

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 December 21, 2015
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #15-11 proposing to change approximately 10.04 acres generally located at 5147 W. 27th Avenue from Public Facility (PF) to Residential, Low density (RL).

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

6. **NEW BUSINESS:**

- a. 2016 Election of Officers

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
DECEMBER 21, 2015
MEETING MINUTES**

CALL TO ORDER

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

Recorder Melinda Didier called the roll and found the following:

Present: Commissioners, Victor Morris, Anthony Moore, Vice Chair Ed Pacheco, Chairman Beau Ruff.

Excused: Commissioners Robert Rettig, Fraser Hawley and Raymond Hui.

Unexcused:

Commissioner Moore led the Pledge of Allegiance.

Staff: Greg McCormick, Community Planning Director, Steve Donovan, Planner and Melinda Didier, Recorder.

CONSENT AGENDA

- a. Approval of Minutes dated December 7, 2015, 2015
- b. Approval of Amended Agenda
- c. Motion to enter Staff Reports into the Record

Vice Chair Pacheco moved to accept the consent agenda. Commissioner Morris seconded the motion. The motion carried unanimously.

PUBLIC HEARINGS

Chairman Ruff opened the public hearing at 6:31p.m. for Change of Zone (COZ) #15-12, which proposes to change approximately 5.65 acres from Residential, Low (RL) and Commercial, Community (CC) to Public Facility (PF). The proposal is generally located at 5501, 5515, & 5405 W. Metaline Avenue.

Mr. Donovan gave a brief overview of the staff report and presented a Power Point of the staff report. Mr. Donovan stated that staff has reviewed the application and finds that it does meet the criteria for approving a rezone as contained in KMC 18.51.070. Staff recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 15-12 and recommend to City Council approval of the request.

Questions for staff:

Commissioner Morris asked about the Comprehensive Plan land use map for the area west of Irving Street, is that Tri-Tech, it looks like it is already a public facility district. Mr. Donovan said yes. Vice Chair Pacheco asked if there were any comments from residents. Mr. Donovan said there was one phone call asking about the proposal but no formal written comments. Vice Chair

Vice-Chair Pacheco said the City expects a lot of activity; asked if the intersection at Edison and Metaline be able to handle the extra traffic and be sustainable. Mr. Donovan said the intersection is still meeting the level of service necessary; did not receive any comments from the City Traffic Engineer; when the school district comes in for their site plan approval, the traffic engineers will look at it during that process.

Commissioner Morris asked if Kennewick School District is currently using the facility; the land use designation changed, now the follow up with re-zoning; they are using it already. Mr. Donovan said the current zoning is ok for the current uses; just expanding those uses for the type of facility is not compatible with the residential zoned portion of the parcel.

Chair Ruff opened public testimony for COZ 15-12 at 6:37 pm.

Testimony of Applicant or Applicant's Representative:

Doug Carl
4607 W 20th Avenue
Kennewick

Bought original parcel, was landscape place originally, when KSD bought it, it was a heating/air condition business; we put our grounds shop there and bought single family dwelling next to it to expand and build our facilities services maintenance transportation and support services, shop services, etc., we have outgrown that facility. The road and uses will be changed; West Metaline traffic plan will be adjusted in 2017; traffic shouldn't change much from what it is now, even with the move.

Testimony in favor:

None

Testimony neutral or against:

None

Staff final comments:

None

Public testimony for COZ 15-12 closed at 6:40 pm.

Chairman Ruff asked for a motion.

Commissioner Morris moved to concur with the findings and conclusions in staff report COZ 15-12 and forward a recommendation of APPROVAL to City Council. Vice Chair Pacheco seconded the motion.

Discussion:

None

The motion passed on a unanimous vote.

VISITORS NOT ON AGENDA:

None

OLD BUSINESS:

None

NEW BUSINESS:

None

REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Mr. McCormick reported that the Planning Commission will have one regular meeting in January and one in February; the second meeting dates in January and February are both holidays, so we will not be meeting on those dates; there are one or two items each for the January and February meetings currently.

The vacant Planning Commission position was re-filled by Robert Rettig, there is a full commission once again.

ADJOURNMENT:

The meeting was adjourned at 6:43 pm.



**ECONOMIC DEVELOPMENT AND
COMMUNITY PLANNING DEPARTMENT**

**STAFF REPORT AND RECOMMENDATION TO
THE PLANNING COMMISSION**

FILE No: COZ 15-11/PLN-2015-03644

Staff Report Date: December 28, 2015

Public Hearing Meeting Date and Location:
January 4, 2016, Kennewick City Hall

Report Prepared By: Wes Romine
Development Services Manager

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 15-11 be APPROVED.

Summary of Proposal: A Change of Zone from Public Facility (PF) to Residential Low Density (RL) for one parcel of land 10.04 acres in size.

Proposal Location: West of Southridge Boulevard and north of W. Hildebrand Boulevard at 5147 W. 27th Avenue.

Legal Description:

1-1689-1BP-4590-001

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS;
BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, THENCE SOUTH 01° 04' 33" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER 1012.10 FEET TO THE NORTHWEST CORNER OF TRACT E OF THE PLAT OF SOUTHRIDGE, PHASE 1, RECORDS OF SAID COUNTY;
THENCE NORTH 89° 19' 21" EAST ALONG THE NORTHERLY LINE OF SAID PLAT 270.01 FEET; THENCE ALONG A LINE PARALLEL WITH AND 270.00 FEET EASTERLY OF SAID WESTERLY LINE NORTH 01° 04' 33" WEST 727.09 FEET; THENCE ALONG A LINE PARALLEL WITH AND 285.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION NORTH 89° 19' 21" EAST 336.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 00° 40' 39" WEST 348.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 460.77 FEET;
THENCE ALONG A LINE PARALLEL WITH AND 22.00 FEET SOUTHERLY OF SAID NORTHERLY SECTION LINE SOUTH 89° 19' 21" WEST 180.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS

NORTH 00° 40' 39" WEST 210.98 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 97.21 FEET TO THE SAID NORTHERLY SECTION LINE; THENCE SOUTH 89° 19' 21" WEST ALONG SAID LINE 671.18 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 10.01 ACRES

(ALSO KNOWN AS LOT 1 OF BINDING SITE PLAN #4590)

TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW. (BOUNDARY LINE ADJUSTMENT PER BSP AF#2015-007218, 3/17/2015).

