

**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 July 20, 2020
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

**3. PUBLIC HEARING:**

- a. Change of Zone (COZ) #20-04/PLN-2020-01589 proposing to change the zoning district for approximately 14.4 acres located at 10600 Ridgeline Drive from Business Park (BP) to Commercial, Community (CC). Applicant is Jason Archibald, Archibald & Co. Architects, 660 Symons Street, Richland, WA 99354. Owner is Jerry Van Zuyen, 18708 S. Clodfelter Road, Kennewick, WA 99338.

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

- a. City Council Action Updates

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

**KENNEWICK PLANNING COMMISSION  
JULY 20, 2020  
MEETING MINUTES**

**CALL TO ORDER**

Vice Chairman Morris called the meeting to order at 6:32 p.m.

Vice Chairman Morris led the Pledge of Allegiance.

Vice Chairman Morris made the following statement:

“Tonight’s meeting will be conducted through an online, virtual meeting platform. Planning Commissioners and staff are joining us remotely in order to comply with Governor Inslee’s Proclamation 20.28.4 as it relates to the Open Public Meeting Act during the COVID-19 State of Emergency. Should an individual Planning Commissioner become unexpectedly disconnected from the Webinar, please rejoin the meeting at your first opportunity. The record will reflect your attendance. The meeting will proceed so long as a quorum of Planning Commissioners are present.”

Recorder Melinda Didier called the roll and found the following logged into the Webinar:

Present: Commissioners Robert Rettig, Ken Short, Thomas Helgeson, Clark Stolle, Anthony Moore, Vice Chairman Victor Morris.

Excused: Commissioner James Hempstead

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Development Services Manager; Steve Donovan, AICP Senior Planner; Lisa Beaton, City Attorney; Melinda Didier, Community Planning Administrative Assistant and Recorder

**CONSENT AGENDA**

- a. Approval of Agenda
- b. Approval of the June 15, 2020 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Stolle 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 6:38 p.m. for Zoning Ordinance Amendment (ZOA) #20-01 proposing to change the following Kennewick Municipal Code Subsection Sections: 1) 18.12.010B.1: To allow Vehicle Repair and Service as a staff reviewed permitted use in the Commercial, Community**

**zoning district; additional proposal to create a new Section in Chapter 18.12 that establishes development standards for Vehicle Repair and Service. Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive, Suite 160, Kennewick WA 99338.**

Mr. Donovan gave a brief overview of the staff report, and said that although there are existing auto repair businesses in the CC zone, it was in 2007 that the auto repair use was taken out of the allowed uses in the CC zone. Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report ZOA 20-01, and recommend to City Council DENIAL of the request.

**Planning Commission questions:** Are existing auto repair businesses allowed to expand or improve their property (Mr. Donovan, Muai and McCormick said an expansion only applies to a non-conforming structure, not a non-conforming use); if an existing auto-repair shop in the CC zone went out of business, would a shop in a different location in the CC zone be allowed to open (Mr. Donovan said it would be site specific – a new business could go into that same closed business within 6 months of closing. They could not take that use and go to a different site).

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

Paul Knutzen  
Knutzen Engineering  
5401 Ridgeline Dr. Ste 160  
Kennewick 99338

Speaking on behalf of the applicant; he has limited space at previous location, his neighbor was selling this larger lot; surprised that auto repair shops not allowed in CC zoning district; listed some existing auto sales/repair shops on Clearwater Avenue; trying to encourage small businesses to locate in Kennewick and existing to expand and grow. Put a lot of thought into being respectful of conditions such as fencing, noise level limitations, and was disappointed that the Planning Department does not agree.

**Testimony in favor:**

Rick Simon  
98402 Harrington Road  
West Richland 99354

In favor of request; the proposed use of vehicle service similar to uses already allowed in CC district; prime example is auto-oriented uses which includes uses like tire sales & services, Les Schwab, Jiffy Lube, which are allowed to provide the same type of services as you might find in auto repair shops; vehicle sales also allows for auto service and repair; large dealerships have repair shops in their businesses.

Robert Lalonde  
6200 W. Clearwater Ave  
Kennewick 99336

Business owner, checked the zoning, it's an existing use since 1974, trying to find a way to change the zoning but doesn't leave it open for a bunch of repair shops to open up there; discussed it with Paul Knutzen and that's where we came up with our proposal; adding the bigger shop will allow me to create more jobs for the community; based proposal on the existing use.

Scott Snyder  
6304 Wrigley Dr.  
Pasco 99302

Son of the business owner; family business trying to give back to the community; trying to improve the site and present a nice business; put a facelift on these old buildings.

**Testimony neutral or against:**

None

**Staff final comments:**

Mr. McCormick said the observation that there are several different types of auto-oriented businesses along Clearwater Avenue is undeniable— there are car dealerships, tire shops, used car dealerships, which are expressly allowed in the Community Commercial zoning district - a request has been made to open up the zoning district for mechanical, auto body, fender repair shops; historically those are heavy commercial uses, light industrial as reflected in the zoning code to date, only allows it in our heaviest commercial zoning district, general commercial, and allows it in our industrial districts. There was a decision made to do that several years ago.

