

**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 March 2, 2020
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

**3. PUBLIC HEARING:**

- a. No Items

**4. VISITORS NOT ON AGENDA:****5. OLD BUSINESS:**

- a. City Council Action Updates

**6. NEW BUSINESS:**

- a. Annual Comprehensive Plan Amendment Docket

**7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:****8. ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION  
MARCH 2, 2020  
MEETING MINUTES**

**CALL TO ORDER**

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

Commissioner Helgeson led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following:

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

Excused: Commissioner Clark Stolle

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Planning Manager; Melinda Didier, Community Planning Administrative Assistant and Recorder

**CONSENT AGENDA**

- a. Approval of Agenda
- b. Approval of the February 3, 2020 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 6:35 p.m. for Change of Zone (COZ) #20-01 proposing to change the zoning district 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.**

Mr. Muai said prior to giving report, the Planning Department received an email comment letter (entered into record as Exhibit 6. There was a brief pause while the Planning Commissioners read the email). Mr. Muai gave a brief overview of the staff report, and presented a Power Point of the staff report; Mr. Muai said there is an approved mini-storage unit for this site, it is currently legal non-conforming. The phases will need to be built-out one right after the other to avoid expiration of the existing SPA. Staff recommends that the Planning Commission concur with

the Findings and Conditions of the staff report COZ 20-01, and recommend to City Council approval of the request.

**Planning Commission questions:** Was the site plan approval permit that is going to expire soon to build mini-storages; if the rezone isn't approved, will they be prohibited from building the mini-storages.

**Testimony of Applicant/Applicant's Representative:**

Will McKay  
3516 W 46<sup>th</sup> Avenue  
Kennewick 99337

Here today representing my father; he owns 27<sup>th</sup> Avenue mini storage; he is trying to accomplish this zone change because the phases can take 5-30 years for build-out, there are six phases in project.

**Testimony in favor:** None

**Testimony neutral or against:**

Tom Wilson  
1634 S. Dennis Pl.  
Kennewick 99337

The hearing notice only showed up at 1 of 32 houses; have nothing against storage units, why is weird stuff in this zoning district, instead of having something that actually talks about x amount of years to build; don't want apartments or people walking through neighborhood, wants storage units; why doesn't code say something plain about storage units, hope he doesn't build apartments.

Timara Morley  
1308 S. Conway St  
Kennewick 99337

It was my email that you received, didn't understand what was being reviewed; concerned about how long construction happening right next door; land cleared mostly vegetation and multiple tumble weeds, concerned about how long phases to last and what measures to ensure about dust, etc.

Jeff Hoener  
1606 S. Dennis St.  
Kennewick 99337

President of Canyon Pines Homeowners Association; echo Ms. Morley, Conway and other turns can be tight with traffic, not interested in high density multi-family there, streets cannot handle it; thought this was settled in August of 2019, in favor of mini-storages, plan on using the built out mini-storage, not in favor of multi-family residential.

**Staff final comments:** Clarify that construction dust control is Benton Clean Air Agency, and developers must take measures for dust control, watering, hydro-seed, etc. Those plans are

required during construction permit. The high level zoning code is that written that way because otherwise we would have to create a zone for every separate use, for everything, it's too much, most things are consolidated into certain zones; The applicant has grandfathered application; in order to change the zoning had to change the land use designation, some jurisdictions combine those together, trying to match what was done in October to be consistent with comprehensive plan.

**Public Testimony for COZ 20-01 closed at 6:58 p.m.**

Vice Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 20-01 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 7:00 p.m. for 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.**

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 20-02, and recommend to City Council approval of the request.

**Planning Commission questions:**

None

**Testimony of Applicant/Applicant's Representative:**

Will McKay  
3515 W. 46<sup>th</sup> Avenue  
Kennewick 99337

My Dad is rezoning this one as well for mini-storages; in bottom left had corner can see barn and house, he will eventually tear down red barn and shop to add on to more storage units.

**Testimony in favor:** None

**Testimony neutral or against:**

Joyce Coffman  
502 S. Zinser Street  
Kennewick 99336

If no apartments, no problem.

Richard Coffman  
502 S. Zinser Street  
Kennewick 99336

With rezoning at some future date could they change it to apartment complexes; so at some future date instead of storage units could have apartment instead of mini-storages.