Property Owner: Dennis Murphy
2464 S.W. Glacier Place, Suite 110
Redmond, Oregon 97756

Applicant: Jason Mattox
HDJ Design Group
6115 Burden Boulevard
Pasco, WA 99301

Engineer: Same as applicant

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

COZ Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	October 30, 2015
Determination of Completeness Issued	October 30, 2015
Notice of Application Mailed	November 17, 2015
SEPA Threshold Determination Issued	August 5, 2015
Date of Mailed Notice of Public Hearing	December 18, 2015
Property Posting Sign	December 11, 2015
Date of Published Notice of Public Hearing	December 20, 2015
SEPA Appeal Period Ends	August 19, 2015
Planning Commission Public Hearing	January 4, 2016
City Council Decision Date	January 19, 2016 (tentatively)

Exhibits:

- 1 Staff Report
- 2 Application/Supplemental Information
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Change of Zone Map
- 6 Comprehensive Plan Land Use Map
- 7 SEPA Determination
- 8 KID Comments

Staff Analysis of Proposal & Discussion:

The proposed Change of Zone (COZ 15-11) is a request to change the zone of one parcel of land, approximately 10.04 acres in size, from Public Facility (PF) to Residential Low Density (RL). The subject parcel is located at 5147 W. 27th Avenue, west of Southridge Boulevard and north of W. Hildebrand Boulevard. The applicant has requested the change of zone for residential development of the subject property. A Comprehensive Plan Land Use designation change from Public Facility to Residential Low was recently recommended by the Planning Commission and approved by City Council in October of 2015. (Ord. 5614)

The subject property was a portion of a larger parcel owned by the Kennewick School District. It was not needed for the middle school that is currently under construction so the property was subdivided and sold to Hayden Homes. The proposed change of zone to Residential Low Density (RL) will be consistent with the recent Comprehensive Plan Land Use amendment from Public Facility to Low Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is Low Density Residential. Residential Low Density (RL) zoning is a designation that can be implemented in the Comprehensive Plan Residential Low Land Use designation. The proposed change of zone would be consistent with the City's Comprehensive Plan.

Per KMC 18.03.040 (2), the purpose of the RL zoning district is as follows:

RL – “The purpose of the RL district is to establish areas for low density, single-family, residential buildings, to stabilize and protect residential districts, and to promote and encourage a suitable environment for family life in an urban setting.

Staff Comment: The change to RL zoning will allow for a continuation of the existing RL zoning to the west of the subject property.

By approving this change of zone all the findings can be made that are required to approve a change of zone that are listed in KMC 18.51.070 (2):

- (a) The proposed amendment conforms with the comprehensive plan; and

Staff Comment: With the recent Comprehensive Plan amendment the current PF zoning is not consistent with the Comprehensive Plan. A change to RL will bring the property into conformance with the Comprehensive Plan.

- (b) Promotes the public necessity, convenience and general welfare; and

Staff Comment: The change of zone to RL will allow for middle income housing to be built.

- (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 Comment: There are existing public facilities in the area that can serve a residential development.

- (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 Comment: The proposed amendment is consistent with provisions of the Kennewick Municipal Code.

- (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 zoning classification or higher zoning classification.

Staff Comment: Adjacent property to the west of the subject change of zone is zoned Residential Low Density.

The above required findings to approve a change of zone have been listed below under the staff recommended findings.

Surrounding Zoning:

- North: Property to the north is zoned Residential Suburban (RS).
- East: Directly to the east the property is zoned Public Facility (PF).
- South: Directly to the south is property zoned Residential Low Density (RL).
- West: Directly to the west is property zoned Residential Low Density (RL).

Applicable Goals and Policies of the Comprehensive Plan:

Residential Goal 1: *Guide the design of new residential developments to be compatible with adjacent residential areas.*

Staff Comment: Future residential development will comply with the single-family residential design standards and will be compatible with the existing residential property to the north, west and south.

Residential Goal 2: *Provided appropriate public facilities supporting residential areas.*

Staff Comment: There are existing public facilities in the area that can serve the subject area.

Residential Goal 4: *Encourage residential development only in urban areas where services can be provided.*

Staff Comment: There are existing services to support single-family housing on the subject property.

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

Staff Comment: The proposed change of zone will allow for middle income housing in Kennewick.

Land Use Implementation by Zoning: Per the land use zoning implementation table on page 5 of the City's Comprehensive Plan, Residential Low Density (RL) zoning can be implemented in the Low Density Residential Land Use category.

Findings:

1. The applicant and property owner is Jason Mattox of HDJ Design Group (6115 Burden Boulevard, Pasco, WA 99301).
2. The property owner is Dennis Murphy of Hayden Homes, 2464 S.W. Glacier Place, Suite 110, Redmond, Oregon 97756.
3. The proposed change of zone is for parcel number 1-1689-1BP-4590-001 (5147 W. 27th Avenue).
4. The request is to change the zoning from Public Facility (PF) to Residential Low Density (RL).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Low Density Residential.
6. The Residential Low Density (RL) zoning district is an implementing zone of the Low Density Residential Comprehensive Plan Land Use Map designation.
7. The Property Posting sign was posted on site December 11, 2015.
8. The application was submitted on October 30, 2015 and declared complete for processing on October 30, 2015.
9. The application was routed for review to City Departments and outside agencies for comment on November 17, 2015.
10. Access to the site is currently provided from W. 27th Avenue and W. 28th Avenue.
11. An Environmental Determination of Non-Significance (ED 15-08) was issued on August 5, 2015 for this application. The appeal period for the determination ended on August 19, 2015. No appeals were filed.
12. Notice of the public hearing for this application was published in the Tri-City Herald on December 20, 2015. Notices were also mailed to property owners within 300 feet of the site on December 18, 2015.
13. No comments were received from adjacent property owners regarding the requested Change of Zone.
14. The proposed amendment conforms with the comprehensive plan; and
15. Promotes the public necessity, convenience and general welfare; and

EXHIBIT 1

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; and
17. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and
18. 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 zoning classification or higher zoning classification.

