



November 21, 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 October 17, 2022
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #2022-0011 proposing to change the zoning district for approximately 3 acres located at 10487 Ridgeline Drive from Business Park (BP) to Commercial, Community (CC). Applicant is Jason Archibald, Archibald & Co. Architects PS, 660 Symons Street, Richland, WA, 99354 and owner is Gerald Van Zuyen Jr., 18708 S. Clodfelter Road, Kennewick, WA 99338.

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
OCTOBER 17, 2022
MEETING MINUTES**

CALL TO ORDER

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

Vice Chairman Stolle led the Pledge of Allegiance.

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”.

Community Planning Administrative Assistant Melinda Didier called the roll and found the following present:

Present: Commissioners James Hempstead, Tina Gregory, Vice Chairman Clark Stolle, Chairman Victor Morris, (*all in person*) Commissioner Nikki Griffith, Thomas Helgeson, Ken Short (*all remotely*).

Excused: None

Unexcused: None

Staff: Anthony Muai, AICP Planning Director; Steve Donovan, AICP Planning Manager, Evelyn Lusignan, Public Relations & Govt. Affairs Director; Emily Estes-Cross, Economic Development Director; Melinda Didier, CPT Community Planning Administrative Assistant/Recorder.

A quorum was met with four commissioners in person and three remotely.

Chairman Morris 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.”

Chairman Morris called for a motion to approve the Consent Agenda.

Commissioner Griffith moved to approve the Consent Agenda; Commissioner Helgeson seconded the motion. The motion passed unanimously on a roll call vote.

CONSENT AGENDA

- a. Approval of Agenda
- b. Approval of September 19, 2022 Minutes
- c. Motion to enter Staff Report(s) into the Record

PUBLIC HEARING(S):

Chairman Morris made the following statement:

Good evening and welcome to the October 17, 2022 Kennewick Planning Commission meeting:

It's important that everyone who wishes to do so has an opportunity to speak. Each person who has either signed-in (in person) or registered (via Zoom) will have one three-minute opportunity to address the Planning Commission.

If you are attending via Zoom, please confirm your microphone has been unmuted before you begin your comments.

Please state your name and address for the record; once you begin your remarks the countdown timer will start. At the end of your time, please mute your microphone.

The order of the hearing shall be as follows:

1. Planning staff shall provide a staff report; the Commission may ask questions of staff;
2. The applicant or applicant's representative(s) presentation;
3. Testimony in FAVOR of the request;
4. Testimony either NEUTRAL or AGAINST the request;
5. Final APPLICANT comments;
6. Final staff comments;
7. Close the public hearing and discuss the request.

PUBLIC HEARINGS

Chairman Morris opened the public hearing at 6:35 pm for Comprehensive Plan Amendment (CPA) #2022-0001 proposing to change the land use designation for approximately 25.41 acres from Commercial (C) to High Density Residential (HDR). The proposal is located at 11358 W. Clearwater Avenue. Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Drive, #160, Kennewick, WA 99338 and property owner is Tom & Vicki Solbrack, 2555 W. Hwy 24, Othello, WA 99344.

Mr. Donovan summarized the Criteria and Additional Factors for Comprehensive Plan Amendments, gave a brief overview of the staff report, and shared a Power Point presentation of the staff report; he also summarized the written comments received regarding the proposal. Staff recommended the Planning Commission forward a recommendation of denial to the City Council of the request.

Mr. Muai summarized the staff reasoning to support the recommendation of denial to the City Council.

Planning Commission questions: They have owned it for 32 years and have been trying to sell as it as commercial and haven't been able to sell it; how long do they have to hold on to it as commercial for the City's plan; why doesn't the City buy the land and wait; was the recently annexed property included in the analysis numbers; what is the designation of land north of this proposal area; does the landowner have a buyer for residential now.

Testimony of Applicant/Applicant's Representative:

Nathan Machiela
Knutzen Engineering
5401 Ridgeline Dr. #160
Kennewick

It was unfortunate and unusual to come to the hearing without staff approval; when we met with staff initially they asked us to include commercial in our proposal; intention initially was for approval; something changed and we heard denial would be recommended for entire property; client has owned for 30 years and has not had many requests for commercial development; report indicates a surplus of commercial property in the city, with a deficit of high density residential, there is a demand for high density residential.

Testimony in Favor of the Request:

Rusty Morse
NW Coldwell Banker
341 Falconridge St
Richland

Marketing this property for several years now, has had spotty commercial development in this area; there is a greater need for residential than commercial at this time for this area; doesn't meet demographic profile for many big box or large retailers.

Stephen Bauman
2715 St. Andres Loop Ste. A
Pasco

Erosion of trust in last week with City Staff and the landowners; unsold for commercial for the past 32 years; working diligently since February with staff and erosion of trust unfortunate; past had good partnership with the City; City moved the goalpost; the new fire station on Bob Olson parkway may have a potential Yokes grocery store.

Tom Solbrack
Othello, WA

Property owner since 1995; City of Kennewick asked to annex the property that was in the County at the time; great location for high density residential; only access hindrances would be if the Fire Department needs it; believe we are meeting the goal of the comprehensive plan.

Testimony Neutral/Against the Request:

None

Testimony of Those Registered on Virtual Format:

None

Chairman Morris asked for anyone present in the Council Chambers or online that did not have an opportunity to testify either in favor or neutral/against the proposal if they wished to do so; there were none.

Chairman Morris asked for final applicant/owner comments:

Applicant/Owner Final Testimony:

None

Staff Final Comments:

None

Public Testimony for CPA-2022-0001 closed at 7:35 p.m.

Chairman Morris asked for a motion.

Chairman Morris asked if any commissioner has additional questions of staff prior to a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report CPA-2022-0001 and forward a recommendation to City Council DENIAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission Discussion:

If this proposal is denied does it just go away; if the Planning Commission wanted to go in a different direction what is the procedure; Mr. Muai said if it is denied it goes to City Council with a recommendation to deny the request. If the Commission wants to recommend to approve the request we would need findings supporting approval; we

would need a meeting or workshop to prepare findings in support of the proposal. The Planning Commission has the option of denying the proposal, approving the proposal, or come up with another option. Commissioner Hempstead complimented both the applicants and City staff for their hard work and collaboration in this proposal; Commissioner Griffith asked for clarification in the thought process of staff recommending denial; Mr. Muai explained the process.