Regarding the comment made about cleaning up a big mess on Clearwater Ave, not sure what this code revision would do to address that; another comment was that there is a number of non-conforming uses along the corridor, this would clean that up; if a use is not appropriate in the Community Commercial zone, applying a zone change that basically applies throughout the City, yes it's restricted through the proposal to just those low and medium density corridors; if you look at the map that's a good deal of our Community Commercial zoning. Staff feels this is an inappropriate change to the use table and feels it isn't in the best long-term interests of the City; we feel it is not appropriate and stand by our recommendation of not approving the requested change.

**Planning Commission Additional Questions:**

Is there a specific zoning around the area that would be more appropriate, did staff address this with the applicant (Mr. Donovan said the surrounding properties have a similar land use designation, the applicant could apply for a zone change specifically for his property, that would wither be CAR or CG zone). Given the proximity to the Vista Entertainment District, would a mixed-use zoning be more appropriate for this area (Mr. Donovan said that there were some other options that were proposed, I don't know why applicant did not pursue that path, Mr. Muai spoke with them and could clarify. Mr. Muai said applicant was given several options – apply for the code amendment, which they ultimately did; apply for a rezone and a binding site plan to divide the property and have the northern part of the property rezoned to CG in order to have the repair shop in the rear and keep the front CC to allow for more retail oriented business; another option discussed was a rezone to Industrial because they have Industrial behind them –

I believe it was discussed to have a binding site plan in that instance, too. That would require a Comprehensive Plan Amendment, which is a much longer process).

**Public Testimony for ZOA 20-01 closed at 7:08 p.m.**

Vice Chairman Morris asked for a motion.

**Additional Question for Staff:**

Whatever recommendation the Commissioners make to the Council, is that only a recommendation; could the City Council decide to take some other action; if the restrictions go into effect, are they feasible and reasonable to impose. Mr. Donovan said they appear to be reasonable with a few minor changes; Mr. McCormick said a closer look would be taken at the language and restrictions for the amendment if the City Council approves it.

Commissioner Moore moved to concur with the findings and conclusions in staff report ZOA 20-01 and forward a recommendation to City Council DENIAL of the request.

Commissioner Rettig seconded the motion.

Planning Commission discussion: None

The motion passed on a 5-1 roll call vote; Commissioners Rettig, Moore, Stolle, Short and Vice Chairman Morris in favor; Commissioner Helgeson opposed.

**Vice Chairman Morris opened the public hearing at 7:14 p.m. for Zoning Ordinance Amendment (ZOA) #20-02 proposing to change the following Kennewick Municipal Code Section: 18.24.050(16) – Regulation by Sign Type – Non-Commercial Portable Signs. Applicant is City of Kennewick.**

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

**Planning Commission questions:** Who appointed the PED Committee; Is there Council consideration as to the size of the parcel for additional and larger signs; other cities have adopted different sign codes, what are examples of other cities codes; For location of signs in residential districts, 32 square feet is quite large.

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

Staff report – the City of Kennewick is applicant.

**Testimony in favor:** None

**Testimony neutral or against:** None

**Staff final comments:** None

**Public Testimony for ZOA 20-02 closed at 7:43 p.m.**

Vice Chairman Morris asked for a motion.

Commissioner Helgeson moved to concur with the findings and conclusions in staff report ZOA 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 on a 4-2 roll call vote; Commissioners Rettig, Stolle, Short and Vice Chairman Morris in favor; Commissioners Moore and Helgeson opposed.

**VISITORS NOT ON AGENDA:**

None

**OLD BUSINESS:**

- a. **City Council Action Updates – Comprehensive Plan Amendment Docket, City Council accepted for processing CPA 20-01 through CPA 20-07; CPA 20-08 rejected for processing. Planning Commission Comprehensive Plan Amendment workshop and hearing in October.**

**NEW BUSINESS:**

None

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

Planning Commissioners thanked staff for the hard work on conducting the WebEx virtual meetings.

**ADJOURNMENT:**

The meeting adjourned at 7:50 p.m.



## COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO  
THE PLANNING COMMISSION

FILE NO: COZ 20-04/PLN-2020-01589

<b>Report Date:</b>	August 9, 2020 (updated August 17, 2020)
<b>Hearing Date &amp; Location:</b>	August 17, 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 20-04 be APPROVED.
<b>Summary of Proposal:</b>	A Change of Zone from Business Park (BP) to Commercial, Community (CC) for approximately 14.4 acres in size.
<b>Proposal Location:</b>	10600 Ridgeline Dr.
<b>Legal Description:</b>	Parcel No. 1-1288-2BP-5176-001

That portion of the West half of the Southwest quarter of the Northwest quarter and the West half of the Northwest quarter of the Southwest quarter of Section 12 Township 8 North, Range 28 East, W.M. records of Benton County, Washington described as follows:

Commencing at the Northwest Corner of said Section 12; thence along the West line thereof South 01°04'19" East for 1246.16 feet to the Northwest corner of said West half of the Southwest quarter of the Northwest quarter of said Section 12 being a brass cap and the True Point of Beginning; thence along the North line of said West half North 87°06'29" East for 670.55 feet to the Northeast corner of said West half; thence along the East line thereof South 00°59'09" East for 1235.67 feet to intersect the Northerly Right of Way of a road known as Ridgeline Drive, and the start of a 574.00 foot radius non-tangent curve (whose radius bears North 18°29'04" East); thence Northwesterly along said Right of Way and along said curve to the right through a central angle of 29°49'03" an arc length of 298.72 feet; thence North 41°41'52" West for 628.25 feet to the

start of a 626.00 foot radius curve (whose radius bears South 48°18'08" West); thence Northwesterly along said curve to the left through a central angle of 02°11'38" an arc length of 23.97 feet to intersect the West line of said Section 12; thence along said West line North 01°03'13" West for 552.51 feet to the True Point of Beginning.

