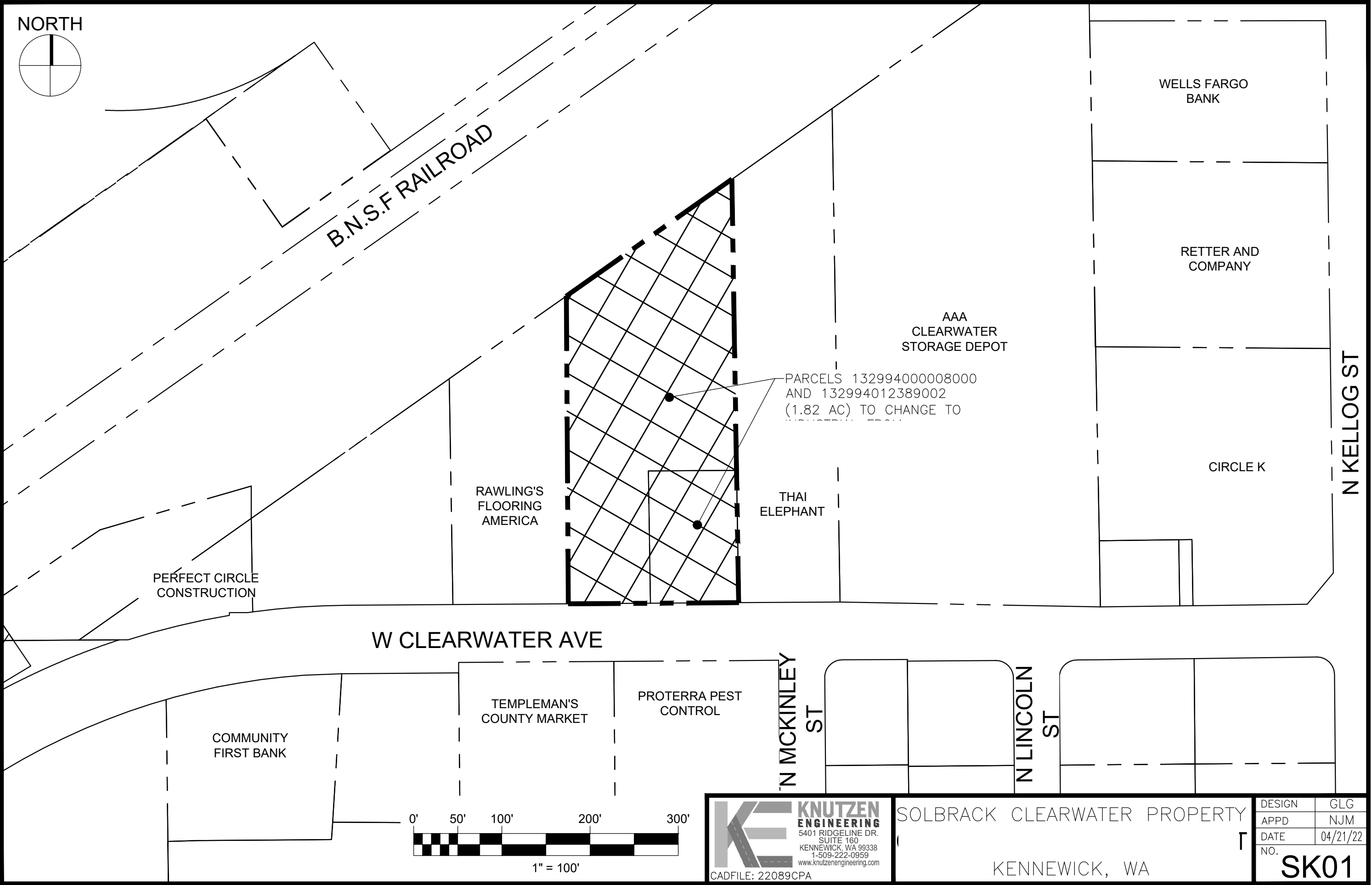
Description of Project: Changing the 1.82 acres spanning parcels 132994000008000 and 132994012389002 to CC zoning to CG zoning.