Chairman Morris asked if the motion on the table fails, what would happen.

Mr. Muai said if the current motion fails, then another motion could be made.

Chairman Morris asked if there would be different findings needed if a motion to approve is made and passed.

Mr. Muai said a motion could be made to defer items to a workshop for findings and then have a Planning Commission meeting for a motion to recommend approval to the City Council based on the new findings. Commissioner Short made comments in support of City staff, and indicated his leaning toward approval of the item instead of denial.

Chairman Morris restated that a “yes” vote for the motion is to deny the proposal, a “no” vote opposes the motion.

The motion failed on a unanimous roll call vote.

Commissioner Hempstead moved to APPROVE CPA-2022-0001 and refer the item to workshop to identify supporting findings.

Commissioner Gregory seconded the motion.

Planning Commission Questions:

None

The motion passed on a unanimous roll call vote

Mr. Maui said that a date needs to be established for the meeting establishing findings in support of approval.

The Commissioners discussed possible dates.

Chairman Morris said the meeting to establish findings in support will be at a workshop meeting November 7, 2022 at 6:30 pm.

Chairman Morris opened the public hearing at 7:58 pm for Comprehensive Plan Amendment (CPA) #2022-0004 proposing to change the land use designation for approximately 11.29 acres from Commercial (C) to High Density Residential (HDR). The proposal is located at 8428 Bob Olson Parkway. Applicant is Nick Wright, Bauder Young Properties, LLC, 1955 Jadwin Avenue, Richland, WA 99352 and property owner is Bauder Young Properties LLC, 1955 Jadwin Avenue, Richland, WA 99352.

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the proposal. Mr. Muai summarized the staff reasoning to support the recommendation of denial to the City Council

Planning Commission questions:

None

Testimony of Applicant/Applicant's Representative:

Nick Wright
Bauder Young Group
8003 Bayberry Drive
Pasco

Mr. Wright gave an overview of the proposal and shared a Power Point in support; he stated that the presentation covers CPA-2022-0004 & CPA-2022-0006.

Testimony in Favor of the Request:

Terri Hash
859 Meadow Hills Drive
Richland

Represent the Bauder family of Bauder-Young Properties; our family has been holding the land in the proposal since 1986; as with Nick Wright, Ms. Hash was also speaking on CPA-2022-0004 & CPA-2022-0006, both properties owned by Bauder-Young. Ms. Hash spoke to a housing shortage in the Tri-Cities area; Southridge is predominantly low-density housing, there is a need for higher density residential.

Dave Retter
3205 S. Auburn St.
Kennewick

Our company lists the Southridge development and have represented the Smith family for 40 years; commercial wants rooftops to locate in an area; need for higher density housing; the housing brings in the commercial; in support of this proposal

Testimony Neutral/Against the Request:

None

Testimony of Those Registered on Virtual Format:

None

Chairman Morris asked for anyone present in the Council Chambers or online that did not have an opportunity to testify either in favor or neutral/against the proposal if they wished to do so; there were none.

Chairman Morris asked for final applicant/owner comments: None

Applicant/Owner Final Testimony:

None

Staff Final Comments:

Mr. Donovan entered into record Exhibit A-10 (from Dave Retter) that the Planning Commission received earlier today. Ms. Didier entered into record Exhibit A-11, the presentation from Mr. Wright. Ms. Didier entered into record Exhibit A-12, a slide currently presented.

Public Testimony for CPA-2022-0004 closed at 8:33 p.m.

Chairman Morris asked for a motion.

Chairman Morris asked if any commissioner has additional questions of staff prior to a motion.

Commissioner Griffith moved to APPROVE CPA-2022-0004 and refer the item to the next regularly scheduled meeting to identify supporting findings.

Commissioner Gregory seconded the motion.

Planning Commission Discussion:

None.

The motion passed on a 5-2 roll call vote; Commissioners Griffith, Gregory, Short, Helgeson and Stolle in favor and Commissioners Hempstead and Morris opposed.

Chairman Morris opened the public hearing at 8:36 pm for Comprehensive Plan Amendment (CPA) #2022-0006 proposing to change the land use designation for

approximately 13.76 acres from Commercial (C) to High Density Residential (HDR). The proposal is located at 8428 Bob Olson Parkway. Applicant is Bob Garrison, Red Tail Multifamily Land Development LLC and property owner is Bauder Young Properties LLC, 1955 Jadwin Avenue, Richland, WA 99352.

Mr. Donovan gave a brief overview of the staff report, and shared a Power Point presentation of the proposal. Mr. Muai summarized the staff reasoning to support the recommendation of denial to the City Council

Planning Commission questions:

Does this application have grade and water issues.

Testimony of Applicant/Applicant's Representative:

Bob Garrison, Representative
Red Tail Family Development Group

Have developed nice relationships with city staff and was caught off guard by the recommendation for denial; believe that the need for housing with the housing shortage supports this proposal. Mr. Garrison reviewed his slide presentation in support.

Testimony in Favor of the Request:

None

Testimony Neutral/Against the Request:

None

Testimony of Those Registered on Virtual Format:

None

Chairman Morris asked for anyone present in the Council Chambers or online that did not have an opportunity to testify either in favor or neutral/against the proposal if they wished to do so; there were none.

Chairman Morris asked for final applicant/owner comments: None

Applicant/Owner Final Testimony:

None

Staff Final Comments: Ms. Didier entered into record Exhibit A-17 received earlier today, Mr. Retter's letter, Exhibit A-18, Mr. Wright's presentation for CPA-2022-0004 & -0006; Exhibit A-19, Ms. Hash's slide, Exhibit A-20, Mr. Garrison's presentation.

Public Testimony for CPA-2022-0006 closed at 8:58 p.m.

Chairman Morris asked for a motion.

Chairman Morris asked if any commissioner has additional questions of staff prior to a motion.

Commissioner Hempstead moved to APPROVE CPA-2022-0001 and refer the item to workshop to identify supporting findings.

Commissioner Griffith seconded the motion.

