

**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 February 3, 2020
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

**3. PUBLIC HEARING:**

- a. Change of Zone (COZ) #20-01 proposing to change the zoning district for approximately 4.19 acres located at 2652 W. 15<sup>th</sup> Ave from Residential, Manufactured Home (RMH) to Residential, High Density (RH). Applicant is William McKay, 3516 W. 46<sup>th</sup> Ave, Kennewick, WA 99337. Owner is Udderly Williams, LLC, 3616 W. 46<sup>th</sup> Ave, Kennewick, WA 99337.
- b. Change of Zone (COZ) #20-02 proposing to change the zoning district for approximately 6 acres located at 3112 W. 27<sup>th</sup> Ave from Residential, Manufactured Home (RMH) to Residential, High Density (RH). Applicant is William McKay, 3516 W. 46<sup>th</sup> Ave, Kennewick, WA, 99337. Owner is 27<sup>th</sup> Ave Self-Storage Prop. LLC, 3112 W. 27<sup>th</sup> Ave, Kennewick, WA 99337.
- c. Change of Zone (COZ) #20-03 proposing to change the zoning district for approximately 2.86 acres located at 7641 Bob Olson Pkwy from Residential, Low Density (RL) to Commercial, Community (CC). Applicant is Nick Wright, Bauder Young Properties LLC, 1955 Jadwin Ave, Richland, WA 99354.

**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  
FEBRUARY 3, 2020  
MEETING MINUTES**

**CALL TO ORDER**

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

Commissioner Moore led the Pledge of Allegiance.

Recorder Karen Tilton called the roll and found the following:

Present: Commissioners Robert Rettig, James Hempstead, Clark Stolle, Thomas Helgeson, Anthony Moore, Vice Chairman Morris.

Excused: None .

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, Development Services Manager/AICP Senior Planner; Karen Tilton, Recorder

**CONSENT AGENDA**

- a. Approval of Agenda
- b. Approval of the December 16, 2019 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Hempstead moved to accept the consent agenda. Commissioner Helgeson seconded the motion. The motion carried unanimously.

**PUBLIC HEARINGS**

**Vice Chairman Morris opened the public hearing at 6:34 p.m. for Change of Zone (COZ) #19-09 proposing to change the zoning district for approximately 54 acres located at 5800 W. 28<sup>th</sup> Ave and 2175 S. Sherman Street from Residential, Low Density (RL) to Residential, Medium Density (RM). Applicant is Ben Kruse, 8205 N. Division St., Spokane, WA 99208. Owner is Kirk and Madonna Mader, 77226 Mader Rust Lane, Echo, OR 97826.**

Mr. Muai gave a brief overview of the staff report, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report COZ 19-09, and recommend to City Council approval of the request.

**Planning Commission questions:** Were the zone changes related to the comprehensive plan amendments all processed at different times.

**Testimony of Applicant/Applicant's Representative:** None

**Testimony of Applicant:** None

**Testimony in favor:** None

**Testimony neutral or against:** None

**Staff final comments:** None

**Public Testimony for COZ 19-09 closed at 6:39 p.m.**

Vice Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 19-09 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

Planning Commission discussion: None

The motion passed unanimously.

**Vice Chairman Morris opened the public hearing at 6:40 p.m. for Zoning Ordinance Amendment (ZOA) #19-10 proposing to change the following Kennewick Municipal Code Sections: 1) 18.21.090 – Landscaping Materials; and 2) Pages 14 and 25 of the Commercial Design Standards adopting the Mid-Columbia Forestry Council tree list for trees installed under overhead utility lines. Applicant is City of Kennewick.**

Before beginning his presentation, Mr. McCormick directed the Planning Commissioner's attention to a document entered into record as "Exhibit 5", information that came about after the staff reports had been sent out. Mr. McCormick gave a brief overview of the staff report, reviewed the proposed corrections to the landscaping code, and presented a Power Point of the staff report; Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report ZOA 19-10, and recommend to City Council approval of the request.

**Planning Commission questions:** Commissioner Moore asked if the applicant goes to the MCCFC to ask about meeting tree height requirement, or is it part of routing process; Mr. McCormick said the applicant will be directed to the list on our website, then the landscape plan is reviewed for meeting the requirements; the planner that is assigned to the project will go out to make sure the correct trees/heights will be planted.

**Testimony of Applicant:**

Brian Kramer, Arborist, Benton PUD

PO Box 6270  
Kennewick 99336

Arborist who offers consulting for many of the local municipalities, to help with the correct tree list for landscaping in this area.

Commissioner Stolle asked staff if a list of appropriate trees, heights, will be provided to applicants of developments.

Mr. McCormick said yes, it will be provided to the public.

**Testimony in favor:** None

**Testimony neutral or against:** None

**Staff final comments:** None

**Public Testimony for ZOA 19-10 closed at 6:56 p.m.**

Vice Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report ZOA 19-10 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion: None

The motion passed unanimously.

**VISITORS NOT ON AGENDA:**

None

**OLD BUSINESS:**

- a. **City Council Action Updates** – Rezone 19-07, approved. Batch code revisions were adopted, as well. The two items that were heard this evening go to Council on the 18<sup>th</sup>.

**NEW BUSINESS:**

None

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

Vice Chairman Morris announced he is unable to attend the Planning Short Course in Richland on March 5<sup>th</sup>, but encouraged the other Commissioners to attend if possible.

**ADJOURNMENT:**

The meeting adjourned at 6:59 p.m.



## COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO  
THE PLANNING COMMISSION

FILE NO: COZ 20-01/PLN-2020-00189

<b>Report Date:</b>	February 21, 2020
<b>Hearing Date &amp; Location:</b>	March 2, 2020, Kennewick City Hall
<b>Report Prepared By:</b>	Anthony Muai, AICP Planning Manager
<b>Report Reviewed By:</b>	Gregory McCormick, AICP Planning Director
<b>Summary Recommendation:</b>	The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 20-01 be APPROVED.
<b>Summary of Proposal:</b>	A Change of Zone from Residential, Manufactured Home (RMH) to Residential, High (RH) for approximately 4.19 acres in size.
<b>Proposal Location:</b>	2652 W. 15th Ave.
<b>Legal Description:</b>	Parcel No. 1-1189-202-0027-001  Lot 27, HIGHLANDS PLAT C, according to official plat thereof: recorded in Volume 2 of Plats, page 31, RECORDS OF BENTON COUNTY, WASHINGTON; AND EXCEPT the west 270 feet THEREOF; and EXCEPT the south 30 feet for road. AND EXCEPT THAT PORTION THEREOF CONVEYED IN DEED RECORDED UNDER AUDITOR'S FILE NUMBER 1997-026486.
<b>Property Owners:</b>	William McKay 3516 W. 46th Ave. Kennewick, WA 99337
<b>Applicant:</b>	William McKay 3516 W. 46th Ave. Kennewick, WA 99337
<b>Regulatory Controls:</b>	Comprehensive Plan – Land Use KMC Title 4 – Administrative Procedures KMC Title 18 – Zoning

Washington State Environmental Policy Act

**COZ Key Application Processing Dates:**

Application Submittal	January 23, 2020
Determination of Completeness Issued	January 23, 2020
Notice of Application Posted	February 4, 2020
SEPA Determination (Adoption of DNS for CPA 19-04)	July 11, 2019
Date of Mailed Notice of Public Hearing	February 13, 2020
Property Posting Sign for Public Hearing	February 4, 2020
Date of Published Notice of Public Hearing	February 16, 2020

**Exhibits:**

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 19-14
5. Affidavit of Mailing/Mailing List dated February 13, 2020

**The site is adjacent to the following zoning districts:**

North: Residential, Low (RL)  
 East: Residential, Suburban (RS); Open Space (OS)  
 South: Residential, Manufactured Home (RMH-1-L); Residential, Low (RL); Public Facility (PF)  
 West: Residential, Low (RL); Public Facility (PF)

**Applicable Goals and Policies of the Comprehensive Plan:**

Residential Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.  
 Residential Policy 3.4: Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

**Kennewick Municipal Code Findings:**

The following findings are required to be made in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated High Density Residential in the City’s comprehensive plan. The Residential, High (RH) zone is an implementing zone of the High Density Residential land use designation.

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

Staff Response: The applicant states that the proposal promotes the public necessity, convenience and general welfare because it conforms to the comprehensive plan land. The proposal implements goals and policies of the comprehensive plan, specifically Residential Goal 3 and Residential Policy 3.3.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone implements the Comprehensive Plan's High Density Residential land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

#### **Public Comments**

No comments from the public were received.