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

Paul Knutzen

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

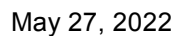
Date: 05/05/22



KE **KNUTZEN ENGINEERING**
5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com
CADFILE: 22089CPA

SOLBRACK CLEARWATER PROPERTY
KENNEWICK, WA

DESIGN	GLG
APPD	NJM
DATE	04/21/22
NO.	SK01



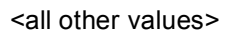
StreetName



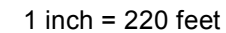
SurveyAddressPoint



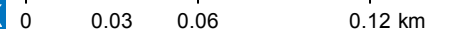
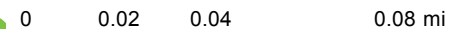
Parcel



SurveyEasementPoint



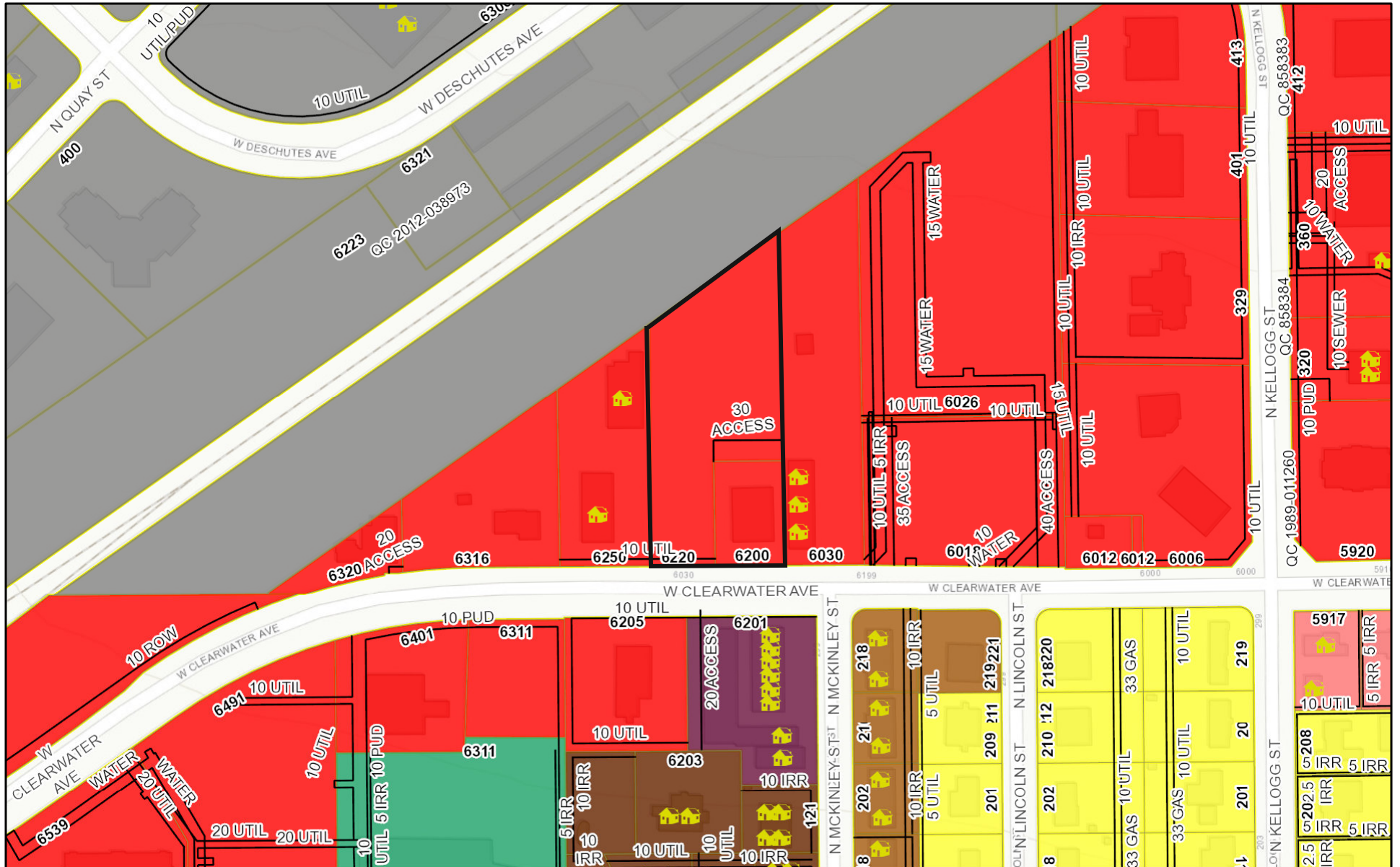
1:2,640



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

Zoning Map

Exhibit 5



May 27, 2022

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

StreetName
SurveyAddressPoint
• <all other values>

Apartment
Building
Condo

Mobile Home
Parcel
SurveyEasementPoint

SurveyEasement



1 inch = 200 feet

0 0.0175 0.035 0.07 mi

0 0.0275 0.055 0.11 km

1:2,400

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

ArcGIS WebApp Builder
City of Kennewick

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

June 20, 2022 at 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, June 20, 2022, at City Hall Council Chambers, 210 W 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment/testimony on the below Change in Zone. Staff will be presenting analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ-2022-0010 – A Change in Zone of 1.82 acres from Commercial, Community (CC) to Commercial, General (CG), located at 6200 and 6220 W Clearwater Avenue. Parcel # 1-3299-400-0008-000 and 1-3299-401-2389-002. See site map on back.

Submit written comments to Matt Halitsky at matt.halitsky@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Matt Halitsky (509) 585-4416.