Planning Commission discussion: Question of staff how large is the land just south and the density, the 30 acres.

The motion passed unanimously on a roll call vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

- a. City Council Action Updates: 2022 Comprehensive Plan Amendments: Council has taken action on CPA-2022-0008 -0009 and approved those two requests; they referred CPA-2022-0005 to workshop to discuss findings for potential approval of that request; and staff is waiting on an updated legal description for an ordinance for CPA-2022-0010.

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Vice Chairman Stolle said this is his last meeting; he has been on the Planning Commission for a few years and it has been his pleasure to serve and work with our excellent staff. Mr. Muai, staff and fellow commissioners thanked Mr. Stolle for his excellent service to the citizens of the City of Kennewick as a Kennewick Planning Commissioner..

ADJOURNMENT:

The meeting concluded at 8:58 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2022-0011

Staff Report Date:	November 21, 2022
Hearing Date & Location:	November 21, 2022 at Kennewick City Hall and Virtual
Report Prepared By:	Steve Donovan, AICP Planning Manager
Report Reviewed By:	Matt Halitsky, AICP Senior Planner
Summary Recommendation:	The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone, COZ-2022-0011.
Summary of Proposal:	A Change of Zone from Business Park (BP) to Commercial, Community (CC) for 3 acres.
Proposal Location:	10487 Ridgeline Drive
Legal Description:	Lot 2 That portion of the West half of the Southwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Southwest quarter of Section 12 Township 8 North, Range 28 East, W.M. records of Benton County, Washington described as follows: Commencing at the Northwest Corner of said Section 12; thence along the West line thereof South 01°04'19" East for 1246.16 feet to the Northwest corner of said West half of the Southwest quarter of the Northwest quarter of said Section 12 being a brass cap; thence South 01°03'13" East for 631.64 feet to the Southerly Right of Way of a road known as Ridgeline Drive; thence along said Right of Way South 41°41'52" East for 592.17 feet to the start of a 626.00 foot radius curve (whose radius bears North 48°18'08" East); thence Southeasterly along said curve to the left through a central angle of 20°30'31" an arc length of 224.07 feet to the True Point of Beginning; thence continuing along said 626.00 foot radius curve Southeasterly to the left through a central angle of

10°59'00" an arc length of 120.00 feet to intersect the East line of the West half of the Northwest quarter of the Southwest quarter of said Section 12; thence along said East line South 00°59'09" East for 744.73 feet to the Northerly Right of Way of Interstate 82; thence along said Right of Way the following courses and distances, North 51°51'22" West for 40.35 feet; thence North 45°33'52" West for 248.92 feet; thence North 40°45'46" West for 83.82 feet; thence leaving said Right of Way North 14°55'16" East for 545.81 feet to the True Point of Beginning.

And Together with any portion of vacated Leslie road per city of Kennewick Ordinance number 4059, with in the above described parcel.

EXCEPT any portion acquired by the state of Washington by judgment decree entered July 26, 1983 in Benton county superior court under cause no. 82-2-00673-1.

Also known as Lot 2 of Record of Survey Binding Site Plan 5079 recorded under Auditors File Number 2018-030375 records of Benton County, Washington.

Containing 3.00 acres

Property Owner: Gerald Van Zuyen Jr
18708 S Clodfelter Road
Kennewick, WA 99338

Applicant: Archibald & Company Architects, P.S.
c/o Jason Archibald
660 Symons Street
Richland, WA 99354

Regulatory Controls:

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

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	September 19, 2022
Determination of Completeness Issued	September 20, 2022
Notice of Application Posted	September 20, 2022
SEPA Threshold Determination Issued	October 6, 2022
Property Posting Sign for SEPA Determination	October 6, 2022
SEPA Appeal Period	October 20, 2022
Date of Mailed Notice of Public Hearing	November 2, 2022

Property Posting Sign for Public Hearing	November 2, 2022
Date of Published Notice of Public Hearing	November 6, 2022

Exhibits:

1. Staff Report
2. Application/Supplemental Information
3. Vicinity/Site Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. Determination of Non-Significance
8. Benton Public Utility District Email
9. Benton Clean Air Agency Comments
10. Kennewick Irrigation District Email
11. State of Washington Department of Ecology Comments
12. Bonneville Power Administration Email

Zoning adjacent to the site:

North: Commercial, Community (CC)

East: Business Park (BP)

South: I-82 Right-of-Way and Unincorporated County

West: Business Park (BP)

Applicable Goals and Policies of the Comprehensive Plan:

Commercial Goals and Policies:

Goal 2: Sustain and enhance viable commercial areas.

Policy 4: Encourage compatible commercial activities to concentrate near each other.

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 because the CC 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 compatible with the surrounding properties.
- c. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and

Staff Response: *The proposed Change of Zone will not impose additional burdens on public facilities. Future development will be required to meet applicable levels of service.*

- d. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
Staff Response: *The proposed amendment will establish a zoning district that complies with Comprehensive Plan. The CC 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: *N/A*

Public Comments:

The public did not submit any comments.

Agency Comments:

The Bonneville Power Administration, Kennewick Irrigation District and Benton Public Utility District have no comments on the proposal.

The State of Washington Department of Ecology and Benton Clean Air Authority did provide general comments directed more towards future development of the site.

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ-2022-0011) is a request to change the zoning district for 3-acres. Pursuant to Table 1 of the Comprehensive Plan, the CC 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.

The City annexed the site in 1995 and zoned the property CC. In 2001, the property was rezoned from CC to BP.

Per KMC 18.03.040 (10), the purpose of CC Zoning District is as follows:

CC - The purpose of the CC District is to stabilize, improve and protect commercial areas, and to provide for orderly growth in accord with the Comprehensive Plan. CC Districts are intended for a wide range of uses to serve the community area to which they are appurtenant.

Per KMC 18.03.040 (16), the purpose of the BP Zoning District is a follows:

BP - The BP District is established to provide lands for and encourage the development of technological/industrial parks which will accommodate certain light industrial, technological, professional offices, and other similar activities. Building massing should be sensitive to human scale. High standards of architecture, landscaping, and site planning are encouraged, as is the creation of well-defined building entries with features such as canopies and recessed entries.