#### **Agency Comments**

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District indicated that they had no comments. Kennewick Irrigation District had no comments on the rezone, but provided comments in the event that the property were subdivided in the future. Washington State Department of Transportation had no comments on the rezone, but provided comments related to future development and impacts to the US 395.

#### **Staff Analysis of Proposal & Discussion:**

The proposed Change of Zone (COZ 20-01) is a request to change approximately 4.19 acres located at 2652 W. 15th Ave., from Residential, Manufactured Home (RMH) to Residential, High (RH). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 19-08) that changed the land use designation from Low Density Residential to High Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is High Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RH zone is an implementing zoning district of the High Density Residential Land Use Designation.

Per KMC 18.03.040(4), "The purpose of RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses."

This proposal will implement the existing High Density Residential land use designation as well as promote the goals and policies of the comprehensive plan.

KMC 18.51.070(2) requires findings be made to support a change in zoning. The appropriate findings have been made to support this proposed rezone.

**Findings:**

1. The applicant is William McKay, (3516 W. 46th Ave., Kennewick, WA 99337).
2. The property owner is William McKay (3516 W. 46th Ave., Kennewick, WA 99337).
3. The proposed change of zone is for parcel number 1-1189-202-0027-001 (2652 W. 15th Ave.).
4. The request is to change the zoning from Residential, Manufactured Home (RMH) to Residential, High (RH).
5. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
6. The Residential, High (RH) zoning district is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on January 23, 2020 and declared complete for processing on January 23, 2020.
8. The application was routed for review to City Departments and outside agencies for comment on January 24, 2020.
9. Access to the site is currently provided from W. 15<sup>th</sup> Ave. and S. Conway St.
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance issued for CPA 19-08/PLN-2019-01109 on July 11, 2019 was adopted for this proposal.
12. The Property Posting sign for the public hearing was posted on site February 4, 2020.
13. Notice of the public hearing for this application was published in the Tri-City Herald on February 16, 2020. Notices were mailed to property owners within 300 feet of the site on February 13, 2020.
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 High Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan.
3. Approval of the proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone implements the Comprehensive Plan's High Density Residential land use designation.

**Recommendation:**

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 20-01 and recommend APPROVAL to City Council.

**Motion:**

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 20-01 and recommend APPROVAL to City Council approval of the request.

PAID

JAN 23 2020

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

PROJECT # 00270-01 PLN- 2020 - 00189 FEE \$ 1080.00

CITY OF KENNEWICK

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

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

Site Plan Tier 1  Tier 2  Tier 3  Binding Site Plan   
Short Plat  Conditional Use  Other Change of Zone to "Residential HD"

Environmental Determination PLN- \_\_\_\_\_ - \_\_\_\_\_ Pre Application Meeting PLN- \_\_\_\_\_ - \_\_\_\_\_

Applicant: William (Bill) McKay

Address: 3516 W. 46th Ave., Kennewick, WA 99337

Telephone: \_\_\_\_\_ Cell Phone: 509-460-9278 Fax: \_\_\_\_\_ E-mail: bc6mckay@gmail.com

Property Owner (if other than applicant): Udderly Williams, LLC

Address: 3516 W. 46th Ave., Kennewick, WA 99337

Telephone: \_\_\_\_\_ Cell Phone: 509-460-9278 E-mail: bc6mckay@gmail.com

**SITE INFORMATION**

Parcel No. Geo ID - 111892020027001 Prop ID - 35,322 Acres 4.19 Zoning: RMH

Address of property: 2652 W 15th Ave., Kennewick, WA 99337

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property Bare land

Size of existing structure: None sq. ft. Size of Proposed addition/New structure: ~ 20,000 sq. ft.

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

Benton County Assessor Market Improvement Value: \$130,450.00

Description of Project: Just a change of zone from RMH to Residential HD. SEPA should be on file.

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

William McKay  
Applicant's Signature

William McKay  
Signature of owner or owner's authorized representative

Date: 1-23-20

### 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:

**There is a general need in the City of Kennewick for Residential HD zoning and the options for storage and housing that it provides.**

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:

**There might be, but not that I am aware of and I don't own that land. I own this land and the Comprehensive Plan has been amended to accommodate this land "Residential HD".**

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

**I believe so.**

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

**I believe so.**

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

**I don't believe so because it is mostly residential, but also many other uses within a 1/4 mile.**

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

**Yes, it is currently zoned RMH which no longer exists. I am planning to build a Self-Storage facility on the site and have an existing building permit to do so. However, if I built it under the existing zoning it would be a legal non-conforming facility. So I am just trying to zone it so it is a conforming use.**

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

They say they will be because right now it's only use is to grow weeds. So if I build storage or anything else on the property that is allowed they will be affected and nobody likes change. However, I don't believe that anything I build on the property will adversely affect their property values and should actually increase them.

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

Addressed in #7

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this defer the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:

I don't believe so.

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

There is a very good chance that it will.

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

I believe it will allow greater choice in the market, but have no idea on the segregation part or if it even applies.

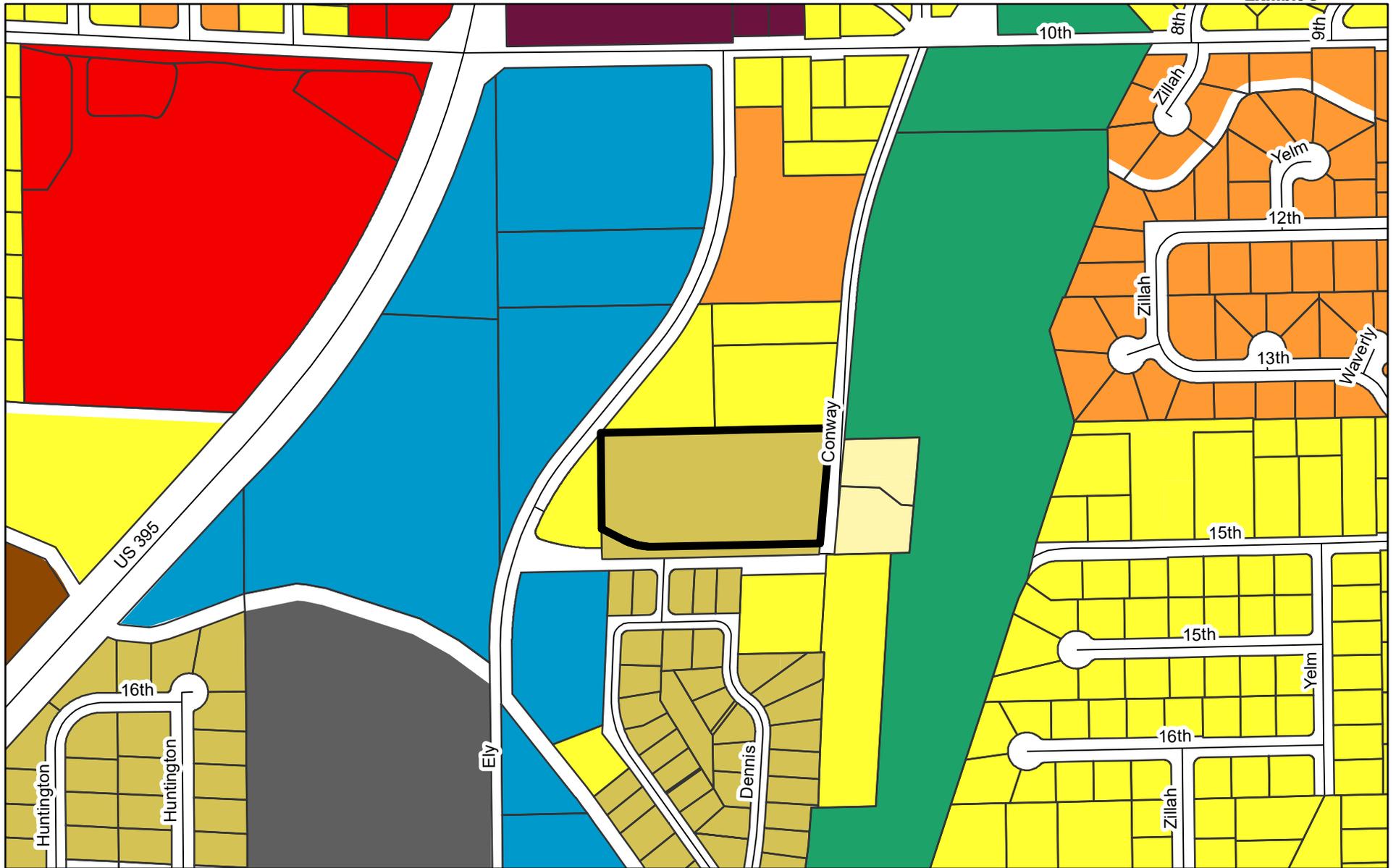
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:

I don't believe so.