**Property Owners:** Gerald Van Zuyen Jr.  
18708 S. Clodfelter Rd.  
Kennewick, WA 99338

**Applicant:** Jason Archibald  
Archibald & Co. Architects, PS  
660 Symons St.  
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	June 18, 2020
Determination of Completeness Issued	July 1, 2020
Notice of Application Posted	July 1, 2020
SEPA Determination (Adoption of DNS for CPA 19-03)	July 22, 2020
Date of Mailed Notice of Public Hearing	July 30, 2020
Property Posting Sign for Public Hearing	July 31, 2020
Date of Published Notice of Public Hearing	August 2, 2020

**Exhibits:**

1. Staff Report
2. Application/Supplemental Information
3. Maps
4. Environmental Determination 20-23
5. Affidavit of Mailing/Mailing List dated July 30, 2020
6. WSDOT Letter
7. Comments – Anderson
8. Comments – Baxter
9. Comments – Maletta
10. Comments – Filson
11. Comments – Mistry
12. Comments – King
13. Comments – K. Toggiai
14. Comments – McInnis

15. Comments – J. Togia

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

North: Urban Growth Area Residential (UGAR) - Benton County  
 East: Residential, Low (RL)  
 South: Business Park (BP)  
 West: Commercial, Community (CC)

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

Commercial Goal 3: Create a balanced system of commercial facilities reflecting neighborhood, community, and regional needs.  
 Commercial Policy 3.4: Support mixed residential/commercial development in all Commercial districts in a manner that is compatible with nearby uses.

**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 by providing additional “residential and mixed-use options”, implementing Commercial Policy 3 in the Comprehensive Plan. Under the current Business Park (BP) zoning mixed-use development is not permitted.

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**

Several comments from the public were received on August 17<sup>th</sup> comprising exhibits 7-15. The concerns cited were increased traffic, potential rentals, height of buildings, view obstructions, a desire for commercial uses as opposed to townhomes.

### **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.

Washington State Department of Transportation provided comments related to future development of the site and its impact on State facilities, particularly Interstate 82 and its associated ramps.

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

The proposed Change of Zone (COZ 20-04) is a request to change approximately 14.4 acres located at 10600 Ridgeline Dr., from Business Park (BP) to Commercial, Community (CC).

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. Specifically the proposal will aid in implementing Commercial Policy 3.4 promoting mixed-use development. Mixed-use development is permitted in all Commercial zones except the Business Park (BP) zone and the Commercial Auto Row (CAR) zone. The BP zone is both a Commercial and Industrial zone, however it is very narrow in its focus and does not contain many uses that are necessary and complementary to serving existing residential or mixed use.

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 Jason Archibald, Archibald & Co. Architects, PS, (660 Symons St., Richland, WA 99354).
2. The property owner is Gerald Van Zuyen Jr. (18708 S. Clodfelter Rd. Kennewick, WA 99338).
3. The proposed change of zone is for parcel number 1-1288-2BP-5176-001 (10600 Ridgeline Dr.).
4. The request is to change the zoning from Business Park (BP) 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 June 18, 2020 and declared complete for processing on July 1, 2020.

8. The application was routed for review to City Departments and outside agencies for comment on July 1, 2020.
9. Access to the site is currently provided from Ridgeline Dr.
10. The City of Kennewick Critical Area maps indicate that there are no critical areas on the site.
11. A Determination of Non-Significance (ED 20-23) issued for this proposal.
12. The Property Posting sign for the public hearing was posted on site July 31, 2020.
13. Notice of the public hearing for this application was published in the Tri-City Herald on August 2, 2020. Notices were mailed to property owners within 300 feet of the site on July 30, 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 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 20-04 and recommend APPROVAL to City Council.

**Motion:**

I move that the Planning Commission concur with the findings and conclusions in staff report COZ 20-04 and recommend APPROVAL to City Council approval of the request.

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

PROJECT # COZ 20-04 PLN- 2020 - 01589 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 \_\_\_\_\_

Environmental Determination PLN- \_\_\_\_\_ - \_\_\_\_\_ Pre Application Meeting PLN- 2020-00843

Applicant: Archibald & Co. Architects, PS - Jason M. Archibald

Address: 660 Symons Street, Richland, WA 99354

Telephone: (509) 946-4189 Cell Phone: N/A Fax: (509) 943-1796 E-mail: jason@archibald.design

Property Owner (if other than applicant): Jerry Van Zuyen

Address: 18708 S Clodfelter Road, Kennewick, WA 99338

Telephone: N/A Cell Phone: (509) 727-8103 E-mail: jerryvanzuyen@gmail.com

**SITE INFORMATION**

Parcel No. 112882BP5176001 & 111881013251002 Acres 16.0 Zoning: BP

Address of property: 10600 Ridgeline Drive & 10736 Ridgeline Drive

Number of Existing Parking Spaces -0- Number of Proposed (New) Parking Spaces 406

Present use of property Vacant land

Size of existing structure: -0- sq. ft. Size of Proposed addition/New structure: 146,300 sq. ft.