The CC District permits approximately double the amount of uses compared to the BP District. Service and retail uses are the main uses permitted in the CC District.

The applicant's preliminary proposal is to develop a mini-storage on the site. Future development of the site will be limited to only the permitted uses of the CC Zoning District and subject to the applicable development and design standards. Additionally, development will be subject to meeting applicable concurrency requirements, such as utility and street improvements.

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

Findings:

1. The applicant is Archibald & Company Architects, P.S., c/o Jason Archibald, 660 Symons Street, Richland, WA 99354.
2. The property owner is Gerald Van Zuyen Jr., 18708 S Clodfelter Road, Kennewick, WA 99338.
3. The proposed change of zone is located at 10487 Ridgeline Drive. Parcel Number: 1-12882BP-5176-002.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
5. The request is to change the zoning from Business Park to Commercial, Community.
6. The Commercial, Community Zoning District is an implementing zone of the Commercial Comprehensive Plan Land Use Map Designation.
7. The application was submitted on September 19, 2022.
8. The application was declared complete, routed for review to City Departments and outside agencies on September 20, 2022.
9. Access to the site is via Ridgeline Drive.
10. The Determination of Non-Significance, ED-2022-0039, was issued on October 6, 2022.
11. The property posting sign for the public hearing was posted on site November 2, 2022.
12. The Notice of Public Hearing was published in the Tri-City Herald on November 6, 2022.
13. Hearing notices were mailed to property owners within 300 feet of the site on November 2, 2022.
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 Commercial.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Commercial Goals 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 in staff report COZ-2022-0011 and recommends approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ-2022-0011 and recommend approval of the request to City Council.