**COZ 20-01/PLN-2020-00189**  
**Residential Manufactured Home (RMH) to Residential High (RH)**  
**2652 W. 15th Ave.**





### COZ 20-01/PLN-2020-00189 William McKay

- |                       |                     |                                |            |
|-----------------------|---------------------|--------------------------------|------------|
| Industrial, Light     | Public Facility     | Residential, Manufactured Home | Open Space |
| Commercial, Community | Residential, High   | Residential, Low               |            |
| Commercial, General   | Residential, Medium | Residential, Suburban          |            |





CITY OF KENNEWICK  
DETERMINATION OF NON-SIGNIFICANCE

**FILE/PROJECT NUMBER:** PLN-2019-01109, CPA 19-08

**DESCRIPTION OF PROPOSAL:** Request to change Comp Plan designation from Residential, Low to Residential, High.

**PROPONENT:** William McKay

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** 2652 W. 15<sup>th</sup> Avenue.

**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: July 11, 2019

Signature: 

\*\*\*\*\*

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

Copies of this DNS were mailed to:

- Dept. of Ecology
- WA Dept of Fish & Wildlife
- WSDOT
- Yakama Nation
- CTUIR
- Project File



### NOTIFICATION OF MAILING

I, Melinda Didier, on 2/13, 2020  
Mailed 20 copies of NOPT / map  
for COZ 20-01  
to prop. owners w/in 300'  
as shown on the attached list.

Melinda Didier  
Signature

<sup>37</sup> COZ 20-01  
PLN-2020-00189  
RMH - Rtt

**KENNEWICK PLANNING  
COMMISSION NOTICE OF PUBLIC  
HEARING**

**March 2, 2020 6:30 p.m.**

The Kennewick Planning Commission will hold a Public Hearing on March 2, 2020, at City Hall Council Chambers, 210 West 6<sup>th</sup> Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed amendment to the Zoning Map. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

**Proposal** – COZ 20-01/PLN-2020-00189 – Proposes to change the zoning of approximately 4.19 acres from Residential, Manufactured Home (RMH) to Residential, High (RH). The site is located at 2652 W. 15<sup>th</sup> Ave.

**Proponent** – William McKay

**Comment Period** – Written comments may be submitted via email to Anthony Muai at [amuai@ci.kennewick.wa.us](mailto:amuai@ci.kennewick.wa.us). Comments may also be mailed to 210 W. 6<sup>th</sup> Ave., Kennewick, WA 99336 and must be received on or before the hearing date. Comments may also be presented at the hearing.

The City of Kennewick welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Melinda Didier at (509) 585-4275 or TDD (509) 585- 4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



**COZ 20-01/PLN-2020-00189**  
**Residential Manufactured Home (RMH) to Residential High (RH)**  
**2652 W. 15th Ave.**

37  
CHRISTOPHER C & TIMARA D MORLEY  
1308 S CONWAY ST  
KENNEWICK, WA 99337

37  
PUBLIC UTILITY DISTRICT #1  
PO BOX 6270  
KENNEWICK, WA 99336

37  
UDDERLY WILLIAMS LLC  
3516 W 46TH AVE  
KENNEWICK, WA 99337

37  
PUBLIC UTILITY DISTRICT #1  
PO BOX 6270  
KENNEWICK, WA 99336

37  
PATRICK & BONNIE KENNEDY  
2525 W 15TH PL  
KENNEWICK, WA 99337

37  
JAMIE & KYLE BEHLEN  
3522 POINEER WAY E  
TACOMA, WA 98443

37  
KEVIN M & RACHEL M MAGELSEN  
1405 S CONWAY ST  
KENNEWICK, WA 99336

37  
KENNEWICK IRRIGATION DISTRICT  
2015 S ELY STREET BLDG A  
KENNEWICK, WA 99337

37  
BRIAN & PAMELA ALLEN  
2600 W 15TH PL  
KENNEWICK, WA 99337

37  
RICHARD D & PATRICIA A HUFF  
TRUSTEES  
2702 W 15TH PL  
KENNEWICK, WA 99337

37  
HARVEY E & JEAN RAE MOORE  
2612 W 15TH PL  
KENNEWICK, WA 99337

37  
DOLORES C HUNT  
2606 W 15TH PL  
KENNEWICK, WA 99337

37  
PUBLIC UTILITY DISTRICT #1  
PO BOX 6270  
KENNEWICK, WA 99336

37  
SAMUEL S & SANDRA M GRIFFIN  
2708 W 15TH PL  
KENNEWICK, WA 99337

37  
LANELLE GRAVES  
2603 W 15TH AVE  
KENNEWICK, WA 99337

37  
BENTON COUNTY PUD  
PO BOX 6270  
KENNEWICK, WA 99336

37  
FRANCIS D & EMILY M BROWN  
TRUSTEES  
2701 W 15TH PL  
KENNEWICK, WA 99337

37  
JAMES MACHALA  
2611 W 15TH PLACE  
KENNEWICK, WA 99337

37  
RANDY HELLAND  
2609 W 15TH PL  
KENNEWICK, WA 99337

37  
SETH I & HALEY R WESTPHAL  
1206 S CONWAY ST  
KENNEWICK, WA 99337

37  
BENTON COUNTY PUD  
PO BOX 6270  
KENNEWICK, WA 99336

37  
REBECCA LYNN RACE  
1511 S DENNIS ST  
KENNEWICK, WA 99337

37  
OLIVE ANN ANDERSON  
1505 S DENNIS ST  
KENNEWICK, WA 99337

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CO2 20-01

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## COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO  
THE PLANNING COMMISSION

FILE NO: COZ 20-02/PLN-2020-00190

**Report Date:** February 21, 2020

**Hearing Date & Location:** March 2, 2020, Kennewick City Hall

**Report Prepared By:** Anthony Muai, AICP  
Planning Manager

**Report Reviewed By:** Gregory McCormick, AICP  
Planning Director

**Summary Recommendation:** The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 20-02 be APPROVED.

**Summary of Proposal:** A Change of Zone from Residential, Manufactured Home (RMH) to Residential, High (RH) for approximately 6.04 acres in size.

**Proposal Location:** 3112 W. 27th Ave.

**Legal Description:** Parcel No. 1-1089-407-0015-000  
  
Section 10, Township 8, Range 29, Quarter SE: Condominium Subdivision: 27th Avenue Storage Condominiums LLC., Unit No. Air Space Unit, Recorded 11/14/2007, Auditor File #2006-037692.

**Property Owners:** William McKay  
3516 W. 46th Ave.  
Kennewick, WA 99337

**Applicant:** William McKay  
3516 W. 46th Ave.  
Kennewick, WA 99337

**Regulatory Controls:**  
Comprehensive Plan – Land Use  
KMC Title 4 – Administrative Procedures  
KMC Title 18 – Zoning  
Washington State Environmental Policy Act

**COZ Key Application Processing Dates:**

Application Submittal	January 23, 2020
Determination of Completeness Issued	January 23, 2020
Notice of Application Posted	February 4, 2020
SEPA Determination (Adoption of DNS for CPA 19-04)	July 11, 2019
Date of Mailed Notice of Public Hearing	February 13, 2020
Property Posting Sign for Public Hearing	February 4, 2020
Date of Published Notice of Public Hearing	February 16, 2020

**Exhibits:**

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 19-15
5. Affidavit of Mailing/Mailing List dated February 13, 2020

**The site is adjacent to the following zoning districts:**

North: Residential, Suburban (RS)  
 East: Residential, Low (RL); Commercial, General (CG)  
 South: Residential, Low (RL)  
 West: Residential, Suburban (RS)

**Applicable Goals and Policies of the Comprehensive Plan:**

Residential Goal 3: Promote a variety of residential densities with a minimum density target of 3 units per acre as averaged throughout the urban area.  
 Residential Policy 3.4: Residential High Density – Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

**Kennewick Municipal Code Findings:**

The following findings are required to be made in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated High Density Residential in the City’s comprehensive plan. The Residential, High (RH) zone is an implementing zone of the High Density Residential land use designation.