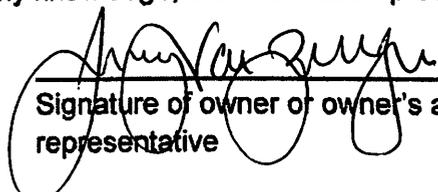
Height of building: +/- 30 ft Cubic feet of excavation: +/- 25,000 Cost of new construction +/- \$15,000,000

Benton County Assessor Market Improvement Value: -0-

Description of Project: New commercial and residential land use development.

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: 17 JUN 2020

## 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:

**Although the public may not require the zoning change and resulting development, we believe the community will benefit from additional residential and mixed-use commercial options.**

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:

**Yes, there are commercial sites within 1-mile of the site. As this application is for an existing land owner, the choice to develop nearby is not applicable.**

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

**Yes, the nearby developments are primarily residential and commercial in their uses.**

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

**Yes, the overarching classification for this site and neighboring sites to the west and south is commercial.**

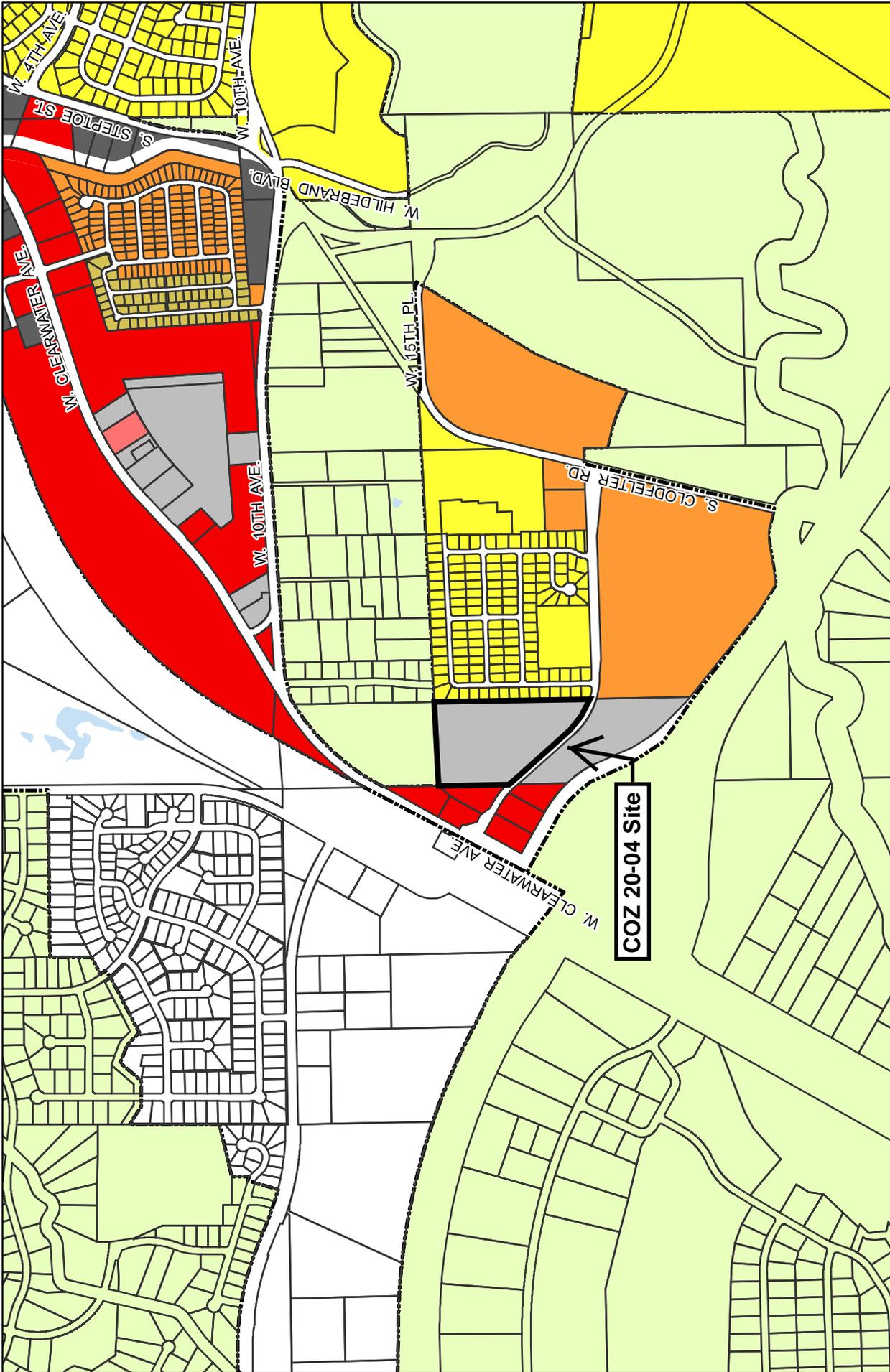
5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.