Conclusions:

1. Approval will change the zoning for the subject parcel from Public Facility (PF) to Residential Low Density (RL).
2. Approval will implement Residential Goals 1, 2, and 4, and Housing Goal 1 of the City of Kennewick Comprehensive Plan.
3. Approval will result in the public necessity, convenience or general welfare.
4. Approval will not result in any adverse environmental impacts.

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 15-11 and recommend approval to City Council.

Motion:

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 15-11 and recommend to City Council approval of the request.

Report Prepared By and Contact Person:

Wes Romine

Development Services Manager

wes.romine@ci.kennewick.wa.us

509-585-4558

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

EXHIBIT 2

PROJECT # 00215-11 PLN- 2015 - 03644 FEE \$ 1,000

OCT 30 2015

DK

Please complete and return 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 I ___ Tier II ___ Tier III ___ Binding Site Plan ___ Short Plat ___ Conditional Use ___ Add Animals ___
Other Change of zone

Name: Jason Mattox, HDJ Design Group

Address: 6115 Burden Blvd, Pasco, WA 99301

Telephone: 509-547-5119 Cell Phone: N/A Fax: N/A E-mail: mattoxj@hdjdg.com

Property Owner (if other than applicant): Dennis Murphy

Address: 2464 SW Glacier Place; Ste 110, Redmond, OR 97756

Telephone: 800-923-6607 Cell Phone: N/A Fax: N/A E-mail: N/A

SITE INFORMATION

Parent Parcel No. 116891BP4590001 Zoning: 400

Area of Parcel 10.04 Acres 10.04 Parcel No. (if assigned) N/A

Address of property: 5147 W 27th Ave, Kennewick, WA 99337

Legal description of property: A parcel of land located in the northeast quarter of section 16, township 8 north, range 29 east, W.M.

No. of Parking Spaces 0 Present use of property: vacant

Does the proposal meet the conditions of the present zoning? yes no

Size of existing structure: 0 sq. ft. Size of proposed addition: 0 sq. ft.

Height of building: 0 Cubic feet of excavation: 0

Current assessed value: \$1,377,020 Cost of new construction: N/A

Proposal requested: To rezone Parcel 116981BP4590001 from PF zoning to RL zoning

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

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 10-20-15

RECEIVED
OCT 30 2015
Date Received Stamp
CITY OF KENNEWICK

Change-of-Zone Supplemental Information

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

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain: The public market place desires a variety of housing opportunities in that area in close proximity to public facilities and retail opportunities. The adoption of this rezone would promote and encourage a suitable environment for family life in an urban setting, and would be compatible with existing single family residential in the area.

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: At this time there are no sites currently available of the market, to the owner's knowledge, that meet the owner's goal of developing low density residential land. With easy access to the already developed amenities such as schools, retail, and hospitals.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain. Yes, the proposed change to RL would match the existing zoning of properties located to the south and west of the site.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences: The existing uses in the area are in conformance with the areas zoning. The site covered in the application needs to be rezoned to be in conformance with the recently adopted comp plan amendment to low density residential.

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 district but would be contiguous with existing subdivisions and uses in the area. The site is currently underdeveloped, and under the new zoning would have the same density as properties to the south and west.

6. Does the existing zoning prohibit reasonable use of the property? Please explain. The existing zoning is designed to promote public facilities and not single family residential opportunities, the comprehensive plan was recently changed in order to allow for the development of single family residential development.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain: No, the change in zoning will allow the property to match the existing residential zoning standards already in place adjacent to the property.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain: The proposed zone change would be consistent with existing land uses in the area, it is not anticipated that this use would change land values in the area.

EXHIBIT 2

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 applicant cannot fully determine precedent based on a proposal.
The proposal would allow the existing area to develop in a similar fashion to other single family developments adjacent to the property as well as allow for additional opportunities for roadway and utility connectivity in the area.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain: The proposal to change from PF zoning to RL zoning
will allow for the purchase of single family homes with the use of private money. The area would not be considered deteriorated but rather new development.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain: The amendment would allow for single family residential which provides opportunity for housing
at different economic price points and greater choice in the housing market.
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain: The proposal is not in conflict with existing land uses or the
adjacent PF zoning. The development would be in close proximity to future schools and retail opportunities in the area that do not require cross town travel. The proposal would allow for continuation of roadway networks already stubbed to the property.

Summary of City forms required:

Application – General Form
Change of Zone Supplemental Information
Environmental and Salmonids Checklist (SEPA)



NOTIFICATION OF MAILING

I, Anna Linn, on 12-18, 2015
Mailed 71 copies of NOP#
for COZ 15-11
to Applicant + prop. owners w/in 300'

as shown on the attached list.

Anna Linn
Signature

COZ 15-11 / P PLN-2015-03644
5147 W 27TH AVE
PF TO RL
HDJ DESIGN GROUP/DENNIS
MURPHY

CITY OF KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING****January 4, 2016, 6:30 p.m.**

The City of Kennewick Planning Commission will hold a Public Hearing on Monday, January 4, 2016, 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 zoning. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

Project# COZ 15-11 – Proposes to change a parcel of land approximately 10.04 acres in size from Public Facility (PF) to Residential Low Density (RL) located at 5147 W. 27th Avenue, west of Southridge Boulevard, and north W. Hildebrand Boulevard.