**Staff final comments:** None

**Public Testimony for COZ 20-02 closed at 7:06 p.m.**

Vice Chairman Morris asked for a motion.

Commissioner Moore moved to concur with the findings and conclusions in staff report COZ 20-02 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion: None

The motion passed unanimously.

**Vice Chairman Morris opened the public hearing at 7:07 p.m. for 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.**

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 20-03, and recommend to City Council approval of the request.

**Planning Commission questions:** None

**Testimony of Applicant:** None

**Testimony in favor:** None

**Testimony neutral or against:** None

**Staff final comments:** None

**Public Testimony for COZ 20-03 closed at 7:10 p.m.**

Vice Chairman Morris asked for a motion.

Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 20-03 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 – None

**NEW BUSINESS:**

None

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

None

**ADJOURNMENT:**

The meeting adjourned at 7:11 p.m.



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## STAFF REPORT

## 2020 Comprehensive Plan Amendment Docket Review

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Staff Contact: Steve Donovan, AICP

To: Planning Commission

Date: June 15, 2020

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### BACKGROUND

Annually the City opens up the Comprehensive Plan for modification amendments (Land Use) as provided for by the Washington State Planning Laws. Amendment requests can be made by the public at large as well as the City. The major purpose is to keep the Comprehensive Plan current and up to date, by reviewing and adopting “proper amendments” designed to implement the City of Kennewick’s Comprehensive Plan.

The City accepts amendment applications from March 1<sup>st</sup> through May 1<sup>st</sup> each year. Once the applications have been received the Planning Commission will make a recommendation to the City Council who will then make a legislative judgment as to whether they will review, defer (set aside for future review) or reject them prior to starting a formal review process.

The Washington State Growth Management Act specifies that the City’s annual review is permissive and the Council has the right to choose whether or not to initiate a review process for specific proposals as submitted. The basic reason why the Council has the right to select or reject requests is by law the legislative bodies of each City or County in the State of Washington are responsible for keeping their plans up to date while maintaining the integrity of the Comprehensive Plan.

This means that annually, the City Council must use its legislative judgment as stewards of the City of Kennewick’s Comprehensive Plan to determine whether to act on specific amendment requests put before them.

### GUIDELINES FOR EVALUATING AMENDMENTS

In order to make a recommendation on amendment application requests, the following criteria outlined in the Kennewick Municipal Code 4.12.110 has been established and should be considered.

1. Timing of the requested amendment is appropriate and Council will have sufficient information to make an informed decision;
2. The City will be able to conduct sufficient analysis, develop policy and related development regulations;
3. The requested amendment has not been recently rejected by Council;
4. The amendment will further implement the intent of the City’s adopted Comprehensive Plan; and
5. The amendment is not better addressed through another planning process such as a sub-area plan update.

**2020 AMENDMENT REQUESTS** - To assist during your deliberations on the legislative amendment requests please find below basic information pertinent to each application. Also see attached a Comprehensive Plan Map which identifies the location of each requested amendment.

**AMENDMENT REQUEST – CPA 20-01: Comprehensive Plan amendment to change the land use designation of 0.22 acres from LOW DENSITY RESIDENTIAL (LDR) to PUBLIC FACILITY (PF). Address: 4826 W. METALINE AVENUE.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, it will allow properties to be combined, so they can be used for the Kamiakin High School Modernization Project. The property will be used to better accommodate the access needs for the redesign of the main parking and provide for future growth.

Is the amendment better addressed through another planning process such as a sub-area plan update?

The proposed amendment is not better addressed through another planning process.

Staff Conclusions

The proposed amendment will allow for better access to the redesigned Kamiakin High School parking lot, via Metaline Avenue. There are no major issues with the request that would be an obstacle to processing it.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-01 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-01 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-01 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-02: Comprehensive Plan amendment to change the land use designation of 14.74 acres from COMMERCIAL (C) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 9757 W CLEARWATER AVENUE.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, because if approved, the proposed amendment will allow four parcels to be changed from a commercial designation to a residential designation that will allow the City to accommodate future residential growth. Additionally, it will help implement the following comp plan goals: Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community.*