**No, the commercial zoning is compatible with the neighboring parcels.**

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

**Yes, the existing BP - Business Park zoning prohibits the development of townhouses that are key to this application. Transitioning the site zoning to CC-Commercial Community allows more flexibility for the owner to respond to consumer demands.**

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:  
No, as the residential properties in the vicinity are planned to be fronted with additional residential uses.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:  
Unknown. Speculation is that this development will increase the neighboring property values due to additional amenities provided in the district.
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:  
Possibly for the adjacent BP - Business Park zoning districts. This potential change for other properties will not adversely impact the overarching commercial land use as stated with this application.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:  
**Although this is not necessarily a deteriorated area, it is an underutilized site that will see millions of dollars in private investment as a result of this zoning change approval.**
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.  
**Unknown. The development will certainly allow for greater residential options in the area, however.**
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:  
**No, the development will access existing roadways/transportation patterns that will not be adversely impacted by the proposed land use changes. A traffic impact analysis will be completed as part of City of Kennewick traffic department requirements as well.**



# COZ 20-04/PLN-2020-01589 Archibald & Co. Architects

- |   |                       |   |                                |  |                     |
|---|-----------------------|---|--------------------------------|--|---------------------|
|  | Business Park         |  | Industrial, Light              |  | County              |
|  | Commercial, Community |  | Open Space                     |  | Residential, Medium |
|  | Commercial, Office    |  | Residential, High              |  | Residential, Low    |
|   |                       |  | Residential, Manufactured Home |  |                     |



Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 20-23/PLN-2020-01666 & COZ 20-04/PLN-2020-01589

DESCRIPTION OF PROPOSAL: Change the land use designation of 14.4 acres from Business Park (BP) to Commercial, Community (CC)

PROPONENT: Jason Archibald, Archibald & Co. Architects

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 10600 Ridgeline Dr.

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).

Handwritten signature of Gregory J. McCormick

Date: July 22, 2020 Signature:

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

Copies of this DNS were emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.



### NOTIFICATION OF MAILING

I, M. S. Lidner, on 7/30, 2020  
Mailed 52 copies of NOPH & vicinity map  
for COZ 20-04  
to applicant/surround. prop. owners

as shown on the attached list.

M. S. Lidner  
Signature

COZ 20-04 / PLN-2020-01589  
1060 RIDGELINE DR  
BP TO CC  
ARCHIBALD & CO ARCHITECTS PS

**KENNEWICK PLANNING  
COMMISSION NOTICE OF PUBLIC  
HEARING**

**August 17, 2020 6:30 p.m.**

The Kennewick Planning Commission will hold a Public Hearing on August 17, 2020 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.

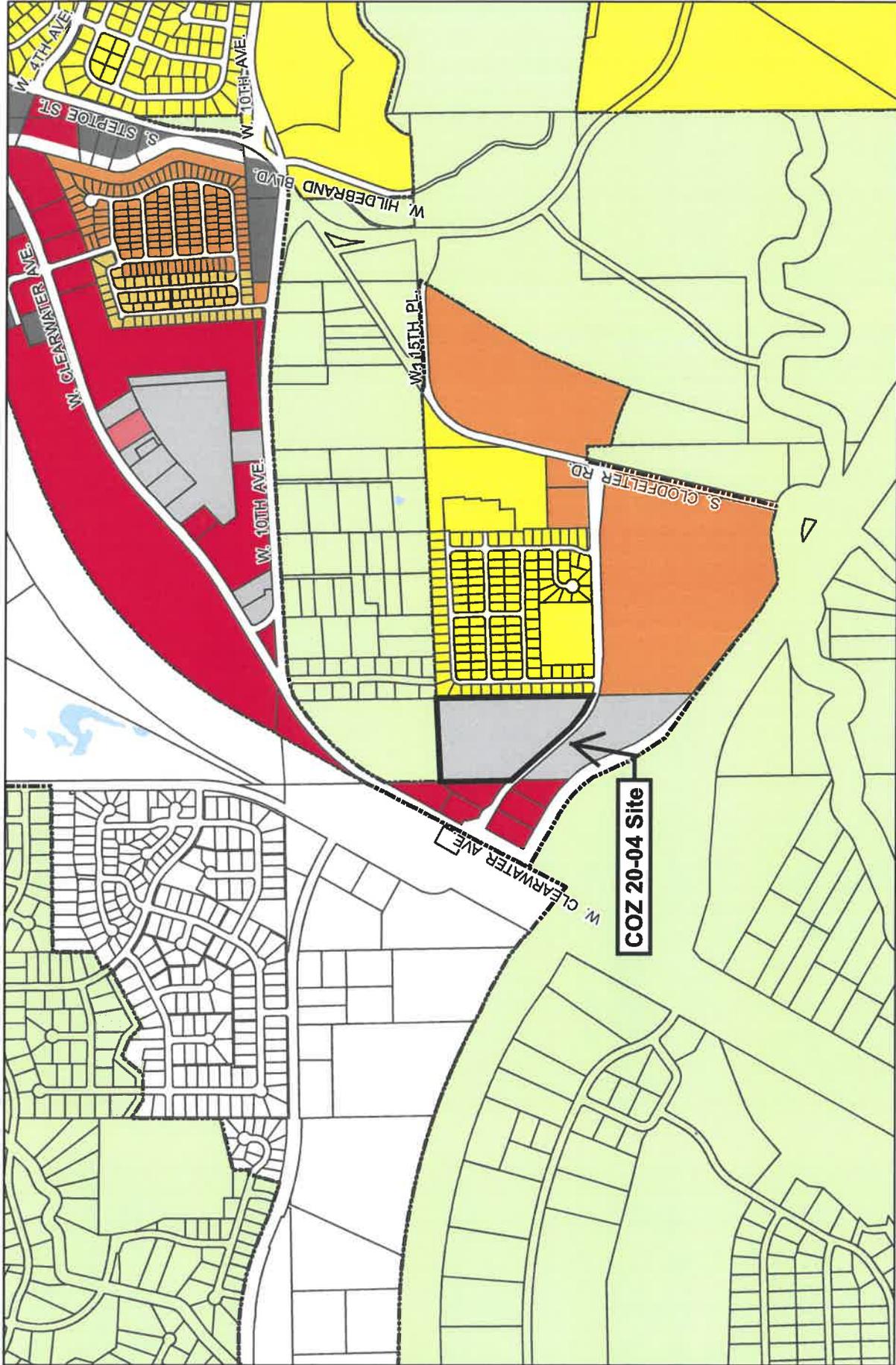
The public hearing will be held using a virtual platform. The link to the hearing will be posted online at [www.go2kennewick.com/planningcommission](http://www.go2kennewick.com/planningcommission) 5 days prior to the meeting.