Written comments may be addressed to Wes Romine and submitted to wes.romine@ci.kennewick.wa.us or mailed to PO Box 6108, Kennewick, WA 99336 no later than 4:30 p.m., December 23, 2015 to be included in the staff report. Comments after December 23, 2015 can be submitted at the Public Hearing on January 4, 2016. For questions, please call Wes Romine at (509) 585-4558.

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 Wes Romine at (509) 585-4558 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.



500 ft 1 : 6000 1 in : 500ft

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

Produced by CITY\wesr 16:18 11/17/2015

EXHIBIT 3

COZ 15-11 / P PLN-2015-03644
 5147 W 27TH AVE
 PF TO RL
 HDJ DESIGN GROUP/DENNIS
 MURPHY

37
 GESA CREDIT UNION
 825 GOETHALS DR
 RICHLAND, WA 99352

37
 HAYDEN HOMES
 NATHAN MACHIOLA
 2464 SW GLACIER PL #110
 REDMOND, OR 97756

37
 DENNIS MURPHY
 2464 SW GLACIER PL #110
 REDMOND, OR 97756

37
 TODD & CHARMAINE ROSS
 4700 W 27TH AVE
 KENNEWICK, WA 99338

37
 STEVEN ERHART
 1900 S KELLOGG PL
 KENNEWICK, WA 99338

37
 MICHAEL & CHRISTINE KIEHN
 4802 W 27TH AVE
 KENNEWICK, WA 99338

37
 TAMSEN LATIMER
 4810 W 27TH AVE
 KENNEWICK, WA 99338

37
 CITY OF KENNEWICK
 PO BOX 6108
 KENNEWICK, WA 99336

37
 EUGENE & MARIE KERNANJR
 4900 W 27TH AVE
 KENNEWICK, WA 99338

37
 FRANCIS & MARY WENTZ
 4908 W 27TH AVE
 KENNEWICK, WA 99338

37
 PAUL & SUSAN SATO
 5000 W 27TH AVE
 KENNEWICK, WA 99338

37
 GENE & BETTY SPAULDING
 PO BOX 6932
 KENNEWICK, WA 99336

37
 ISIDRO & CARRIE ENRIQUEZ
 5100 W 27TH AVE
 KENNEWICK, WA 99338

37
 JAMES & BARBARA ROSSER
 5108 W 26TH AVE
 KENNEWICK, WA 99338

37
 DAVID & MARILYN KEESER
 5116 W 26TH AVE
 KENNEWICK, WA 99338

37
 JANE DAVIS
 5208 W 26TH AVE
 KENNEWICK, WA 99338

37
 IVAN & DAWN THOMAS
 5216 W 26TH AVE
 KENNEWICK, WA 99338

37
 LARRY & LOIS JULYK
 5201 W 26TH AVE
 KENNEWICK, WA 99338

37
 JAMES & ANNETTE DITTMER TRUST
 5217 W 26TH AVE
 KENNEWICK, WA 99338

37
 REUBEN & DEBRA BLACKWELL
 5301 W 26TH AVE
 KENNEWICK, WA 99338

37
 CHARLES & CHERYL MILLER
 5307 W 26TH AVE
 KENNEWICK, WA 99338

37
 DONALD MIKSCH
 5315 W 26TH AVE
 KENNEWICK, WA 99338

37
 BRETT & NICHOLE BARNESLEY
 5300 W 26TH AVE
 KENNEWICK, WA 99338

37
 DEAN STROM
 5308 W 26TH AVE
 KENNEWICK, WA 99338

37
 KATHERINE VOGEL
 5118 W 28TH AVE
 KENNEWICK, WA 99338

37
 GARY & BEVIN JONAS
 5124 W 28TH AVE
 KENNEWICK, WA 99338

37
 JESSICA NOBLE
 5200 W 28TH AVE
 KENNEWICK, WA 99338

37
 BROOKE LEIGH DEAN
 5204 W 28TH AVE
 KENNEWICK, WA 99338