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

The proposed amendment will amend the land use designations of four parcels to be the same as residential properties to the east. The amendment is the first step in being able to provide additional residential properties for future growth. The proposed change has the potential of increasing the variety of housing types in the area.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-02 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-02 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-02 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-03: Comprehensive Plan amendment to change the land use designation of 57.02 acres from MEDIUM DENSITY RESIDENTIAL (MDR) to HIGH DENSITY RESIDENTIAL (HDR). Address: UNDETERMINED, PARCEL NUMBER: 1-1889-100-0001-007**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There appears to be sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community*. Additionally, the change of land use designation will lead to a change of zone that will allow a future electrical substation to be built at the site.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

The requested amendment is proposed to change the land use designation of property to allow a boundary line adjustment to occur for the future construction of an electrical substation. Additionally, the change will be conducive with the surrounding properties and allow for more dense housing options.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-03 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-03 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-03 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 19-04: Comprehensive Plan amendment to change the land use designation of .28 acres from LOW DENSITY RESIDENTIAL (LDR) to HIGH DENSITY RESIDENTIAL (HDR). Address: 324 N ARTHUR STREET**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City’s adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community.*

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

**Staff Conclusions**

There are no major issues with the request that would be an obstacle to processing it. The site abuts High Density Residential lands to the south and east. The proposed change has the potential of increasing the variety of housing types in the area.

**Available Motions**

**Motion to Accept**

I move to recommend that City Council accept CPA 20-04 for processing.

**Motion to Reject**

I move to recommend that City Council reject CPA 20-04 for processing.

**Motion to Defer**

I move to recommend that City Council defer CPA 20-04 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-05: Comprehensive Plan amendment to change the land use designation of 20.50 acres from LOW DENSITY RESIDENTIAL (LDR) to COMMERCIAL (C). Location: 8598 W HILDEBRAND BOULEVARD.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations because of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

It is difficult to say, currently the City has a surplus of lands designated Commercial and Low Density Residential.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

The proposal is timely and there is adequate information to process this request. This request abuts commercially designated properties and if approved it will enlarge an existing commercial area.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-05 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-05 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-05 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-06: Comprehensive Plan amendment to change the land use designation of 40.06 acres from LOW DENSITY RESIDENTIAL (LDR) to HIGH DENSITY RESIDENTIAL (HDR). Address: 2701 AND 2711 S SHERMAN STREET.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population* and Housing Goal 3: *Promote affordable housing for all economic segments of the community.*

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

**Staff Conclusions**

There are no major processing issues with the request. Low Density Residential lands surround the site and the proposed change has the potential of increasing the variety of housing types, in addition to expanding permitted uses. Access to the site for more intense development could be an issue.

**Available Motions**

**Motion to Accept**

I move to recommend that City Council accept CPA 20-06 for processing.

**Motion to Reject**

I move to recommend that City Council reject CPA 20-06 for processing.

**Motion to Defer**

I move to recommend that City Council defer CPA 20-06 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-07: Comprehensive Plan amendment to change the land use designation of 3.44 acres from LOW DENSITY RESIDENTIAL (LDR) to MEDIUM DENSITY RESIDENTIAL (MDR) and from COMMERCIAL (C) to MEDIUM DENSITY RESIDENTIAL. Address: 4711, 4717 and 4721 W CANAL DRIVE.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City's adopted Comprehensive Plan?

Yes, specifically Housing Goal 1: *Support and develop a variety of housing types and densities to meet the diverse need of the population*, Housing Goal 3: *Promote affordable housing for all economic segments of the community*, and Housing Policy 1: *Promote affordable infill residential construction*.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

There are no major issues with the request that would be an obstacle to processing it. The site abuts Low Density Residential lands to the west.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-07 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-07 for processing.

Motion to Defer

I move to recommend that City Council defer CPA 20-07 for processing until the 2021 amendment cycle.

**AMENDMENT REQUEST – CPA 20-08: Comprehensive Plan amendment to change the land use designation of 26.42 acres from INDUSTRIAL (I) to MEDIUM DENSITY RESIDENTIAL (MDR). Address: 109 S Oak Street, 1721 E 3<sup>rd</sup> Avenue and 50 S Verbena Street.**

Is the timing of the requested amendment appropriate and will Council have sufficient information to make an informed decision?

There is no issue with the timing of this request. There is sufficient information for Council to make an informed decision.

Will the City will be able to conduct sufficient analysis, develop policy and related development regulations?