**Proposal** – COZ 20-04/PLN-2020-01589 – Proposes to change the zoning of approximately 14.4 acres from Business Park (BP) to Commercial, Community (CC). The site is located at 10600 Ridgeline Dr.

**Proponent** – Archibald & Company Architects, PS

**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 20-04/PLN-2020-01589 Archibald & Co. Architects

Color	Category
Grey	Business Park
Red	Commercial, Community
Light Green	Commercial, Office
Orange	Industrial, Light
Yellow	Open Space
Light Yellow	Residential, High
Dark Yellow	Residential, Medium
Light Green	Residential, Low
Light Green	Residential, Manufactured Home
Light Green	County

37

CIRCLE K STORES INC  
PO BOX 52085  
PHOENIX, AZ 85072

37

CMC PROPERTIES LLC  
PO BOX 6980  
KENNEWICK, WA 99336-2409

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EERKES CRAIG D & MARILEE N  
PO BOX 6980  
KENNEWICK, WA 99336-2409

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VAN ZUYEN MARJORIE  
18708 S CLODFELTER RD  
KENNEWICK, WA 99338

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VC ENTERPRISES LLC  
4822 SOUTHRIDGE BLVD  
KENNEWICK, WA 99338

37

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

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CORPORATION OF THE PRESIDING BISHOP  
50 E NORTH TEMPLE  
SALT LAKE CITY, UT 84150-3620

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

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

37

EDWARDS CATHY  
1898 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

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NICKOLAUS TIM  
90990 SUMMIT VIEW DR  
KENNEWICK, WA 99338-8367

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WALLACE STANLEY C & MARY A  
1205 S SUNNYVALE DR  
KENNEWICK, WA 99338-1216

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DIETRICH SHAWN E & HEATHER R  
1207 S SUNNYVALE DR  
KENNEWICK, WA 99338-1216

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QUINN RAYMOND C & SHARON L  
1209 S SUNNYVALE DR  
KENNEWICK, WA 99338

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BADGER CANYON WATER ASSOC  
1204 SUNNYVALE DR K  
KENNEWICK, WA 99338

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LECHELT CORRINE D  
1206 S SUNNYVALE DR  
KENNEWICK, WA 99338

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

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DERRICK OLGA  
1846 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

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TOGIAI JOHN T & KATELYNN M  
1824 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

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SCHOUVILLER JR CHARLES N &  
SCHOUVILLER ANDREA D  
1810 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

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BARKER STEVEN G  
1800 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

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RICHARDSON JUSTIN & JACKLYN  
10398 W 18TH PLACE  
KENNEWICK, WA 99338

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KAMPMAN HEIDI L  
10384 W 18TH PL  
KENNEWICK, WA 99338

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ALMOND BRADLEY & LISA  
10381 W 18TH PL  
KENNEWICK, WA 99338

37

NOGA DAVID SCOTT & AMANDA KAYE  
10397 W 18TH PL  
KENNEWICK, WA 99338

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WANGEN RYAN J & KATHRINE B  
1823 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

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PEREZ HOPE C  
1845 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

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

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HINES TIM  
10368 WEST 18TH PLACE  
KENNEWICK, WA 99338

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KING RICHARD L & CHARLOTTE I  
1760 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

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DAVIS SR MARTIN R & JOAN M  
1734 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