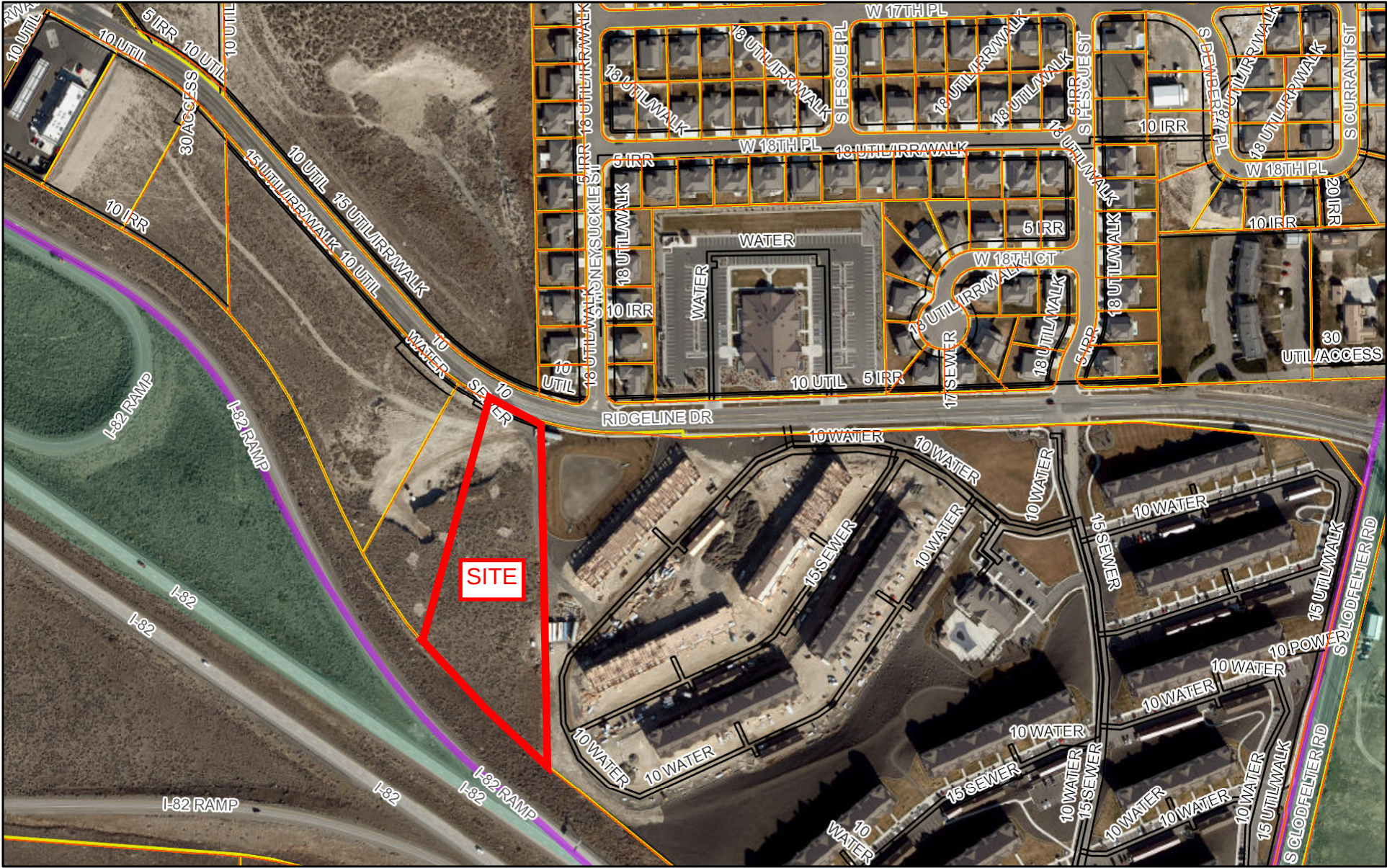
SUPPLEMENTAL QUESTIONS

1. Please explain how the public necessity, convenience, and general welfare require the adoption of the proposed amendment.
Although the public may not require the zoning change and resulting development, we believe the community will benefit from additional self-storage options for adjacent residential properties.
- 2.a. Are there sites presently available on the market which are correctly zoned for the proposed use? Yes
- 2.b. Are these sites within a 1/2 mile of the proposed site? Yes
- 2.c. Within 1 mile of the proposed site? Yes
- 2.d. If you answered yes to any of the above, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized.
Yes, there are commercial sites within 1/2-mile of the site. As this application is for an existing landowner, the choice to develop nearby is not applicable.
3. Please explain how the proposed amendment is consistent with the existing land use pattern in the area.
The nearby developments are primarily residential and commercial in their uses.
- 4.a. Are the existing uses in the area in conformance with the area's zoning classification? Yes
- 4.b. If NO, please explain the differences. If YES, please type NA. NA
- 5.a. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? No
- 5.b. Please explain:
The commercial zoning is compatible with the neighboring parcels.
6. Please explain how the existing zoning prohibits reasonable use of the property.
The existing BP - Business Park zoning prohibits the development of self-storage units that are key to this application. Transitioning the site zoning to CC-Commercial Community allows more flexibility for the owner to respond to consumer demands.
7. Please explain how residential character, in the immediate area, will or will not be adversely affected by the proposed amendment.
Residential character in the immediate area will not be adversely effected by this proposal. The municipal code requires ample screening between residential properties and self-storage facilities.
8. Please explain how the proposed amendment will affect property values in the vicinity.
Unknown. Speculation is that this development will increase the neighboring property values due to additional amenities provided in the district.
- 9.a. Please explain how approval of the proposed amendment will or will not set a precedent for other similar proposals or uses.
Approval could possibly set a precedent for the adjacent BP - Business Park zoned properties to change their zoning to CC - Commercial Community zoning. This potential change for other properties will not adversely impact the overarching commercial land use, however.

SUPPLEMENTAL QUESTIONS

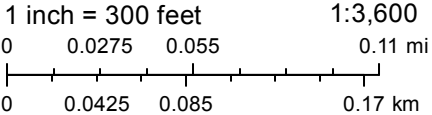
- 9.b. Please explain how approval of the proposed amendment will or will not deter the use, improvement or development of adjacent property in accordance with the existing zoning.
Approval of this amendment will not deter the use, improvement or development of adjacent properties in accordance with existing zoning. This is primarily due to the City's mini-storage requirements that assure building design standards and landscape buffers to adjacent properties.
10. Please explain how approval of the proposed amendment will or will not encourage more private investments which will be beneficial to the redevelopment of a deteriorated area.
Although this is not necessarily a deteriorated area, it is an underutilized site that will benefit from private investment because of this zoning change approval.
11. Please explain how approval of the proposed amendment will or will not combat any economic segregation and allow greater choice in the market.
Unknown. The development will certainly allow for greater self-storage options in the area.
12. Please explain how approval of the proposed amendment will or will not create conflict between potential land uses and transportation patterns.
The development will access existing roadways/transportation patterns that will not be adversely impacted by the proposed land use changes.

Vicinity/Site Map



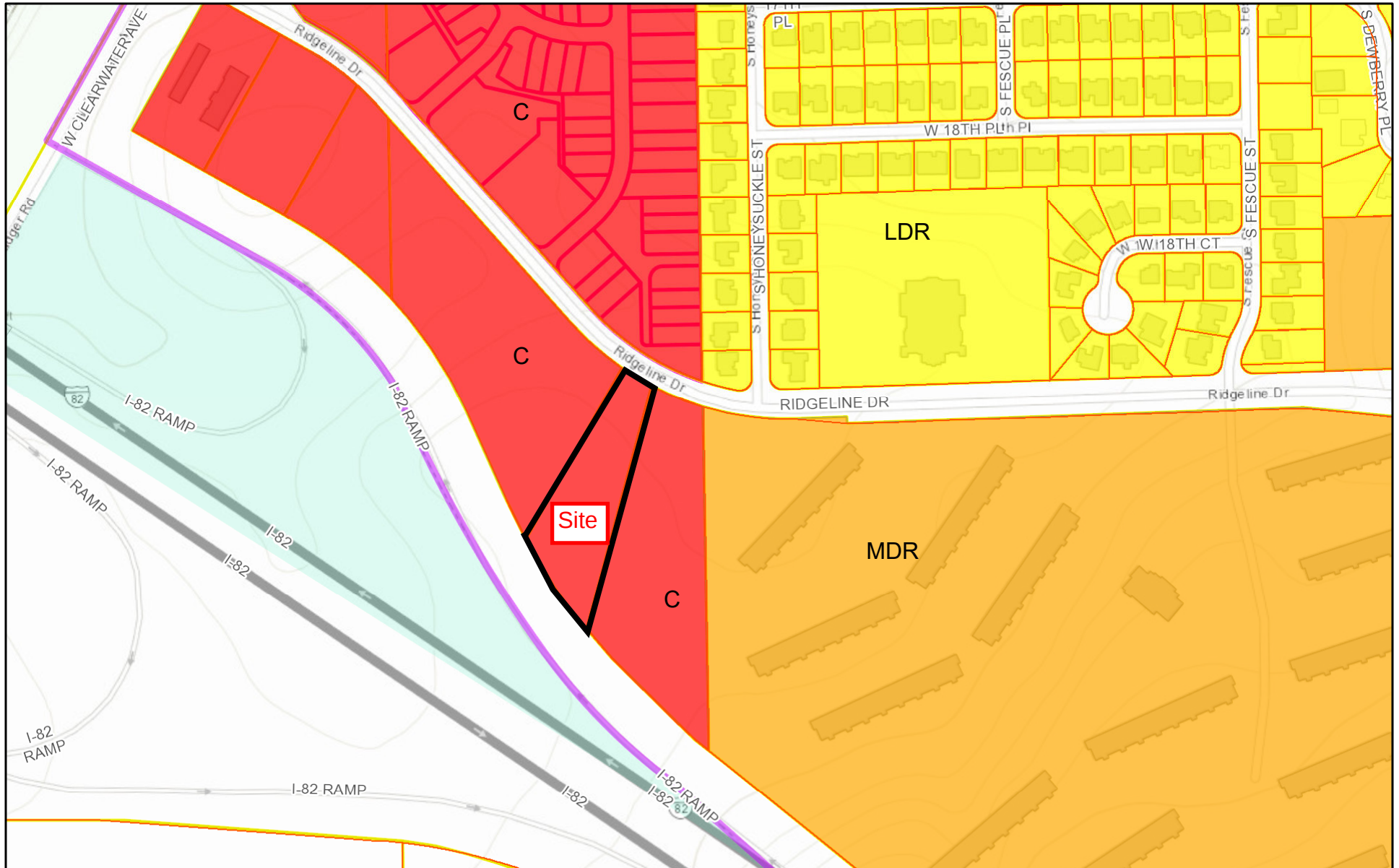
September 20, 2022 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