Staff will be able to conduct sufficient analysis of this request. It is anticipated that there will be no need to develop any new policies or development regulations as a result of this request.

Has the requested amendment been recently rejected by Council?

No.

Will the amendment further implement the intent of the City’s adopted Comprehensive Plan?

No, in that the comprehensive plan identifies a shortage of Industrial land to fill Kennewick’s 20-year needs. This proposal increase that deficit.

Is the amendment better addressed through another planning process such as a sub-area plan update?

No.

Staff Conclusions

The site is in close proximity to the City of Kennewick’s Waste Water Treatment Facility and will be directly adjacent to a proposed waste drying facility. Neither of those uses are desirable to have next to residential properties. Attached to this report are comments from Kennewick Public Works Department, expressing concern with the proposal. Additionally, the removal of the site’s Industrial Land Use Designation will increase the deficit the City has for Industrial designated lands.

**Available Motions**

Motion to Accept

I move to recommend that City Council accept CPA 20-08 for processing.

Motion to Reject

I move to recommend that City Council reject CPA 20-08 for processing.

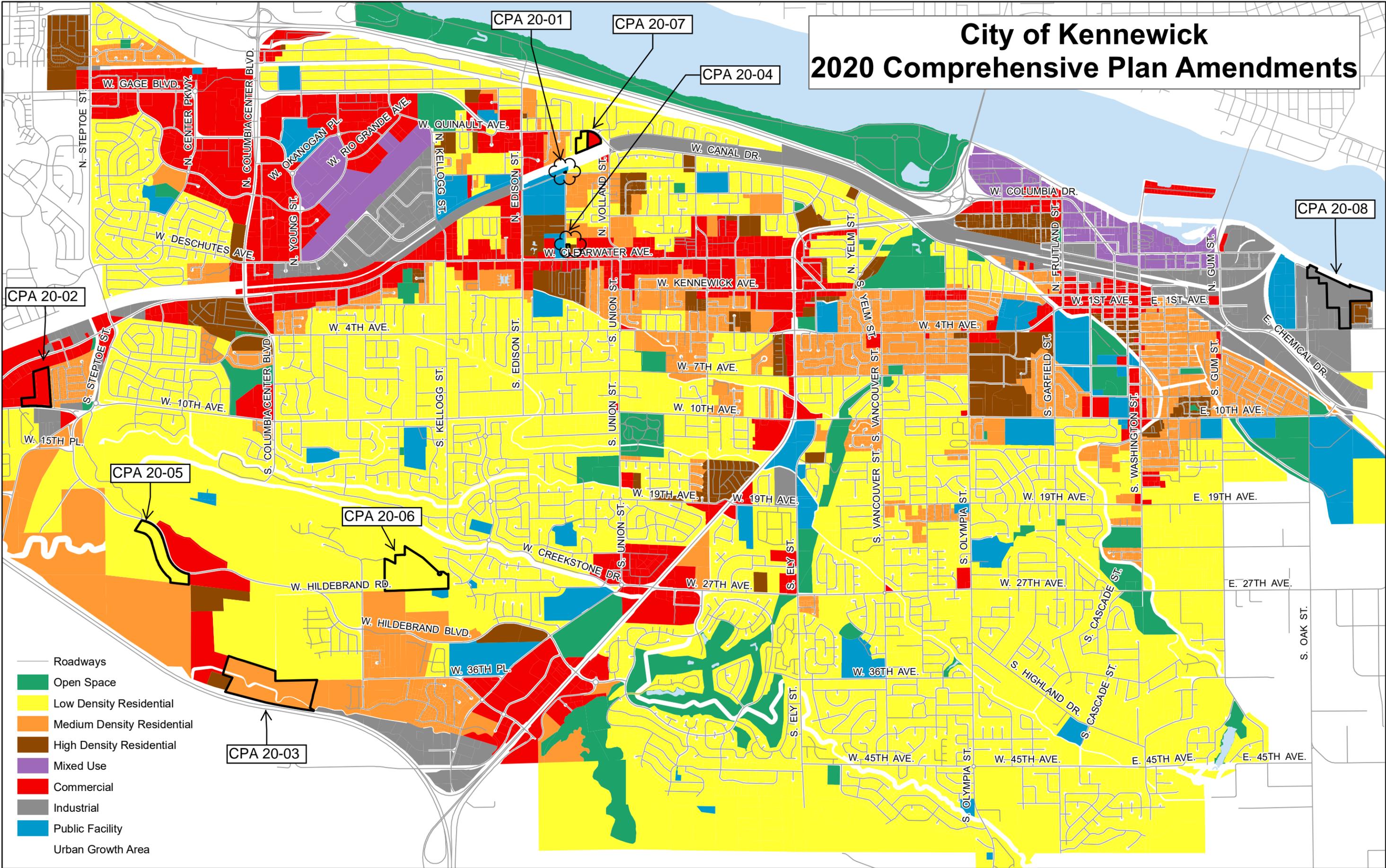
Motion to Defer

I move to recommend that City Council defer CPA 20-08 for processing until the 2021 amendment cycle.

Exhibits

- Map of Requests
- Public Works Email regarding CPA 20-08

# City of Kennewick 2020 Comprehensive Plan Amendments



**From:** [Gregory McCormick](#)  
**To:** [Steve Donovan](#); [Anthony Muai](#)  
**Subject:** FW: Comp Plan Amendment  
**Date:** Tuesday, May 26, 2020 2:13:47 PM  
**Attachments:** [image003.png](#)  
[image004.png](#)

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The comments below are related to CPA 20-08.

Thanks.

*Gregory J. McCormick, AICP*  
**Community Planning Director**  
**City of Kennewick, WA**



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**From:** John Cowling <[John.Cowling@ci.kennewick.wa.us](mailto:John.Cowling@ci.kennewick.wa.us)>  
**Sent:** Tuesday, May 26, 2020 1:33 PM  
**To:** Gregory McCormick <[Gregory.McCormick@ci.kennewick.wa.us](mailto:Gregory.McCormick@ci.kennewick.wa.us)>  
**Cc:** Cary Roe <[Cary.Roe@ci.kennewick.wa.us](mailto:Cary.Roe@ci.kennewick.wa.us)>  
**Subject:** RE: Comp Plan Amendment

Greg,