37
 ERIC & HELEN CHASE
 PO BOX 909
 IRRIGON, OR 97844

37
CHRISTOPHER FEATHER
5201 W 28TH AVE
KENNEWICK, WA 99338

37
MICHAEL & BEVERLY CUMMINGS
TRUST
PO BOX 4715
PASCO, WA 99302

37
NABIL MOHAMED
2809 S DAWES ST
KENNEWICK, WA 99338

37
OLEG & MARILYN ALEKHNOVICH
2805 S DAWES ST
KENNEWICK, WA 99338

37
DAVID & CYNTHIA LANDIS
2801 S DAWES ST
KENNEWICK, WA 99338

37
WADE WHITMAN
3107 S DAWES ST
KENNEWICK, WA 99338

37
ROBERT & ERIKA FREDERICK
3103 S DAWES ST
KENNEWICK, WA 99338

37
DAVID RAY & LINDA JENSEN
3005 S DAWES ST
KENNEWICK, WA 99338

37
RONALD & TAMMY WEYER
3001 S DAWES ST
KENNEWICK, WA 99337

37
MATTHEW KING
207 S DAWES ST
KENNEWICK, WA 99338

37
JOSHUA PAINE
2903 S DAWES ST
KENNEWICK, WA 99338

37
JASON & IRMA JANOKSY
2902 S DAWES ST
KENNEWICK, WA 99338

37
TODD & JILL BEYERS
2906 S DAWES ST
KENNEWICK, WA 99338

37
BRENT & HEATHER FILBIN
2006 S TACOMA ST
KENNEWICK, WA 99337

37
BROOKE GREGORY
3004 S DAWES ST
KENNEWICK, WA 99338

37
RON BUTLER
3102 S DAWES ST
KENNEWICK, WA 99338

37
MARK & DESIREE RICE
3106 S DAWES ST
KENNEWICK, WA 99338

37
TRACI WAGNER
3107 W EDISON PL
KENNEWICK, WA 99337

37
JESSICA TAGGARES
3906 W 43RD AVE
KENNEWICK, WA 99337

37
SEAN BERGAM
3005 S EDISON PL
KENNEWICK, WA 99338

37
MICHAEL SEARCEY & HARLENE
CORNETT
3301 S TWEED ST
KENNEWICK WA 99337

37
NOEL & HEATHER YBARRA
3907 S EDISON PL
KENNEWICK, WA 99338

37
ARTHURO & APRIL DAWN LOPEZ
2903 S EDISON PL
KENNEWICK WA 99338

37
ISABEL CHILD
2801 S EDISON PL
KENNEWICK, WA 99338

37
THOMAS & JUHANA DICKINSON
5201 W 32ND AVE
KENNEWICK, WA 99338

37
DUSTIN COOK
4508 S DAYTON CT
KENNEWICK, WA 99337

37
SOUTHRIDGE HOA OF KENNEWICK
8205 N DIVISION
SPOKANE, WA 99208

37
DANIEL STEVENS
1304 MCPHERSON AVE
RICHLAND, WA 99354

37
CHARLES & BERTHA GARZA
5117 W 32ND AVE
KENNEWICK, WA 99338

37
CARMEN JOSE AVILA
5113 W 32ND AVE
KENNEWICK, WA 99338

37
DAVID & VIVIANA GALLEGOS
5109 W 32ND AVE
KENNEWICK, WA 99338

37
ADAM & KRISTINA SCHWAN
502 W 14TH AVE
KENNEWICK, WA 99337

37
JOSE MENDOZA
5101 W 32ND AVE
KENNEWICK, WA 99338

37
PATRICK & JAMIE LUCE
5005 W 32ND AVE
KENNEWICK, WA 99338

37
KAREN MILLER
5001 W 32ND AVE
KENNEWICK, WA 99338

37
TREVOR JOHN & MEGAN
BERNADETTE GALEY
4909 W 32ND AVE
KENNEWICK, WA 99338

37
NICHOLAS & ELAYNE
VANHOLLEBEKE
4900 W 32ND AVE
KENNEWICK, WA 99338

37
PAK KEUNG & JOANA LEE WONG
4904 W 32ND AVE
KENNEWICK, WA 99338

37
JOHN & ALICE LENG TRUST
4908 W 32ND AVE
KENNEWICK, WA 99338

37
LANE & JENNIFER HAUN
500 W 32ND AVE
KENNEWICK, WA 99338

37