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 Matt Halitsky at (509) 585-4416 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.



NOTIFICATION OF MAILING

I, Anthony Muai, on 3 June, 2022
Mailed 14 copies of Notice of Public Hearing
for COZ-2022-0010 (6200 & 6220 W. Clearwater)
to Property owners within 300'
as shown on the attached list.

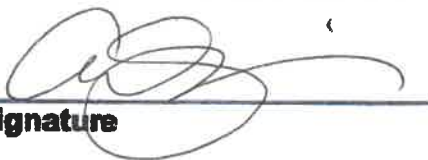

Signature

Exhibit 6

TRL ENTERPRISES
1103 S JURUPA ST
KENNEWICK, WA 99336

WANNARACHUE TRUSTEES NIKOM &
JOSEFINA
5120 W YELLOWSTONE AVE
KENNEWICK, WA 99336-1309

TERRAL G & VICKI F FINGER
6203 W CLEARWATER AVE
KENNEWICK, WA 99336-1842

G & C RAWLINGS LLC
6250 W CLEARWATER AVE STE 201
KENNEWICK, WA 99336

BNSF RAILWAY COMPANY
ATTN: ALAN ANNIS
PO BOX 961089
FORT WORTH, TX 76161-0089

JOHN T & KAREN L WEESE III
6320 W CLEARWATER AVE
KENNEWICK, WA 99336

AAA CLEARWATER STORAGE DEPOT LLC
C/O JENSON & SPRATLING LLC
P.O. BOX 550
PENDLETON, OR 97801

MICHAEL PAUL REIDT
C/O TEMPLETON'S MARKET
6205 W CLEARWATER AVE
KENNEWICK, WA 99336

AP PROPERTIES LLC
725 N 26TH AVE
PASCO, WA 99301

CHARLES R & ROXANNE R
TAMBURELLO
202 NORTH LINCOLN STREET
KENNEWICK, WA 99336

ROBERT J & DONNA F JACKSON
309 CATSKILL ST
RICHLAND, WA 99354-2001

LAIC INC
6515 W CLRWATER AVE #212
KENNEWICK, WA 99336-0000

G2 STORAGE COMPLEX LLC
552 N COLORADO ST STE 101
KENNEWICK, WA 99336

DENNY LEE & TAMMY KAY BERRY
221 N LINCOLN ST
KENNEWICK, WA 99336-1822



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-2022-0022

DESCRIPTION OF PROPOSAL: Change in Zone of 1.82 acres from Commercial, Community (CC) to Commercial, General (CG).

PROPONENT: Knutzen Engineering

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 6200 and 6220 W Clearwater 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: 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: 26 May 2022

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.