37  
BAXTER DARRELL & DOROTHY  
1656 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

37  
HUGHES WILLIAM M & BECKY A  
10386 W 16TH PLACE  
KENNEWICK, WA 99338

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EATON JEFFREY D & CHELSEA A  
10350 W 16TH PL  
KENNEWICK, WA 99338

37  
KELLY JUSTIN J & KRISTA M  
10389 W 17TH PL  
KENNEWICK, WA 99338

37  
AUAD ALI I & IVANIR B  
10362 W 17TH PL  
KENNEWICK, WA 99338

37  
REID CLAY A & SHALISE  
10391 W 16TH PL  
KENNEWICK, WA 99338

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

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

COZ 20-04 / PLN-2020-01589  
1060 RIDGELINE DR  
BP TO CC  
ARCHIBALD & CO ARCHITECTS PS

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SOLANO LAURA  
1708 S HONEYSUCKLE STREET  
KENNEWICK, WA 99338

37  
MISTRY HASMUKH & REKHA  
1630 S HONEYSUCKLE  
KENNEWICK, WA 99338

37  
MALETTA CARMEN A  
10374 W 16TH PL  
KENNEWICK, WA 99338

37  
IRELAND DUANE T & BARBARA A  
10361 W 17TH PL  
KENNEWICK, WA 99338

37  
MEGNA LUCIEN T  
3785 SWALLOWS NEST CT  
CLARKSTON, WA 99403

37  
MILLS LUKE J  
10363 W 16TH PL  
KENNEWICK, WA 99338

37  
~~CITY OF KENNEWICK  
WASHINGTON CENTRAL RR %CITY OF  
KENNEWICK P O BOX 6108 KENNEWICK,  
WA 99336-0000~~ *delete*

37  
~~VAN ZUYEN JR GERALD  
18708 S CLODFELTER RD  
KENNEWICK, WA 99338~~ *dupl.*

37  
LESLIE ROAD DEVELOPMENT  
18708 S CLODFELTER RD  
KENNEWICK, WA 99338

*COZ Info.*

37  
ANDERSON WILLIAM DAVID & LENGEL  
MARIE  
1682 HONEYSUCKLE ST  
KENNEWICK, WA 99337

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FILSON TERRY L & MARGARET A  
1604 S HONEYSUCKLE ST  
KENNEWICK, WA 99338

37  
ARNUCO MICHAEL ANTHONY C &  
ROSEBELLE JOY T  
10362 W 16TH PLACE  
KENNEWICK, WA 99338

37  
HOWARD GRANT & KRISTEN  
10375 W 17TH PL  
KENNEWICK, WA 99338

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SKADORWA JAMES THOMAS-MOORE &  
TATLANA  
10376 W 17TH PLACE  
KENNEWICK, WA 99338

37  
MORRIS KAYLEE NOCOLE & CHRISTOPHER  
AA  
8919 W DESCHUTES DR  
KENNEWICK, WA 99336

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STAFFORD ROBERT A  
11911 W CLEARWATER AVE  
KENNEWICK, WA 99338-1124

37  
~~VAN ZUYEN MARJORIE  
18708 S CLODFELTER RD  
KENNEWICK, WA 99338~~ *dupli.*

37  
ARHCIBALD & CO ARCHITECTS PS  
660 SYMONST ST  
RICHLAND, WA 99352



South Central Region  
2809 Rudkin Road  
Union Gap, WA 98903-1648  
509-577-1600 / FAX: 509-577-1603  
TTY: 1-800-833-6388  
[www.wsdot.wa.gov](http://www.wsdot.wa.gov)

July 8, 2020

City of Kennewick  
Community Planning Department  
210 W 6<sup>th</sup> Avenue  
Kennewick, WA 99336

Attention: Anthony Muai, Planning Manager

Subject: COZ 20-04, PLN-2020-01589, Jerry Van Zuyen – Rezone  
I-82 Exit 109, Badger Road/W Clearwater Avenue Vicinity

We have reviewed the proposed rezone. We are not opposed to the change in zoning and have the following comments.

1. The proposal would rezone 14.4 acres from Business Park (BP) to Commercial, Community (CC). A second 1.6-acre parcel listed in the application is already zoned CC. The addresses of the parcels are 10600 and 10736 Ridgeline Drive. The site is located approximately 400 feet north of the I-82 westbound off-ramp. The planned uses are listed as housing mercantile, business and food service tenants, and residential townhouses on independent lots. Seventy townhouses are planned.
2. As indicated in the Kennewick Municipal Code, the Commercial, Community zone would increase the intensity of development of the properties from the current Business Park zone.
3. The Environmental Checklist indicates the City is requiring a Traffic Impact Analysis. We agree with this requirement and the TIA should include the I-82 interchange ramps and Badger Road/W Clearwater Avenue through the interchange area. WSDOT needs to review and approve the TIA as well.
4. I-82, including the Badger Road/W Clearwater Interchange, serves the site. I-82, including the interchange, has been functioning within acceptable safety and operational standards. This location has seen significant development recently and the ramps are now nearing capacity. The proposed zoning change will increase the intensity of development traffic. This development, along with other developments in the area, will be the factors requiring improvements to the ramps and Badger Road. As developments are proposed

City of Kennewick

COZ 20-04, PLN-2020-01589, Jerry Van Zuyen – Rezone on Ridgeline Dr; I-82 Exit 109 Vicinity

Page 2

they will be subject to review for their impacts to the WSDOT system. The developments will need to mitigate their traffic impacts. It is to the benefit of the City, the State, and future developers to preserve the functionality of the I-82 interchange. The City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.

Impacts that are determined to be significant will require mitigation, and it is anticipated that all costs will be borne by the development. Of particular concern to the department are the effects developments have on the multimodal capacity, retention and treatment of stormwater, outdoor lighting, noise sensitivity, and signage. This information is normally obtained through a Traffic Impact Analysis (TIA) performed by the developer.