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

Staff Response: The applicant states that the proposal promotes the public necessity, convenience and general welfare because it conforms to the comprehensive plan land. The proposal

implements goals and policies of the comprehensive plan, specifically Residential Goal 3 and Residential Policy 3.3.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone implements the Comprehensive Plan's High Density Residential land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

#### **Public Comments**

No comments from the public were received.

#### **Agency Comments**

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District indicated that they had no comments. Kennewick Irrigation District had no comments on the rezone, but provided comments in the event that the property were subdivided in the future.

#### **Staff Analysis of Proposal & Discussion:**

The proposed Change of Zone (COZ 20-02) is a request to change approximately 6.04 acres located at 3112 W. 27th Ave., from Residential, Manufactured Home (RMH) to Residential, High (RH). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 19-09) that changed the land use designation from Low Density Residential to High Density Residential.

The Comprehensive Plan Land Use Designation for the subject property is High Density Residential. Pursuant to Table 1 of the Comprehensive Plan, the RH zone is an implementing zoning district of the High Density Residential Land Use Designation.

Per KMC 18.03.040(4), "The purpose of RH district is to establish areas for multiple residential buildings and promote a suitable residential environment. The district is a transitional use between commercial and low and medium density residential uses."

This proposal will implement the existing High Density Residential land use designation as well as promote the goals and policies of the comprehensive plan.

KMC 18.51.070(2) requires findings be made to support a change in zoning. The appropriate findings have been made to support this proposed rezone.

**Findings:**

1. The applicant is William McKay, (3516 W. 46th Ave., Kennewick, WA 99337).
2. The property owner is William McKay (3516 W. 46th Ave., Kennewick, WA 99337).
3. The proposed change of zone is for parcel number 1-1089-407-0015-000 (3112 W. 27th Ave.).
4. The request is to change the zoning from Residential, Manufactured Home (RMH) to Residential, High (RH).
5. The City's Comprehensive Plan Land Use Designation for the subject property is High Density Residential.
6. The Residential, High (RH) zoning district is an implementing zone of the High Density Residential Comprehensive Plan Land Use Map designation.
7. The application was submitted on January 23, 2020 and declared complete for processing on January 23, 2020.
8. The application was routed for review to City Departments and outside agencies for comment on January 24, 2020.
9. Access to the site is currently provided from W. 27<sup>th</sup> Ave.
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance issued for CPA 19-09/PLN-2019-01111 on July 11, 2019 was adopted for this proposal.
12. The Property Posting sign for the public hearing was posted on site February 4, 2020.
13. Notice of the public hearing for this application was published in the Tri-City Herald on February 16, 2020. Notices were mailed to property owners within 300 feet of the site on February 13, 2020.
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 High Density Residential land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan.
3. Approval of the proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The RH zone implements the Comprehensive Plan's High Density Residential land use designation.

**Recommendation:**

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 20-02 and recommend APPROVAL to City Council.

**Motion:**

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 20-02 and recommend APPROVAL to City Council approval of the request.

PAID  
JAN 23 2020  
CITY OF KENNEWICK  
BY 

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

PROJECT # 02720-02 PLN- 2020 - 00190 FEE \$ 1080.00

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

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

Site Plan Tier 1  Tier 2  Tier 3  Binding Site Plan   
Short Plat  Conditional Use  Other Change of Zone to "Residential HD"

Environmental Determination PLN- \_\_\_\_\_ - \_\_\_\_\_ Pre Application Meeting PLN- \_\_\_\_\_ - \_\_\_\_\_

Applicant: William (Bill) McKay

Address: 3516 W. 46th Ave., Kennewick, WA 99337

Telephone: \_\_\_\_\_ Cell Phone: 509-460-9278 Fax: \_\_\_\_\_ E-mail: bc6mckay@gmail.com

Property Owner (if other than applicant): 27th Ave Self-Storage Properties, LLC

Address: 3112 W. 27th Ave., Kennewick, WA 99337

Telephone: \_\_\_\_\_ Cell Phone: 509-460-9278 E-mail: bc6mckay@gmail.com

**SITE INFORMATION**

Parcel No. Geo ID - 110894070015000 Prop ID - 291,214 Acres 6+ Zoning: RMH

Address of property: 3112 W. 27th Ave., Kennewick

Number of Existing Parking Spaces N/A Number of Proposed (New) Parking Spaces N/A

Present use of property Self-Storage facility with manager living quarters

Size of existing structure: Approx. 94,000 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

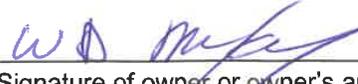
Height of building: N/A Cubic feet of excavation: N/A Cost of new construction N/A

Benton County Assessor Market Improvement Value: \$3,687,910.00

Description of Project: Just a change of zone from RMH to Residential HD. SEPA should be on file.

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: 1-23-20

### 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:  
**It brings the current use of Self-Storage into conformity with the existing Comprehensive Plan and Zoning changes that occurred about a year ago.**
  
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:  
**There could be but this site is almost completely built out as Self-Storage and the change is just to bring it into conformity with it's present use.**
  
3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain  
**Yes**
  
4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:  
**It was when built and this will bring it back into conformance.**
  
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.  
**No, it is over six acres and since it is nearly built out I don't expect that any of the facility would be leveled to change it's use.**
  
6. Does the existing zoning prohibit reasonable use of the property? Please explain.  
**No, but it is a legal non-conforming use and it needs to get back to a conforming use so that it doesn't affect the market value of the property.**

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

No, because the facility is nearly completely built out. No major change to the facility is expected.

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

No

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:

No

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

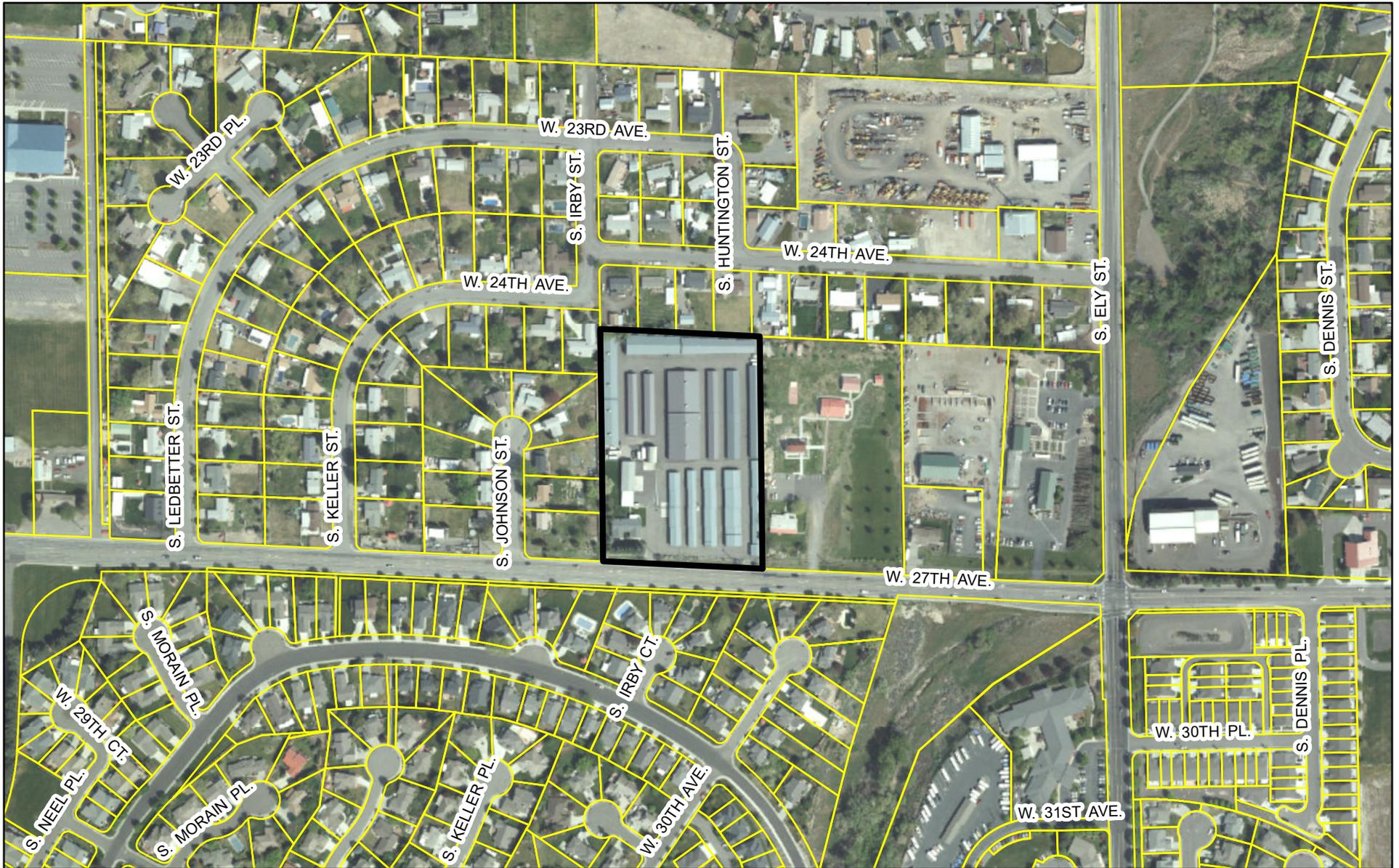
N/A

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

N/A

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

No

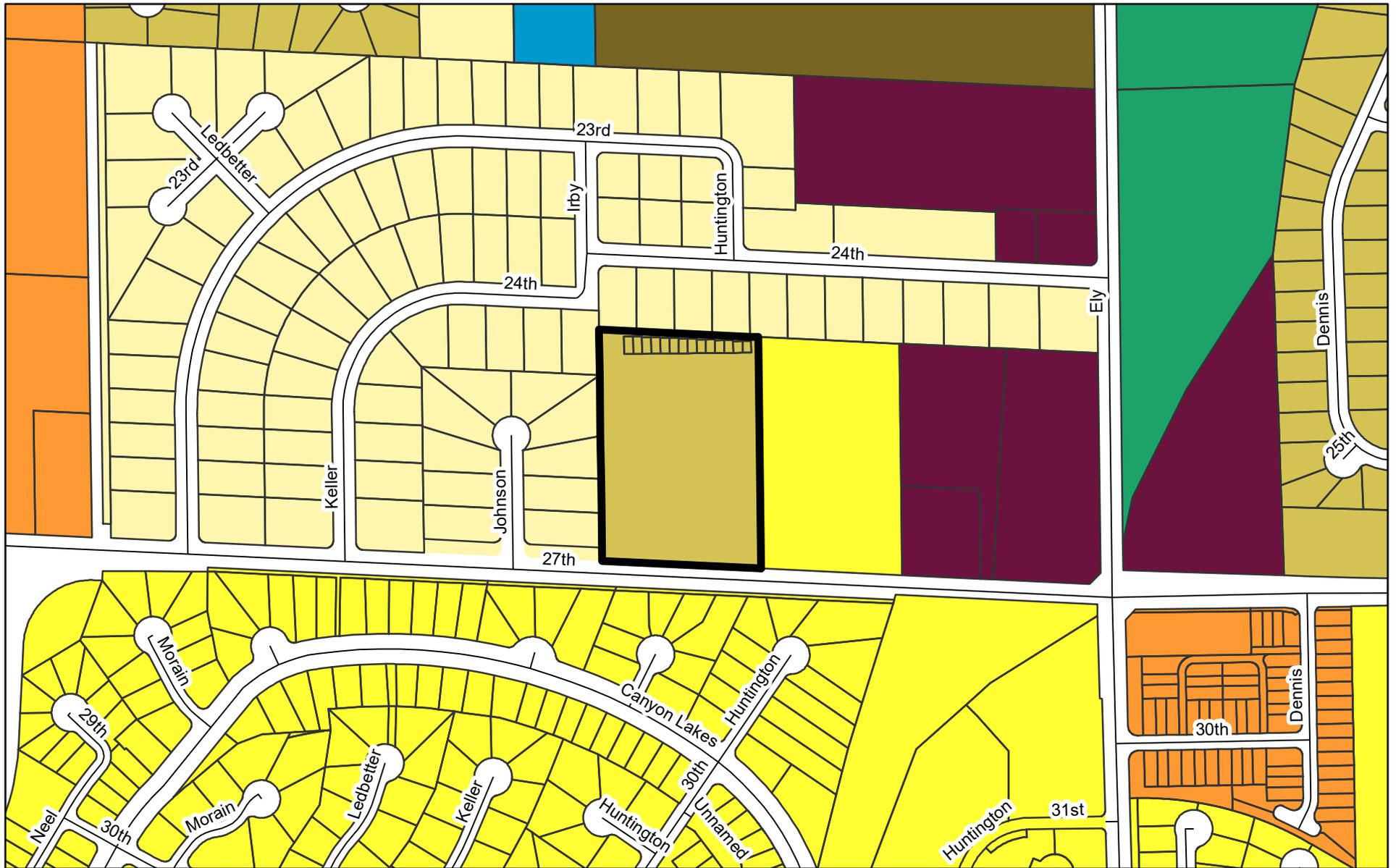


**COZ 20-02/PLN-2020-00190**

**Residential, Manufactured Home (RMH) to Residential High (RH)**

**3112 W. 27th Ave.**





**COZ 20-02/PLN-2020-00190 William McKay**

- |                                                                                                         |                                                                                                               |                                                                                                                    |                                                                                                             |
|---------------------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------------------------|--------------------------------------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------------------------------|
|  Commercial, General |  Residential, Medium       |  Residential, Manufactured Home |  Residential, Suburban |
|  Public Facility     |  Residential, Trailer Park |  Residential, Low               |  Open Space            |





CITY OF KENNEWICK  
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-01111, CPA 19-09

DESCRIPTION OF PROPOSAL: Request to change Comp Plan designation from Residential, Low to Residential, High.

PROPONENT: William McKay

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3112 W. 27<sup>th</sup> Avenue.

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: July 11, 2019

Signature: *Gregory J. McCormick*

\*\*\*\*\*

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

Copies of this DNS were mailed to:

- Dept. of Ecology
- WA Dept of Fish & Wildlife
- WSDOT
- Yakama Nation
- CTUIR
- Project File



### NOTIFICATION OF MAILING

I, Melinda Didier, on 2/13, 2020  
Mailed 55 copies of NOPT/Map  
for COZ 20-02  
to PROP. OWNERS W/in 300'  
as shown on the attached list.

Melinda Didier  
Signature

37  
COZ 20-02  
PLN-2020-00190  
RMH - RH

**KENNEWICK PLANNING  
COMMISSION NOTICE OF PUBLIC  
HEARING**

**March 2, 2020 6:30 p.m.**

The Kennewick Planning Commission will hold a Public Hearing on March 2, 2020, at City Hall Council Chambers, 210 West 6<sup>th</sup> Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed amendment to the Zoning Map. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

**Proposal** – COZ 20-02/PLN-2020-00190 – Proposes to change the zoning of approximately 6 acres from Residential, Manufactured Home (RMH) to Residential, High (RH). The site is located at 3112 W. 27<sup>th</sup> Ave.

**Proponent** – William McKay

**Comment Period** – Written comments may be submitted via email to Anthony Muai at [amuai@ci.kennewick.wa.us](mailto:amuai@ci.kennewick.wa.us). Comments may also be mailed to 210 W. 6<sup>th</sup> Ave., Kennewick, WA 99336 and must be received on or before the hearing date. Comments may also be presented at the hearing.