Utility Services has reviewed the location of the proposed Comprehensive Plan Amendment changing properties East of the Wastewater Treatment Plant from Industrial to Medium Density Residential. The subject properties are adjacent to City owned property reserved for future expansions of the Wastewater Treatment Plant. The City is currently working on a phased approach to address odor concerns with the existing Wastewater Treatment Plant lagoon system. Although these plans will help address odors, future plant expansion to the east will likely increase noise to these adjacent properties. Rezoning to residential would be less compatible with existing use and future expansion of the Wastewater Treatment Plant.

Let me know if you have any questions.

**John A. Cowling, PE**  
City of Kennewick  
Utility Services Manager  
O: 509.585.4301 | F: 509.585.9811  
[john.cowling@ci.kennewick.wa.us](mailto:john.cowling@ci.kennewick.wa.us)

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**From:** Gregory McCormick <[Gregory.McCormick@ci.kennewick.wa.us](mailto:Gregory.McCormick@ci.kennewick.wa.us)>

**Sent:** Wednesday, May 13, 2020 9:24 AM

**To:** Cary Roe <[Cary.Roe@ci.kennewick.wa.us](mailto:Cary.Roe@ci.kennewick.wa.us)>

**Cc:** Anthony Muai <[anthony.muai@ci.kennewick.wa.us](mailto:anthony.muai@ci.kennewick.wa.us)>; Steve Donovan <[Steve.Donovan@ci.kennewick.wa.us](mailto:Steve.Donovan@ci.kennewick.wa.us)>

**Subject:** Comp Plan Amendment

**Importance:** High

Good morning Cary:

As you know we are starting to process our annual comprehensive plan amendments; as we discussed on the phone last week we have a request to change land currently zoned Industrial to Medium Density Residential in order to locate a manufactured home park (aerial attached). The property in question is currently owned by the Port of Kennewick and is located immediately east of the City's Waste Water Treatment plant. I'm requesting a response from the Public Works perspective and the long-term significance of locating more residential uses at this location. If you would be able to provide something by the end of next week (5/22) it would be greatly appreciated.

Planning staff's recommendation will be not to place this request on the docket for processing. Please let me know if you have questions or need additional information.

Thanks,  
Greg.

*Gregory J. McCormick, AICP*

**Community Planning Director**

**City of Kennewick, WA**