CountyParcelLayer	SurveyAddressPoint	Building	Parcel
StreetName	<all other values>	Condo	SurveyEasement
	Apartment	Mobile Home	



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

Utilities Map



November 9, 2022 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

CountyParcelLayer	SurveyAddressPoint	Condo	SurveyCityLimits
IrrigationCanal	<all other values>	Mobile Home	SV_CI_KENNEWICK_10
StreetName	Apartment	Parcel	SV_CI_RICHLAND_10
	Building		SV_CI_COUNTY_10

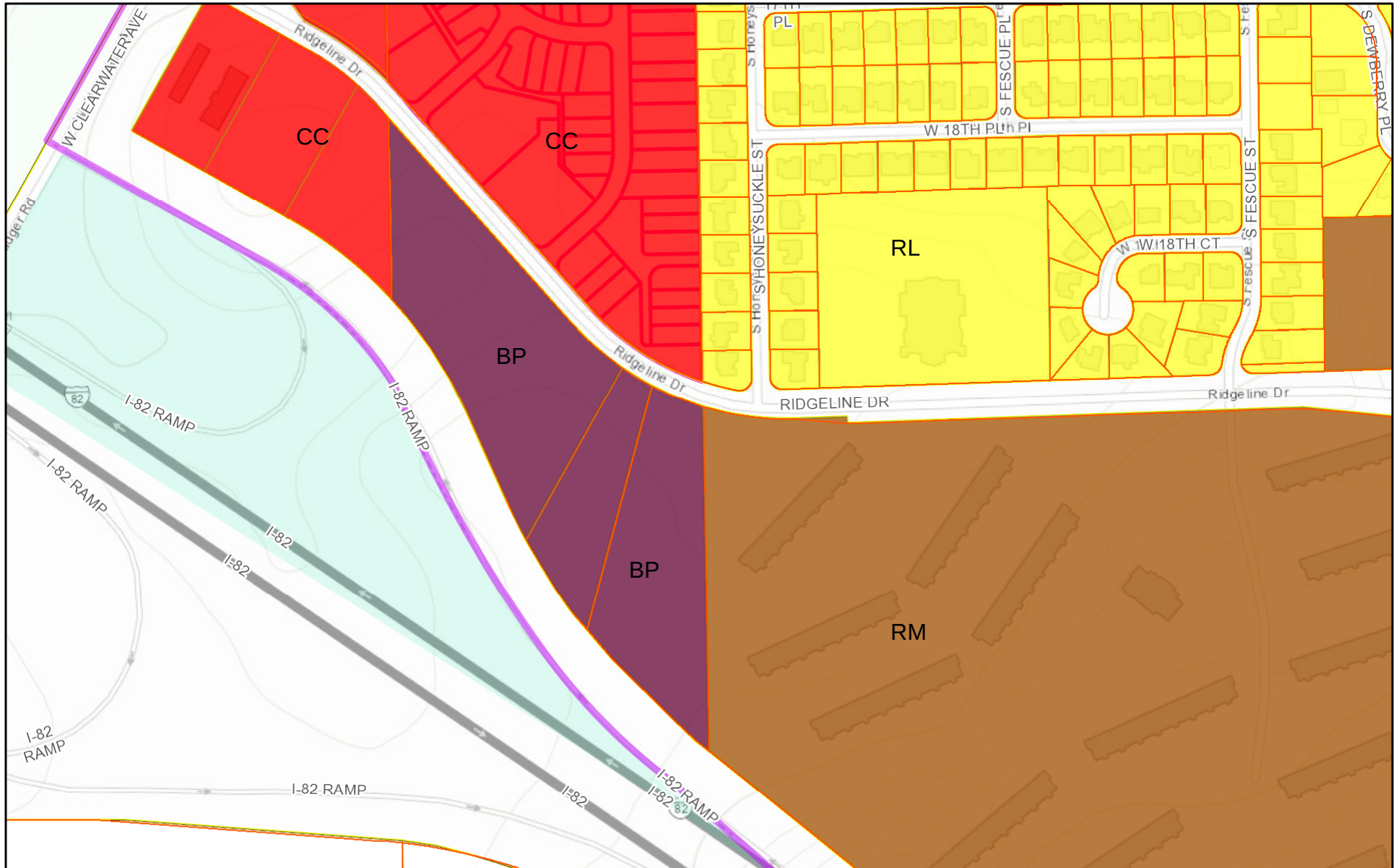
SurveyUrbanGrowthBoundary



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 9, 2022 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

CountyParcelLayer	SurveyAddressPoint	Condo	SurveyCityLimits
IrrigationCanal	<all other values>	Mobile Home	SV_CI_KENNEWICK_10
StreetName	Apartment	Parcel	SV_CI_RICHLAND_10
	Building		SV_CI_COUNTY_10

SurveyUrbanGrowthBoundary



1 inch = 300 feet
0 0.0275 0.055 0.11 mi
0 0.0425 0.085 0.17 km

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



NOTICE OF MAILING

I, Steve Donoavn, on November 2, 2022
mailed 12 copies of Notice of Public Hearing
for COZ-2022-0011
to property owners within 300 feet of the proposal
as shown on the attached list.



Signature

37
CORPORATION OF THE PRESIDING BISHOP
C/O TAX DIVISION
50 E NORTH TEMPLET ST FL 22
SALT LAKE CITY, UT 84150

37
SAUCEDA LISA & ANTHONY
1897 S HONEYSUCKLE ST
KENNEWICK, WA 99338

37
WHITE JR ANDREW JAMES
1889 S HONEYSUCKLE ST
KENNEWICK, WA 99338

37
KINKADE MICHEAL & BETH L
1898 S HONEYSUCKLE ST
KENNEWICK, WA 99338

37
NIKOLAUS TIM
90990 SUMMIT VIEW DR
KENNEWICK, WA 99338

37
FINCH DEREK & LAURA
1868 S HONEYSUCKLE ST
KENNEWICK, WA 99338

37
DERRICK OLGA
1846 S HONEYSUCKLE ST
KENNEWICK, WA 99338

37
ANDERSON BENJAMIN & KAREN L
1867 S HONEYSUCKLE ST
KENNEWICK, WA 99338

37
VAN ZUYEN JR GERALD
18708 S CLODFELTER RD
KENNEWICK, WA 99338

37
VAN ZUYEN MARJORIE
1664 SORRENTO LANE
RICHLAND, WA 99352

37
GRAVENSLUND FITNESS LLC
90905 S SAGEBRUSH RD
KENNEWICK, WA 99338

37
EDWARD ROSE MILLENINIAL
DEVELOPMENT LLC
PO BOX 2012
BLOOMFIELD HILLS, MI 48303

KENNEWICK PLANNING COMMISSION

NOTICE OF PUBLIC HEARING

November 21, 2022 6:30 p.m.