The City of Kennewick welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Melinda Didier at (509) 585-4275 or TDD (509) 585- 4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



**COZ 20-02/PLN-2020-00190  
Residential, Manufactured Home (RMH) to Residential High (RH)  
3112 W. 27th Ave.**

37  
27TH AVE STORAGE CONDOMINIUMS  
LLC  
3112 W 27TH AVE  
KENNEWICK, WA 99337

37  
JULIE A BERTHELOTE  
2601 S JOHNSON ST  
KENNEWICK, WA 99337

37  
DAVID A WINTZ  
3115 W 24TH AVE  
KENNEWICK, WA 99337

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LINDA J NELSON  
2605 S JOHNSON ST  
KENNEWICK, WA 99337

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ALLAN GREEN  
3011 W 24TH AVE  
KENNEWICK, WA 99337

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ANDREW T & ELIZABETH A TAYLOR  
2708 S IRBY CT  
KENNEWICK, WA 99337

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RAFAEL VALENCIA  
3007 W 24TH AVE  
KENNEWICK, WA 99337

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PARAMJIT DHILLON  
2709 S IRBY CT  
KENNEWICK, WA 99337

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JASON G & BRIDGETTE L LUNDVALL  
3205 W 24TH AVE  
KENNEWICK, WA 99337

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CRAIG & TAMARA CRIDER  
3809 W 42ND  
KENNEWICK, WA 99337

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27TH AVE SELF STORAGE PROPERTIES  
LLC  
3112 W 27TH AVE  
KENNEWICK, WA 99337

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DAWN A KING  
3103 W 24TH AVE  
KENNEWICK, WA 99337

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DIANE S DELANGE  
2505 S JOHNSON ST  
KENNEWICK, WA 99337

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ROBERT & JANICE E NELSON  
3111 W 24TH AVE  
KENNEWICK, WA 99337

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JOHNY R & ANGELA D SHIPPY  
2609 S JOHNSON ST  
KENNEWICK, WA 99337

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DAVID A & JANET L MCADIE  
2706 S IRBY CT  
KENNEWICK, WA 99337

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RICHARD G & SHELLEY F WEIGEL  
2708 S HUNTINGTON CT  
KENNEWICK, WA 99337

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JEFFREY I PHILLIPS  
2706 S HUNTINGTON CT  
KENNEWICK, WA 99337

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DAVID MEIER  
3202 W 24TH AVE  
KENNEWICK, WA 99337

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BRIAN MICHAEL & ARIKA VALARIE  
SCHIENBEIN  
2707 S HUNTINGTON CT  
KENNEWICK, WA 99337

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DAVID R & KRISTEN M KAUER  
3107 W 24TH AVE  
KENNEWICK, WA 99337

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REBECCA B HULBERT  
3201 W 24TH AVE  
KENNEWICK, WA 99337

37  
WAT LAO THAMMAYANARAM  
3002 W 27TH AVE  
KENNEWICK, WA 99337

37  
RICHARD O & JOY R PUTHOFF JR  
502 S ZINSER ST  
KENNEWICK, WA 99336

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CANYON LAKES PROPERTY OWNERS  
ASSOCIATION  
PO BOX 7252  
KENNEWICK, WA 99336

37  
KURTIS K & SHERRI L HILL  
507 W CANYON LAKES DR  
KENNEWICK, WA 99337

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VERNA L DAVIN  
2711 S IRBY CT  
KENNEWICK, WA 99336

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PATRICK D & LAURA K LACY  
505 W CANYON LAKES DR  
KENNEWICK, WA 99337

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JEAN WHEATON  
2710 S HUNTINGTON CT  
KENNEWICK, WA 99337

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DAVE HOPPER  
3003 W 24TH AVE  
KENNEWICK, WA 99337

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BENJAMIN MENDOZA ESPINDOLA  
3206 W 24TH AVE  
KENNEWICK, WA 99337

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WILLIAM & DOYLE MEAGAN SPEER  
503 W CANYON LAKES DR  
KENNEWICK, WA 99337

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RANDALL L & BECKY L RUMLEY  
3209 W 24TH AVE  
KENNEWICK, WA 99337

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JEFFERY J & CARISA L VANDERPOL  
2712 S HUNTINGTON CT  
KENNEWICK, WA 99337

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LUKE & ROMM SHANNON TAYLOR  
2802 S IRBY COURT  
KENNEWICK, WA 99336

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MICHAEL K SMITH  
2715 S IRBY CT  
KENNEWICK, WA 99337

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CYNTHIA D WILCOX  
3114 W 24TH AVE  
KENNEWICK, WA 99337

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MARIA VALENCIA  
3106 W 24TH AVE  
KENNEWICK, WA 99337

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JOMI M GROSS  
3110 W 24TH AVE  
KENNEWICK, WA 99336

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AUGUST T MATHES  
3010 W 24TH AVE  
KENNEWICK, WA 99337

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NORAH K HARRIS  
2506 SOUTH JOHNSON ST  
KENNEWICK, WA 99337

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JARROD R & AMANDA L BAILEY  
2709 S HUNTINGTON COURT  
KENNEWICK, WA 99337

37  
MICHAEL G AKRE  
214 N. WASHINGTON  
KENNEWICK, WA 99336

37  
RANDY T & KENDRA R MULLINS  
2606 S JOHNSON ST  
KENNEWICK, WA 99337

37  
SAMANTHA HARRIS, KIMBERLY DUTT,  
ISAAC KINZER  
2602 S JOHNSON ST  
KENNEWICK, WA 99337

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STEPHANIE JENSEN JOSHUA HURST  
2510 S JOHNSON ST  
KENNEWICK, WA 99337

37  
LINDA I & RAY ANTHONY COX  
3302 W 24TH AVE  
KENNEWICK, WA 99337

37  
ROC A & KATHY L MORGAN  
2911 W 24TH AVE  
KENNEWICK, WA 99337

37  
KERRY S NELSON  
2802 S HUNTINGTON CT  
KENNEWICK, WA 99337

37  
EUGENE A & CHRISTY J HOLAND  
2711 S HUNTINGTON CT  
KENNEWICK, WA 99337

37  
ROBERT A HUMPHREY  
2803 S IRBY CT  
KENNEWICK, WA 99337

37  
MIRKO & DIJANA MICIC  
2713 S HUNTINGTON CT  
KENNEWICK, WA 99337

37  
MATTHEW W SMITH  
15 SW COLORADO STE A  
BEND, OR 97702

37  
TANALEE BENTLEY  
3313 W 24TH AVE  
KENNEWICK, WA 99337

37  
DAVID R KENT  
102035 E BADGER  
KENNEWICK, WA 99338

37  
JAMES R STEDMAN  
3201 W 23RD AVE  
KENNEWICK, WA 99337

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## COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO  
THE PLANNING COMMISSION

FILE NO: COZ 20-03/PLN-2020-00221

**Report Date:** February 21, 2020

**Hearing Date & Location:** March 2, 2020, Kennewick City Hall

**Report Prepared By:** Anthony Muai, AICP  
Planning Manager

**Report Reviewed By:** Gregory McCormick, AICP  
Planning Director

**Summary Recommendation:** The City of Kennewick Planning Staff RECOMMENDS that Change of Zone 20-03 be APPROVED.

**Summary of Proposal:** A Change of Zone from Residential, Low (RL) to Commercial, Community (CC) for approximately 2.86 acres in size.

**Proposal Location:** 7640 W. Hildebrand Blvd.

**Legal Description:** Parcel No. 1-0789-401-3622-002  
  
Short Plat #3622, Lot 1, recorded 9/4/2019, under Auditor's File No. 2019-026230. Recorded in Volume 1 of Short Plats, page 3622, records of Benton County, Washington.

**Property Owners:** Bauder Young Properties, LLC  
1955 Jadwin Ave.  
Richland, WA 99354

**Applicant:** Bauder Young Properties, LLC  
1955 Jadwin Ave.  
Richland, WA 99354

**Regulatory Controls:**  
Comprehensive Plan – Land Use  
KMC Title 4 – Administrative Procedures  
KMC Title 18 – Zoning  
Washington State Environmental Policy Act

**COZ Key Application Processing Dates:**

Application Submittal	January 28, 2020
Determination of Completeness Issued	January 28, 2020
Notice of Application Posted	February 4, 2020
SEPA Determination (Adoption of DNS for CPA 19-03)	July 11, 2019
Date of Mailed Notice of Public Hearing	February 13, 2020
Property Posting Sign for Public Hearing	February 4, 2020
Date of Published Notice of Public Hearing	February 16, 2020

**Exhibits:**

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 19-05
5. Affidavit of Mailing/Mailing List dated February 13, 2020

**The site is adjacent to the following zoning districts:**

North: Residential, Low (RL)  
 East: Residential, Low (RL)  
 South: Commercial, Community (CC)  
 West: Residential, Low (RL)

**Applicable Goals and Policies of the Comprehensive Plan:**

Utilities Goal 3: Encourage aesthetic compatibility of utility facilities with surrounding land use and opportunities to develop recreation facilities.  
 Utilities Policy 3.1: Encourage underground placement of new utilities. Coordinate with other utility providers to ensure that the use of right-of ways and easements meet City street and landscape standards

**Kennewick Municipal Code Findings:**

The following findings are required to be made in order to approve a change of zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

1. *The proposed amendment conforms with the comprehensive plan; and*

Staff Response: This site is designated Commercial in the City’s comprehensive plan. The Commercial, Community (CC) zone is an implementing zone of the Commercial land use designation.