KEN & MELISSA JONES
5004 W 32ND AVE
KENNEWICK, WA 99338

37
ANDREW BJAZEVIK
PO BOX 6512
KENNEWICK, WA 99336

37
SOUTHRIDGE TRI-CITIES DEV LLC
8205 N DIVISION
SPOKANE, WA 99208

EXHIBIT 4

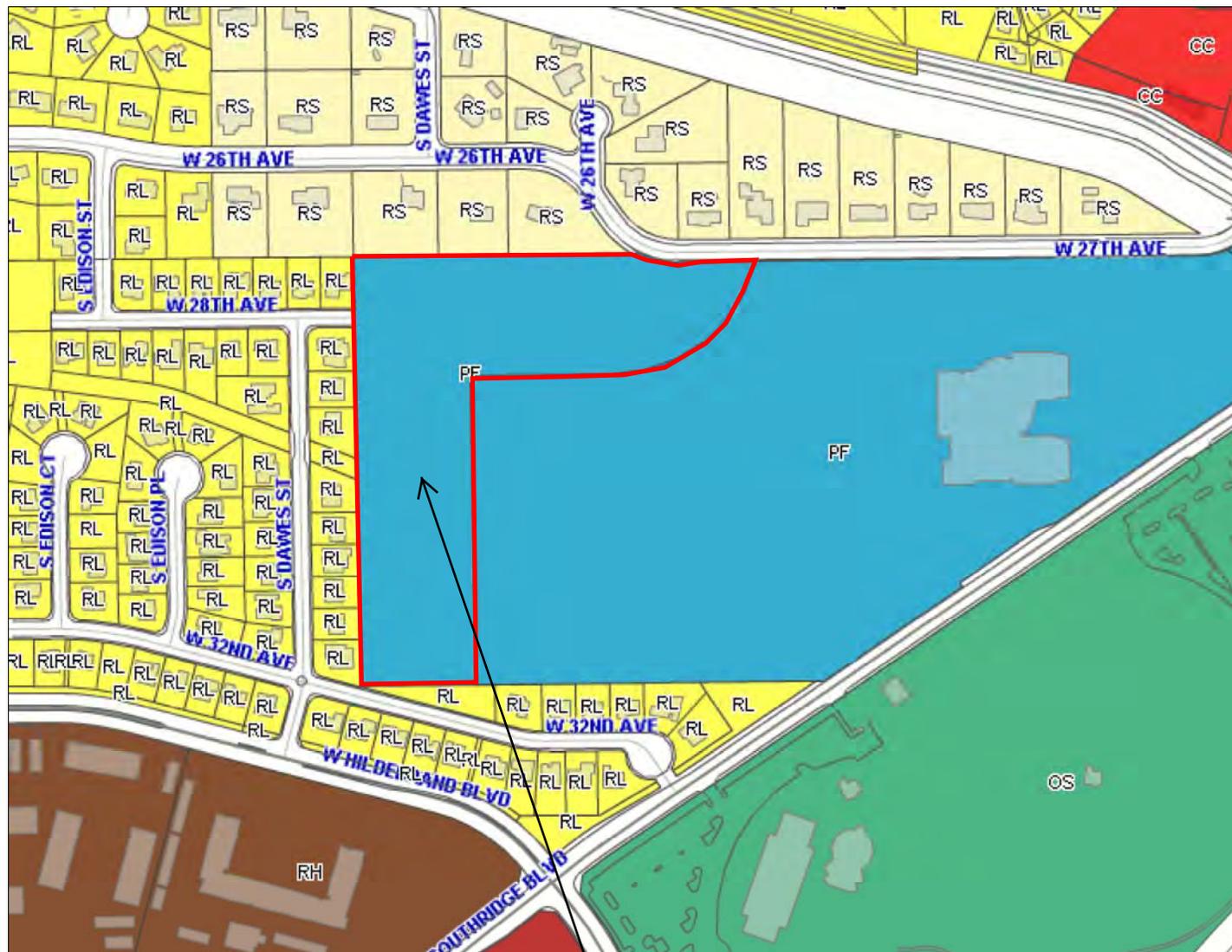


500 ft  1 : 6000 1in : 500ft

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

Produced by CITY\wesr 16:18 11/17/2015

EXHIBIT 5

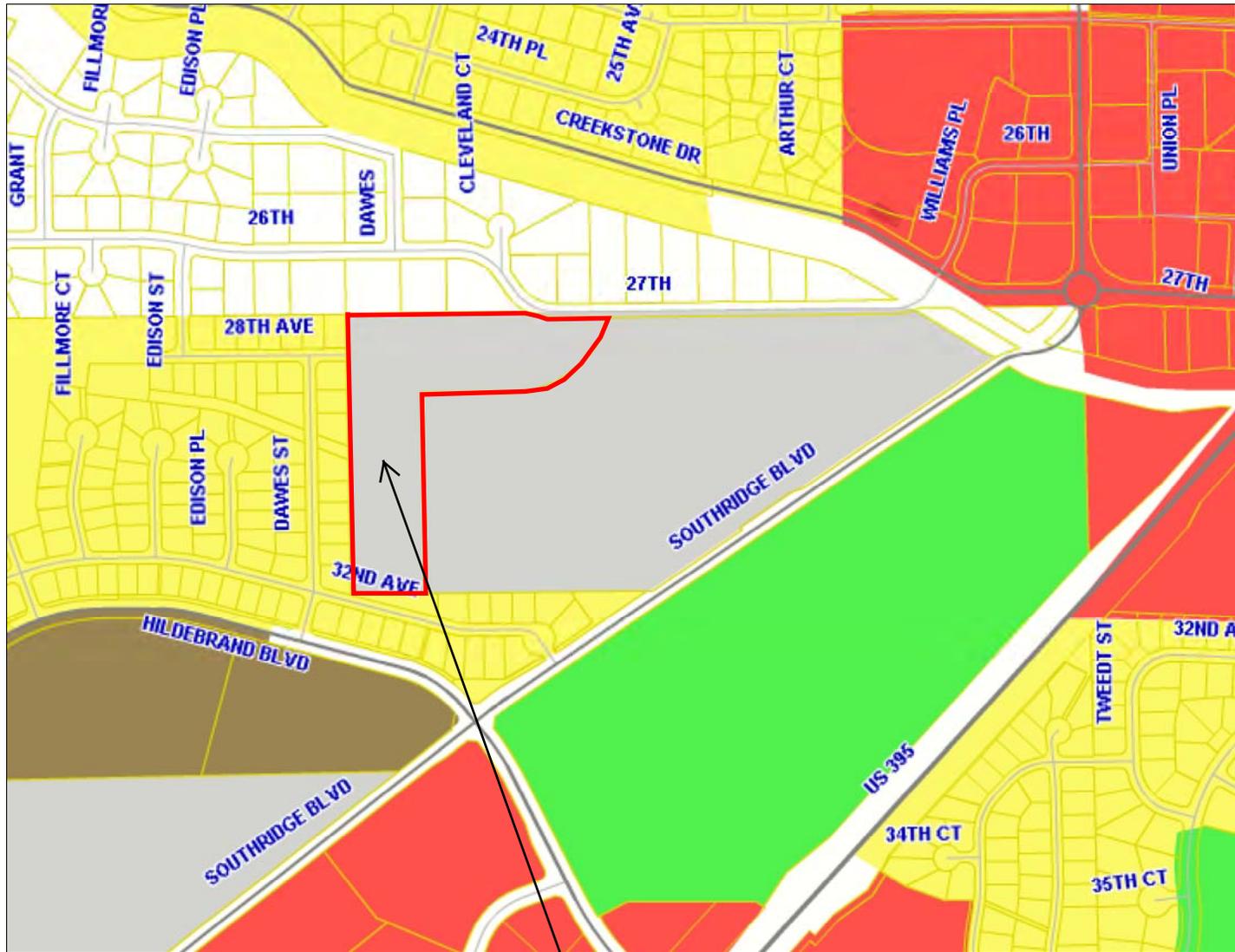


400 ft  1 : 4680 1in : 390ft

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

Area of Change of Zone
from PF to RL

EXHIBIT 6



600 ft  1 : 7199 1in : 599.92ft

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

Area of zone change from
PF to RL



DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: CPA 15-02/PLN-2015-00344

DESCRIPTION OF PROPOSAL: Change 10.04 acres designated Public Facility to Low Density Residential

PROPONENT: Kennewick School District

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 5147 W. 27th 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: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

- Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

- No conditions.
- See attached condition(s).

Date: August 5, 2015 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

A. BACKGROUND [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)
Parcel #116891000001006 Comprehensive Plan amendment

2. Name of applicant: [\[help\]](#)
Doug Carl, Kennewick School
District #17

3. Address and phone number of applicant and contact person:
[\[help\]](#)
Kennewick School District #17
1000 W. 4th Ave
Kennewick, Wa 99336

4. Date checklist prepared: [\[help\]](#)
December 10, 2014

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

6. Proposed timing or schedule (including phasing, if applicable):
[\[help\]](#) Comprehensive Plan Amendment: Spring 2015
Rezone: Spring 2015
Preliminary Plat: Spring 2015
Subdivision Construction: Summer 2015

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.
[\[help\]](#)
Comprehensive Plan Amendment would be prepared and processed by the City of Kennewick for the properties
Preliminary Plat would be prepared and processed by the City of Kennewick for the properties
Engineering plans would be permitted through City of Kennewick for infrastructure improvements necessary to construct public streets and utilities with service to individual lots.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.
[\[help\]](#)
No environmental information has been prepared to date on this project.