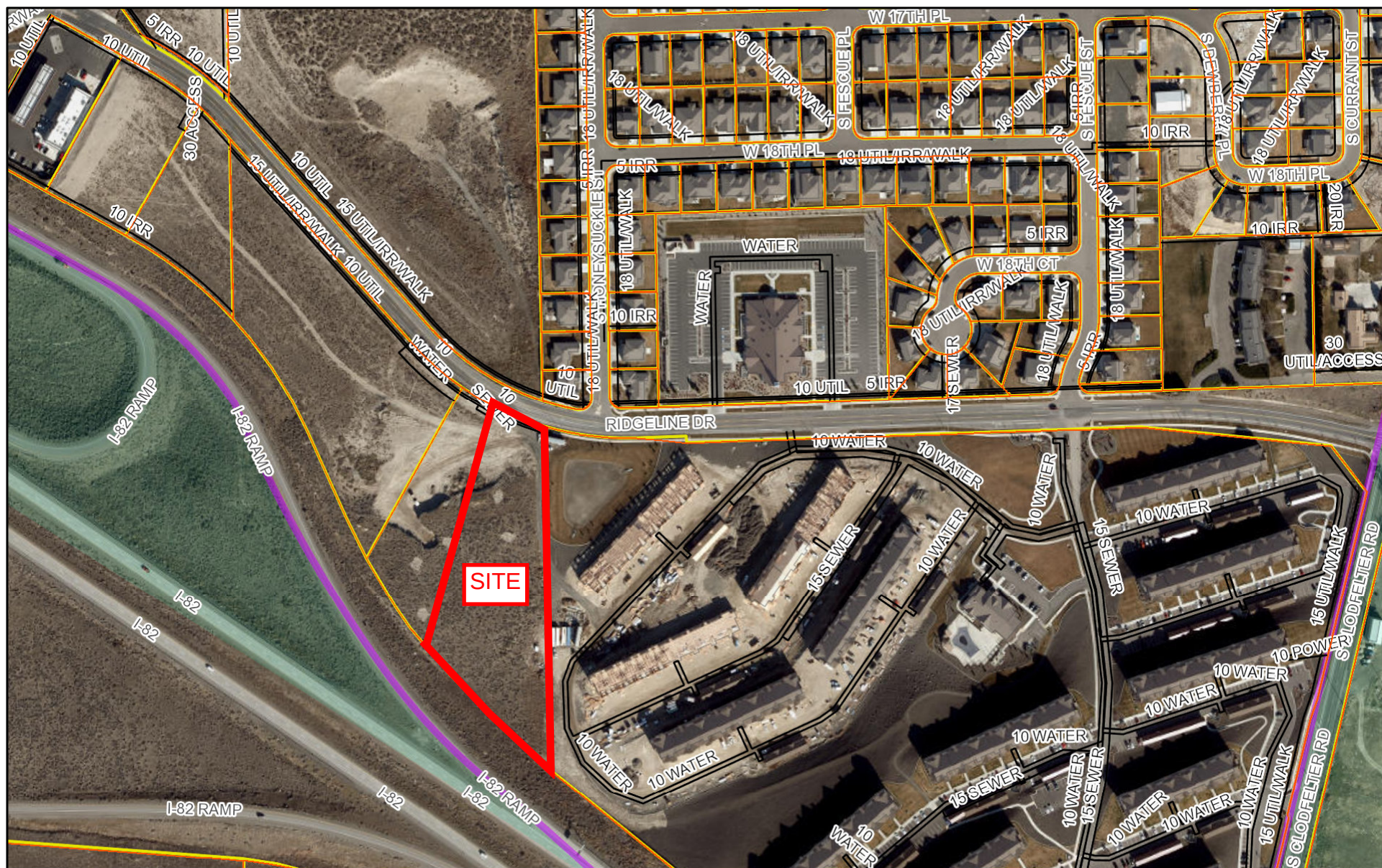
The Kennewick Planning Commission will hold a Public Hearing on Monday, November 21, 2022, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed Change of Zone. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item. The public hearing will be conducted in a hybrid setting which will allow interested parties to participate in person or virtually. To participate virtually in the hearing, use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

Permit# COZ-2022-0011 – A Change of Zone from Business Park (BP) to Community, Commercial (CC) for 3 acres located at 10487 Ridgeline Drive. The property has a comprehensive plan land use designation of Commercial. **Review the site map on the back of this notice.**

Submit written comments to Steve Donovan at steve.donovan@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Steve Donovan (509) 585-4361.

The City of Kennewick welcomes full participation in public meeting by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Steve Donovan at (509) 585-4361 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

Site Map



September 20, 2022 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

CountyParcelLayer **SurveyAddressPoint**

StreetName

<all other values>

Apartment

Building

Condo

Mobile Home

Parcel

SurveyEasement



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.,



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

FILE/PROJECT NUMBER: ED-2022-0039

DESCRIPTION OF PROPOSAL: A Change of Zone for 3 acres from Business Park (BP) to Community, Commercial (CC). Additionally, the applicant plans to construct a five building, 43,700 square foot mini-storage at the site.

PROPONENT: Archibald & Company, c/o Jason Archibald, 660 Symons Street, Richland, WA 99354

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 10487 Ridgeline Drive

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: 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: October 6, 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 and no later than 5 p.m. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED-2022-0039 File

From: [Shanna Everson](#)
To: [Steve Donovan](#)
Subject: RE: [E] COZ-2022-0011/ED-2022-0039
Date: Tuesday, September 20, 2022 3:29:55 PM
Attachments: [image002.png](#)
[image004.png](#)
[image005.png](#)

No comment.