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

Staff Response: The applicant states that the proposal promotes the public necessity, convenience and general welfare because the parcel is being used as an operations and maintenance road and is at the same elevation as the adjacent Commercial, Community (CC) zoned property. The

proposal implements goals and policies of the comprehensive plan, specifically Utilities Goal 3 and Utilities Policy 3.1.

3. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

Staff Response: The proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City’s established levels of service.

4. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

Staff Response: The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The CC zone implements the Comprehensive Plan’s Commercial land use designation.

5. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

Staff Response: Not applicable to the proposed change of zone.

**Public Comments**

No comments from the public were received.

**Agency Comments**

The Bonneville Power Administration issued a letter stating that the proposed amendment will not directly impact its facilities. Additionally, Benton Public Utility District indicated that they had no comments. Kennewick Irrigation District had no comments on the rezone, but provided comments in the event that the property were subdivided in the future.

**Staff Analysis of Proposal & Discussion:**

The proposed Change of Zone (COZ 20-03) is a request to change approximately 2.86 acres located at 7640 W. Hildebrand Blvd., from Residential, Low (RL) to Commercial, Community (CC). The applicant has requested the change of zone in order to implement a recently approved Comprehensive Plan Amendment (CPA 19-09) that changed the land use designation from Low Density Residential to Commercial. The parcel proposed to be rezoned is an operations and maintenance road for City water and sewer lines. Once rezoned, a boundary line adjustment could be completed to move the Commercial, Community (CC) zoned parcel to the south.

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

Per KMC 18.03.040(10), “The purpose of the CC district is to stabilize, improve and protect commercial areas, and to provide for orderly growth in new commercial areas 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.”

This proposal will implement the existing Commercial land use designation as well as promote the goals and policies of the comprehensive plan.

KMC 18.51.070(2) requires findings be made to support a change in zoning. The appropriate findings have been made to support this proposed rezone.

**Findings:**

1. The applicant is Bauder Young Properties, LLC, (1955 Jadwin Ave., Richland, WA 99354).
2. The property owner is Bauder Young Properties, LLC (1955 Jadwin Ave., Richland, WA 99354).
3. The proposed change of zone is for parcel number 1-1089-407-0015-000 (7640 W. Hildebrand Blvd.).
4. The request is to change the zoning from Residential, Low (RL) to Commercial, Community (CC).
5. The City's Comprehensive Plan Land Use Designation for the subject property is Commercial.
6. The Commercial, Community (CC) zoning district is an implementing zone of the Commercial Comprehensive Plan Land Use Map designation.
7. The application was submitted on January 28, 2020 and declared complete for processing on January 28, 2020.
8. The application was routed for review to City Departments and outside agencies for comment on January 30, 2020.
9. Access to the site is currently provided from Bob Olson Pkwy.
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance issued for CPA 19-03/PLN-2019-000616 on July 11, 2019 was adopted for this proposal.
12. The Property Posting sign for the public hearing was posted on site February 4, 2020.
13. Notice of the public hearing for this application was published in the Tri-City Herald on February 16, 2020. Notices were mailed to property owners within 300 feet of the site on February 13, 2020.
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 Commercial land use designation of the City of Kennewick Comprehensive Plan.
2. Approval promotes the public necessity, convenience and general welfare by implementing the Comprehensive Plan.
3. Approval of the proposal will not impose a burden upon public facilities beyond their capacity to serve, nor will it reduce service to the service area below the City's established levels of service.
4. The proposed amendment is consistent with the applicable provisions of the Kennewick Municipal Code and the Comprehensive Plan. The CC zone is implements the Comprehensive Plan's Commercial land use designation.

**Recommendation:**

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained in staff report COZ 20-03 and recommend APPROVAL to City Council.

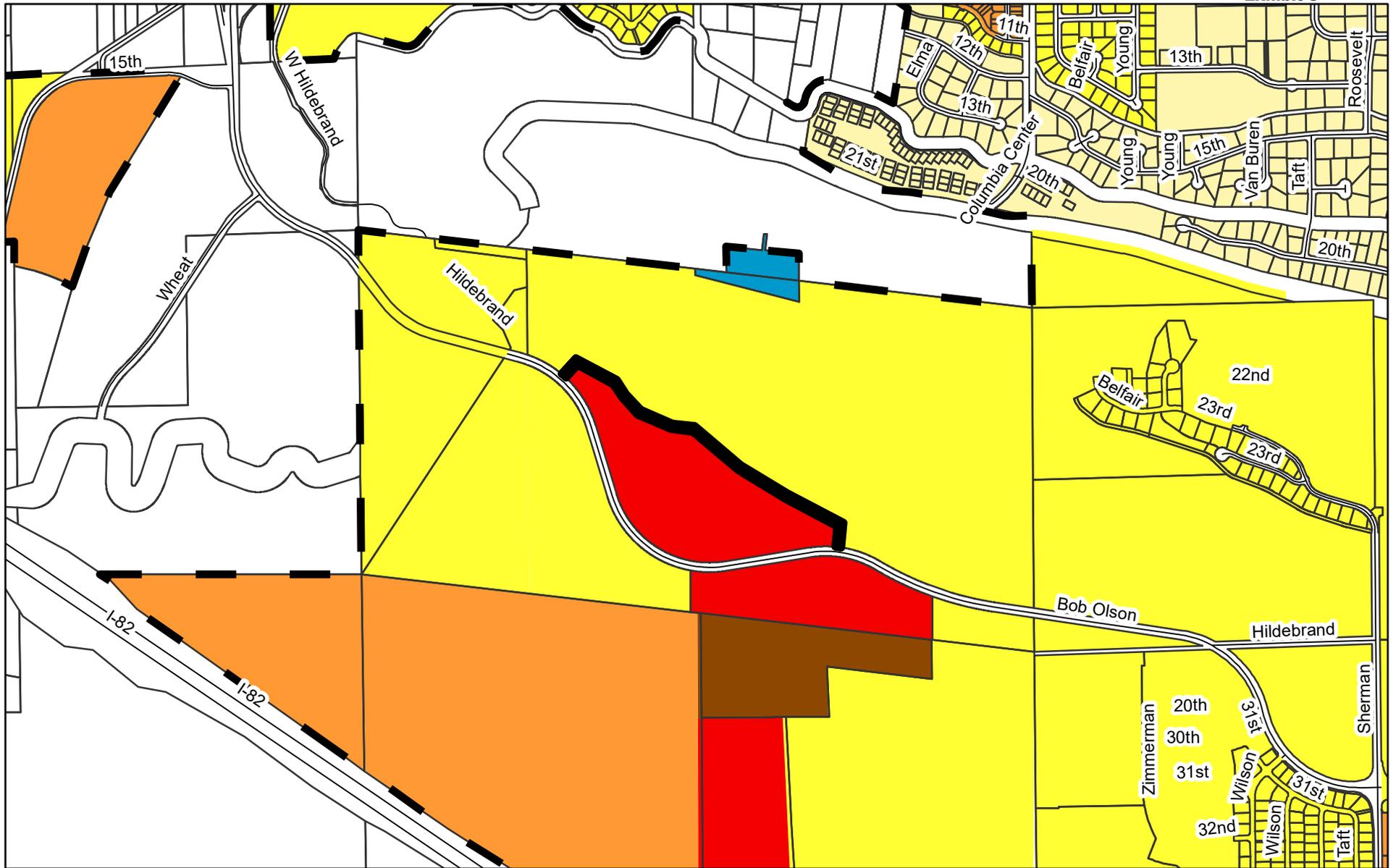
**Motion:**

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 20-03 and recommend APPROVAL to City Council approval of the request.



**COZ 20-03/PLN-2020-00221**  
**Residential, Low Density (RL) to Commercial, Community (CC)**  
**7640 W. Hildebrand Blvd.**





# COZ 20-03/PLN-2020-00221 Bauder Young Properties

-  City Boundary
-  Commercial, Community
-  Residential, Medium
-  Residential, Suburban
-  Public Facility
-  Residential, High
-  Residential, Low





CITY OF KENNEWICK  
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: PLN-2019-01111, CPA 19-09

DESCRIPTION OF PROPOSAL: Request to change Comp Plan designation from Residential, Low to Residential, High.