Evaluation for Agency Use Only

1. New parcel # 1-1689-1BP-4590-001

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. [\[help\]](#)

There are no other governmental approvals of other proposals affecting this property to the applicant's knowledge.

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

Approval of change of land use classification, SEPA review, ESA review
Preliminary Plat approval - City of Kennewick
Construction Plan approval - City of Kennewick
Building Permits - City of Kennewick

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

The proposal will amend the 10.04 acres of Parcel #116891000001006 from Public Facilities designation in the Comprehensive Plan to Low Density Residential designation.

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. [\[help\]](#)

The project is located at the southwest corner of 27th Ave and Southridge Blvd and is identified as Parcel #116891000001006.
The legal description of the site and exhibit map are attached to this application.

Evaluation for Agency Use Only

11. New parcel # 1-1689-1BP-4590-001

12. New parcel # 1-1689-1BP-4590-001

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)? [\[help\]](#)

7-8%

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. [\[help\]](#)

Scootney silt loam, 2-5% slopes

Scootney silt loam, gravelly subsoil, 2-5% slopes

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

City of Kennewick maps do not indicate any unstable, steep or erodible soils.

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. [\[help\]](#)

No fill or grading proposed at the time of Comprehensive Plan amendment and the rezone. Plat development would seek to regrade 10.04 acres necessary for street and home development.

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

Potential for erosion is possible as a result of construction and will be managed with a temporary erosion control plan.

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

There will be no change in impervious surfaces with the Comprehensive Plan amendment and the rezone. At full single family development, 35-40% of the site would be impervious.

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

No proposed measures at the time of the Comprehensive Plan amendment and rezone. At the time of construction of development, temporary erosion control plan will be developed.

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. [\[help\]](#)

No emissions to the air are the result of the Comprehensive Plan and the rezone. At the time of construction, emissions to the air would consist of dust. At completion, no adverse air impacts are anticipated.

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

No off-site source of emissions will affect this proposal.

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

No proposed measures at Comprehensive Plan amendment and rezone. During construction a dust control plan will be implemented.

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. [\[help\]](#)

No surface water bodies are on or in the immediate vicinity of the site.

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 work will be completed within 200 feet of a waterbody.

- 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 wells are proposed, and there will be no direct discharge to groundwater.

- 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. [\[help\]](#)

No materials will be discharged into the ground with this proposal.

c. Water runoff (including stormwater):

- 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. [\[help\]](#)

No measures proposed at the time of Comprehension Plan amendment and rezone. At full development stormwater will be managed through an engineered plan to retain the water on-site and infiltrate.

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

Accepted stormwater practices do not promote or allow discharge of waste materials to ground water.

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

There are no alterations to the existing drainage patterns with this proposal.

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

An engineered stormwater plan will be required after rezone prior to construction

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

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

No alterations at the Comprehensive Plan amendment and rezone. Existing vegetation will be removed at time of street and home construction.

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

There are no threatened or endangered species know to be on or near the site to the applicant's knowledge.

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

No proposed landscaping at the time of Comprehensive Plan amendment and rezone. At full build out homes would have landscape yards with trees and sod.

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

There are no noxious weeds and invasive species known to be on or near the site to the applicant's knowledge.

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: hawk heron eagle songbirds

other:

mammals: deer bear elk beaver

other:

fish: bass salmon trout herring shellfish

other

Comprehensive Plan Amendment

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

There are no threatened or endangered species known to be on or near the site to the applicant's knowledge.

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

Yes, Canada Geese and ducks are known to migrate through the Columbia Basin area.

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

No measures are being proposed to preserve or enhance wildlife.

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

There are no invasive animal species known to be on or near the site to the applicant's knowledge.

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. [\[help\]](#)

No change in energy at the time of Comprehensive Plan amendment and rezone. At full build out, project will require electricity or natural gas for power and heating.

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

This project has no impact on adjacent properties potential solar demands.

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: [\[help\]](#)

No energy conservation measures proposed.

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. [\[help\]](#)

There are no potential health hazards with this proposal at time of Comprehensive Plan and rezone. Single family homes have a potential for fire risk.

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

There are no known or possible contamination at the site from present or past uses to the applicant's knowledge.

- 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.

There are no existing hazardous chemicals/conditions that might affect project development and design to the applicant's knowledge.

- 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.

No storage, use or production of toxic or hazardous chemicals with this proposal.

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

At time of Comprehensive Plan amendment and rezone, none required. At full build out police, fire and ambulance services needed.

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

None at this time.

b. Noise

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

There are no known sources of noise in the area that will directly affect this proposal, the project is adjacent to 27th Ave and Southridge Blvd, which have noise from 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. [\[help\]](#)

No noise will be created with this proposal at time of Comprehensive Plan and rezone. At time of construction noise will be present due to equipment and home construction. At full build out noise would be typical of urban homes with traffic entering and exiting the site.

May 2014

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

None proposed

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. [\[help\]](#)

Properties to the east and south are single family residential zoned RL, properties to the north are single family residential zoned RS. Property to the west is zoned OS. Property to the east would remain PF.

8.a. Properties to the **WEST (not east)** are single family residential zoned RL. Property to the **East** are zoned PF. The site is not adjacent to any properties zoned OS.

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? [\[help\]](#)

The site has not been used for agriculture to the applicant's knowledge.

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. [\[help\]](#)

No structures on site.

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

No

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

Public Facilities District

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

Public Facilities District

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

None.

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

City of Kennewick maps do not identify any.

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

The Comprehensive Plan amendment and rezone would allow for a higher density use than the current Comprehensive Plan and zoning allows. The Comprehensive Plan amendment does not indicate the exact number of residents that would reside here. Residential units would be limited to lots allowed under RL zoning density (7,500 sf min)

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

None

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

None

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

This project intends to change the Comprehensive Plan designation of 10.04 acres of a 43.26 acre parcel to match the Comprehensive Plan designation of the adjacent properties. The remaining portion of the parent parcel is to remain the same designation and project land use as the existing Comprehensive Plan

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

This project will not alter the nearby agricultural and forest lands of long-term commercial significance.