Shanna Everson
 Distribution Design Tech 2
 509-585-5367



From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Tuesday, September 20, 2022 2:32 PM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; EngService <EngService@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Nancy Lang <langn@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjdeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver <Noah_Oliver@Yakama.com>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziplly Fiber Christy Ross <christy.ross@ziply.com>
Subject: [E] COZ-2022-0011/ED-2022-0039

[EXTERNAL EMAIL]

Attached is a proposed Change of Zone and SEPA Checklist.

The SEPA Checklist covers the Change of Zone and the mini-storage the applicant is wanting to build at the site sometime in the future.

Let me know if you have any questions.

Steve

Steve Donovan, AICP

City of Kennewick

Community Planning/Planning Manager

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us



BENTON CLEAN AIR AGENCY

September 21, 2022

Re: ED-2022-0039

Steve Donovan, AICP
Community Planning
PO Box 6108
Kennewick, WA 99336

Applicant/Proponent: Archibald & Company Architects
Attn: Jason Archibald
660 Symons St
Richland, WA 99354

Dear Mr. Donovan:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be disturbed for development. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will insure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects, and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

Noah Lee

Noah Lee
Inspector

From: [Daniel Tissell](#)
To: [Steve Donovan](#)
Subject: RE: COZ-2022-0011/ED-2022-0039
Date: Tuesday, September 27, 2022 2:46:42 PM
Attachments: [image004.png](#)
[image005.png](#)

Steve,

KID has no comment regarding this matter.

Thanks,

Daniel Tissell, P.E.
 Assistant Engineering Manager
 Kennewick Irrigation District
 2015 S. Ely Street
 Kennewick, WA 99337
 (509) 586-6012 ext. 116



From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Tuesday, September 20, 2022 2:32 PM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjdeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver

<Noah_Oliver@Yakama.com>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: COZ-2022-0011/ED-2022-0039

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Attached is a proposed Change of Zone and SEPA Checklist.

The SEPA Checklist covers the Change of Zone and the mini-storage the applicant is wanting to build at the site sometime in the future.

Let me know if you have any questions.

Steve

Steve Donovan, AICP

City of Kennewick

Community Planning/Planning Manager

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us



**STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY**

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

October 3, 2022

Steve Donovan
Kennewick Development Services
PO Box 6108
Kennewick, WA 99336

Re: 202204728, ED-2022-0039

Dear Steve Donovan:

Thank you for the opportunity to comment on the Pre-Threshold Consultation for the Ridgeline Drive Development. We have reviewed the environmental checklist and have the following comment.

WATER RESOURCES

If you plan to use water for dust suppression at your project site, be sure that you have a legal right. In Washington State, prospective water users must obtain authorization from the Department of Ecology before diverting surface water or withdrawing ground water, with one exception. Ground water withdrawals of up to 5,000 gallons per day used for single or group domestic supply, up to 5,000 gallons per day used for industrial purposes, stock watering, and for the irrigation of up to one-half acre of non-commercial lawn and garden are exempt from the permitting process. Water use under the RCW 90.44.050 exemption establishes a water right that is subject to the same privileges, restrictions, laws and regulations as a water right permit or certificate obtained directly from Ecology. Temporary permits may be obtainable in a short time-period. The concern of Water Resources is for existing water rights. In some instances water may need to be obtained from a different area and hauled in or from an existing water right holder.

If you have any questions or would like to respond to these Water Resources comments, please contact **Christopher Kossik** at (509) 379-1826 or email at christopher.kossik@ecy.wa.gov.

Sincerely,

Lucila Cornejo

Lucila Cornejo
SEPA Coordinator
Central Regional Office
(509) 208-4590
crosepacoordinator@ecy.wa.gov

From: [Rodgers, Deborah \(CONTR\) - TERR-TRI CITIES RMHQ](#)
To: [Steve Donovan](#)
Cc: [Cummings, Nicole M \(BPA\) - TERR-TRI CITIES RMHQ](#)
Subject: RE: COZ-2022-0011/ED-2022-0039
Date: Wednesday, October 5, 2022 5:12:05 PM
Attachments: [image002.png](#)
[image004.png](#)
[image001.png](#)

Steve,

Bonneville Power Administration's (BPA) has had the opportunity to review COZ-2022-0011/ED-2022-0039. The zone change is for the future construction of a five building, 47,000 square foot mini-storage. The project is located at 10487 Ridgeline Drive in Kennewick, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 2000 feet from the subject property. BPA does not have any objections to the approval of this request at this time.

If you have any questions or need additional information, please feel free to contact Nicole Cummings at (509) 542-5499 or by email at nmcummings@bpa.gov.

Thank you for the opportunity to review this application.



Deborah Rodgers

Realty Technician Contractor

2211 North Commercial Avenue, Pasco, WA 99301

Bonneville Power Administration | TERR/Tri-Cities-RNHQ

Real Property Field Services | (509) 544-4749

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>

Sent: Tuesday, September 20, 2022 2:32 PM

To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD - Nancy Lang <langn@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; Rodgers, Deborah (CONTR) - TERR-TRI CITIES RMHQ <dxrodgers@bpa.gov>; Cottrell II, Joseph E (BPA) - TERR-TRI CITIES RMHQ <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjdeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter-Ryan Sams <Ryan.Sams@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov)

<sepa@dahp.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Natural Resources
 SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District
 (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us)
 <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development
 <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke
 <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us)
 <mstevens@ci.richland.wa.us>; Noah Lee <noah.lee@bentoncleanair.org>; Noah Oliver
 <Noah_Oliver@Yakama.com>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; WDFW
 (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson
 <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia
 Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: [EXTERNAL] COZ-2022-0011/ED-2022-0039

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The SEPA Checklist covers the Change of Zone and the mini-storage the applicant is wanting to build at the site sometime in the future.

Let me know if you have any questions.

Steve

Steve Donovan, AICP

City of Kennewick

Community Planning/Planning Manager

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us