PROPONENT: William McKay

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3112 W. 27<sup>th</sup> Avenue.

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: July 11, 2019

Signature: *Gregory J. McCormick*

\*\*\*\*\*

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

Copies of this DNS were mailed to:

- Dept. of Ecology
- WA Dept of Fish & Wildlife
- WSDOT
- Yakama Nation
- CTUIR
- Project File



### NOTIFICATION OF MAILING

I, Melinda Didier, on 2/13, 2020  
Mailed 55 copies of NOPT/Map  
for COZ 20-02  
to PROP. OWNERS W/in 300'  
as shown on the attached list.

Melinda Didier  
Signature

37  
COZ 20-02  
PLN-2020-00190  
RMH - RH

**KENNEWICK PLANNING  
COMMISSION NOTICE OF PUBLIC  
HEARING**

**March 2, 2020 6:30 p.m.**

The Kennewick Planning Commission will hold a Public Hearing on March 2, 2020, at City Hall Council Chambers, 210 West 6<sup>th</sup> Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed amendment to the Zoning Map. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item.

**Proposal** – COZ 20-02/PLN-2020-00190 – Proposes to change the zoning of approximately 6 acres from Residential, Manufactured Home (RMH) to Residential, High (RH). The site is located at 3112 W. 27<sup>th</sup> Ave.

**Proponent** – William McKay

**Comment Period** – Written comments may be submitted via email to Anthony Muai at [amuai@ci.kennewick.wa.us](mailto:amuai@ci.kennewick.wa.us). Comments may also be mailed to 210 W. 6<sup>th</sup> Ave., Kennewick, WA 99336 and must be received on or before the hearing date. Comments may also be presented at the hearing.

The City of Kennewick welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Melinda Didier at (509) 585-4275 or TDD (509) 585- 4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.



**COZ 20-02/PLN-2020-00190  
Residential, Manufactured Home (RMH) to Residential High (RH)  
3112 W. 27th Ave.**

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27TH AVE STORAGE CONDOMINIUMS  
LLC  
3112 W 27TH AVE  
KENNEWICK, WA 99337

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JULIE A BERTHELOTE  
2601 S JOHNSON ST  
KENNEWICK, WA 99337

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DAVID A WINTZ  
3115 W 24TH AVE  
KENNEWICK, WA 99337

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LINDA J NELSON  
2605 S JOHNSON ST  
KENNEWICK, WA 99337

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ALLAN GREEN  
3011 W 24TH AVE  
KENNEWICK, WA 99337

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ANDREW T & ELIZABETH A TAYLOR  
2708 S IRBY CT  
KENNEWICK, WA 99337

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RAFAEL VALENCIA  
3007 W 24TH AVE  
KENNEWICK, WA 99337

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PARAMJIT DHILLON  
2709 S IRBY CT  
KENNEWICK, WA 99337

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JASON G & BRIDGETTE L LUNDVALL  
3205 W 24TH AVE  
KENNEWICK, WA 99337

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CRAIG & TAMARA CRIDER  
3809 W 42ND  
KENNEWICK, WA 99337

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27TH AVE SELF STORAGE PROPERTIES  
LLC  
3112 W 27TH AVE  
KENNEWICK, WA 99337

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DAWN A KING  
3103 W 24TH AVE  
KENNEWICK, WA 99337

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DIANE S DELANGE  
2505 S JOHNSON ST  
KENNEWICK, WA 99337

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ROBERT & JANICE E NELSON  
3111 W 24TH AVE  
KENNEWICK, WA 99337

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JOHNY R & ANGELA D SHIPPY  
2609 S JOHNSON ST  
KENNEWICK, WA 99337

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DAVID A & JANET L MCADIE  
2706 S IRBY CT  
KENNEWICK, WA 99337

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RICHARD G & SHELLEY F WEIGEL  
2708 S HUNTINGTON CT  
KENNEWICK, WA 99337

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JEFFREY I PHILLIPS  
2706 S HUNTINGTON CT  
KENNEWICK, WA 99337

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DAVID MEIER  
3202 W 24TH AVE  
KENNEWICK, WA 99337

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BRIAN MICHAEL & ARIKA VALARIE  
SCHIENBEIN  
2707 S HUNTINGTON CT  
KENNEWICK, WA 99337

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DAVID R & KRISTEN M KAUER  
3107 W 24TH AVE  
KENNEWICK, WA 99337

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REBECCA B HULBERT  
3201 W 24TH AVE  
KENNEWICK, WA 99337

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WAT LAO THAMMAYANARAM  
3002 W 27TH AVE  
KENNEWICK, WA 99337

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RICHARD O & JOY R PUTHOFF JR  
502 S ZINSER ST  
KENNEWICK, WA 99336

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CANYON LAKES PROPERTY OWNERS  
ASSOCIATION  
PO BOX 7252  
KENNEWICK, WA 99336

37  
KURTIS K & SHERRI L HILL  
507 W CANYON LAKES DR  
KENNEWICK, WA 99337

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VERNA L DAVIN  
2711 S IRBY CT  
KENNEWICK, WA 99336

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PATRICK D & LAURA K LACY  
505 W CANYON LAKES DR  
KENNEWICK, WA 99337

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JEAN WHEATON  
2710 S HUNTINGTON CT  
KENNEWICK, WA 99337

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DAVE HOPPER  
3003 W 24TH AVE  
KENNEWICK, WA 99337

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BENJAMIN MENDOZA ESPINDOLA  
3206 W 24TH AVE  
KENNEWICK, WA 99337

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WILLIAM & DOYLE MEAGAN SPEER  
503 W CANYON LAKES DR  
KENNEWICK, WA 99337

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RANDALL L & BECKY L RUMLEY  
3209 W 24TH AVE  
KENNEWICK, WA 99337

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JEFFERY J & CARISA L VANDERPOL  
2712 S HUNTINGTON CT  
KENNEWICK, WA 99337

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LUKE & ROMM SHANNON TAYLOR  
2802 S IRBY COURT  
KENNEWICK, WA 99336

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MICHAEL K SMITH  
2715 S IRBY CT  
KENNEWICK, WA 99337

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CYNTHIA D WILCOX  
3114 W 24TH AVE  
KENNEWICK, WA 99337

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MARIA VALENCIA  
3106 W 24TH AVE  
KENNEWICK, WA 99337

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JOMI M GROSS  
3110 W 24TH AVE  
KENNEWICK, WA 99336

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AUGUST T MATHES  
3010 W 24TH AVE  
KENNEWICK, WA 99337

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NORAH K HARRIS  
2506 SOUTH JOHNSON ST  
KENNEWICK, WA 99337

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JARROD R & AMANDA L BAILEY  
2709 S HUNTINGTON COURT  
KENNEWICK, WA 99337

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MICHAEL G AKRE  
214 N. WASHINGTON  
KENNEWICK, WA 99336

37  
RANDY T & KENDRA R MULLINS  
2606 S JOHNSON ST  
KENNEWICK, WA 99337

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SAMANTHA HARRIS, KIMBERLY DUTT,  
ISAAC KINZER  
2602 S JOHNSON ST  
KENNEWICK, WA 99337

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STEPHANIE JENSEN JOSHUA HURST  
2510 S JOHNSON ST  
KENNEWICK, WA 99337

37  
LINDA I & RAY ANTHONY COX  
3302 W 24TH AVE  
KENNEWICK, WA 99337

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ROC A & KATHY L MORGAN  
2911 W 24TH AVE  
KENNEWICK, WA 99337

37  
KERRY S NELSON  
2802 S HUNTINGTON CT  
KENNEWICK, WA 99337

37  
EUGENE A & CHRISTY J HOLAND  
2711 S HUNTINGTON CT  
KENNEWICK, WA 99337

37  
ROBERT A HUMPHREY  
2803 S IRBY CT  
KENNEWICK, WA 99337

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MIRKO & DIJANA MICIC  
2713 S HUNTINGTON CT  
KENNEWICK, WA 99337

37  
MATTHEW W SMITH  
15 SW COLORADO STE A  
BEND, OR 97702

37  
TANALEE BENTLEY  
3313 W 24TH AVE  
KENNEWICK, WA 99337

37  
DAVID R KENT  
102035 E BADGER  
KENNEWICK, WA 99338

37  
JAMES R STEDMAN  
3201 W 23RD AVE  
KENNEWICK, WA 99337

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