8.m. There are no nearby agricultural or forest lands of long-term commercial significance.

9. Housing

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

No housing units are being proposed with this project at the time of the Comprehensive Plan amendment and rezone. At the time of preliminary plat there could be up to 46 single family lots.

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

No housing units are being eliminated.

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

Housing impacts will be controlled by the City of Kennewick zoning code for an RL designation.

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? [\[help\]](#)

Max height would be 30 feet per zoning code.

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

Views to the east would be altered by rooftops

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

None at this time.

11. Light and glare

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

At full build out street light would be installed. Lighting would occur in the evening.

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

Not to the applicant's knowledge.

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

Not to the applicant's knowledge.

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

Any lighting would be directed downward.

12. Recreation

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

The Southridge Sports Complex is located approximately a quarter mile to the east of the project site. The Canyon Lakes Golf Course is approximately three quarters of a mile to the east of the project site. Southridge High School is located approximately a quarter mile to the west.

- 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: [\[help\]](#)

No recreation opportunities are proposed at this time.

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. [\[help\]](#)

Not to the applicant's knowledge.

May 2014

- 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. [\[help\]](#)

No areas of cultural significance are identified on GIS mapping.

- 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.

No impacts to resources are anticipated.

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. [\[help\]](#)

The site is south of W 27th Ave and W 28th Ave and north of W 32nd Ave and will draw access from these streets.

- 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? [\[help\]](#)

The site is not currently served by public transit. The closest transit stop is approximately a quarter mile away at the Southridge Sports Complex.

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

There is no proposed change in parking with the Comprehensive Plan amendment and the rezone. At project completion streets would provide opportunity for parking as well as parking on individual lots in driveways.

- 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 proposed roadway changes with this project at this time.

- 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? [\[help\]](#)

No additional vehicular trips will be generated by the Comprehensive Plan amendment and rezone. Vehicular trips will be evaluated with City of Kennewick at time of preliminary platting of property.

- 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: [\[help\]](#)

Project could be subject to transportation impact fees.

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. [\[help\]](#)

This project will not result in an increased need for public services with the Comprehensive Plan amendment and rezone action. At full build out increased public services would be needed for all items listed in example above.

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

None proposed.

16. Utilities

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

electricity, natural gas, water refuse service
telephone, sanitary sewer, septic system,
other Irrigation

Sewer for this project is currently located in 27th Ave and Southridge Blvd.

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. [\[help\]](#)

No proposed utilities for this project at the time of Comprehensive Plan amendment and rezone. Subdivision development will require public water and sewer. Power from Benton PUD, gas from Cascade Natural Gas and communication from Charter and Frontier.

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: _____

Name of signee Doug Carl

Position and Agency/Organization Capital Projects director, Kennewick School District

Date Submitted: 12/22/2014

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?

Proposed measures to avoid or reduce such increases are:

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

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

1. Proposed land use amendment is not anticipated to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise more than the current land use. Thus, no measures to avoid or reduce increases are being proposed.

2. Proposed land use amendment is not anticipated to affect plants, animals, fish, or marine life. Thus, no measures to protect or conserve plants, animals, fish or marine life are being proposed.

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

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

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?

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

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?

3. Proposed land use amendment is not anticipated to deplete energy or natural resources. Thus, no measures to protect or conserve energy or natural resources are being proposed.

4. There are no environmentally sensitive areas or other areas designated for governmental protection on the site, therefore the proposed land use amendment is not anticipated to use or affect such lands more than the current land use. Thus, no measures to protect such resources are being proposed.

5. Proposed land use amendment is not anticipated to adversely affect land or shoreline use. There are adequate park facilities in this park zone, thus, no measures to avoid or reduce shoreline and land use impacts are being proposed at this time.

May 2014

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

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

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

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

6. Proposed land use amendment may increase demands on transportation, public services and/or utilities more than the current land use. Traffic impact fees as well existing development regulations related utilities and other public services will be imposed on future development.

7. The proposal is not in conflict with local, state or federal laws for the protection of the environment.

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 "threat ened" 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 environmental 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 No
 Please Describe.

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

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.)

Single family residential zoned RL

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

There will be no change in impervious surfaces with the Comprehensive Plan amendment and rezone action. Full development of single family residential would be 35-40%.

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 _____
 Amount
 Name of surface water body

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

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

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

Stormwater design is unknown, water will be retained on-site and infiltrated.

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

N/A

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.)

No additional roads will be build with the Comprehensive Plan amendment and rezone. Subdivision will require public roads to be built to City of Kennewick standard.

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

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

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

If yes describe the changes.

Site will be regraded for development of streets and homes. There are no drainage or points of discharge being altered with this proposal.

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

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 (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

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

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

Please Describe.



November 24, 2015

Wes Romine A.I.A.
City of Kennewick/Development Services Manager
P.O. Box 6108
Kennewick, WA 99336

Subject: COZ 15-11 Review Comments

Dear Mr. Romine:

This letter provides Kennewick Irrigation District (KID) review comments for COZ 15-11 submitted by Jason Mattox, HDJ Design Group, 6115 Burden Blvd., Suite E, Pasco, WA 99301 to change the zone of one parcel of land approximately 10.04 acres in size. The property is located west of Southridge Blvd. and north of W. Hildebrand Blvd. at 5147 W. 27th Avenue.

1. This parcel is within the Kennewick Irrigation District (KID) boundaries and is considered irrigable lands; therefore, it is assessed by the Kennewick Irrigation District.
2. Please note that no permanent structures are allowed within irrigation easements.
3. Please note for the Preliminary Plat, KID Standard Specifications require that a storage pond facility be constructed and sized appropriately.

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

Sincerely,

Josué C. Morfin
Staff Engineer

C: LB/correspondence/File: [16-8-29]
R:\Development\2015\Misc\89. COZ 15-11 Hayden Homes