The site is located near I-82. I-82 is an existing facility and the proponent will develop more noise-sensitive land uses. The proponent and future residents should be aware that they are proposing additional residential and commercial development in an area with existing traffic noise. They should also expect that traffic noise may continue to grow into the future, and, as an essential public facility, I-82 may need to be expanded to accommodate future traffic growth. It is the developer's responsibility to dampen or deflect any traffic noise for development at this site.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding our comments, please contact John Gruber at (509) 577-1636.

Sincerely,



Paul Gonseth, P.E.  
Planning Engineer

PG:jg

cc: File – SR 82  
Kara Shute, WSDOT Area 3 Maintenance Superintendent

**TO: The City of Kennewick**

**ATTN: Planning commission**

**Anthony Muai ---- amuai@ci.kennewick.wa.us**

**Subject: Zone change at 10600 and 10736 Ridgeline drive.**

**My name is DAVID AND LENGEL ANDERSON**

**I am the resident of 1682 S. Honeysuckle St. Kennewick, WA 99338**

**Effected by adjacent land development in question.**

**We the resident in the neighborhood strongly oppose your decision to allow a landowner to build Town houses - rental units.**

**Your decision has major impact on the View and value of our property.  
Environmental impact of traffic, air quality and noise ETC.**

**We would like to see the development of a grocery store, Health and fitness and recreational facility.**

**Please make a note of our oppositions.**

**Your considerations is greatly appreciated.**

**Truly**

**Sign:** 

**Date: Aug. 16, 2020**

**David Anderson**

**My email: wdanderson2@gmail.com**

**My Phone # 801-336-7499/8019284320**

**From:** [dd2baxter@gmail.com](mailto:dd2baxter@gmail.com)  
**To:** [Anthony Muai](#)  
**Subject:** FW: Zone Change  
**Date:** Sunday, August 16, 2020 6:27:29 PM

---

Sent from [Mail](#) for Windows 10

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**From:** [dd2baxter@gmail.com](mailto:dd2baxter@gmail.com)  
**Sent:** Sunday, August 16, 2020 6:22 PM  
**To:** [amaui@ci.kennewick.wa.us](mailto:amaui@ci.kennewick.wa.us)  
**Cc:** [Darrell Baxter](#)  
**Subject:** Zone Change

To City of Kennewick

Planning Commision Aug 16<sup>th</sup> 2020

Anthony Muai,

Subject : Zone Change at 10600 and 10736 Ridgeline Dr.

My Name is Darrell Baxter

I am the resident of 1656 S Honeysuckle Street Kennewick, WA 99338

Effected by adjacent land development in question.

We the resident in the neighborhood strongly oppose your decision to allow a landowner to build Town Houses – rental units.

Your decision has major impact on the View and Value of our property, Environmental impact of traffic, air quality and noise ETC.

We like to see the development of a grocery store , Health and fitness and recreational facility.

Please make a note of our oppositions.

Your consideration is greatly appreciated.

Truly,

Darrell L Baxter

Email: [dd2baxter@gmail.com](mailto:dd2baxter@gmail.com)

Phone: 509-528-6121

Sent from [Mail](#) for Windows 10

**From:** [Carmen Maletta](#)  
**To:** [Anthony Muai](#)  
**Subject:** COZ 20-04/PLN-2020-01589  
**Date:** Sunday, August 16, 2020 6:36:33 PM

---

Mr. Muai,

I would like to have my disapproval of the above proposal recorded. Having 70 townhouses added to this community causes me great concern. Just to mention one, traffic will be a nightmare. Another thing that distresses me I am told by one of my fellow concerned neighbors there was a letter send to several residents that live in the neighborhood. I did not receive a letter informing me of the meeting August 17th. @ 6:60 P.M. Will be attending virtually.  
Hopefully you will take into consideration the valid concerns of the area residents.

Respectfully,

Carmen Maletta  
10374 W 16th PL.  
Kennewick, WA 99338

**From:** [mtfilson@charter.net](mailto:mtfilson@charter.net)  
**To:** [Anthony Muai](#)  
**Cc:** "[ben.murphy@svn.com](mailto:ben.murphy@svn.com)"  
**Subject:** zoning change on Ridgeline  
**Date:** Sunday, August 16, 2020 9:07:33 PM

---

Mr Muai

I live in Canyon Ranch. I am responding negatively to the proposed zoning change to COZ 20-04/PLN-2020-01589, 10600 Ridgeline Dr.

1. First of all, I am disappointed in that the city didn't notify all of the residents of Canyon Ranch. All of us would be effected by the addition of 70 townhouses to our area since traffic on Ridgeline would certainly be negatively impacted. Secondly, the notice that WAS sent didn't include the real intention of the developer - and the city didn't try to clarify. In fact, we wouldn't have even known there were town houses if we hadn't looked at the meeting agenda. And if we hadn't found the DOT documents, we wouldn't have known how many. 70 - That is more than a few!! So much for open and honest government.
2. I believe the traffic on Ridgeline is already very bad at times. When school is in session and the mall is open, 0830 & 1500 are difficult times at the roundabout on Clearwater as is the intersection at Clodfelder. People are already dashing across Ridgeline from Badger Apartments into Canyon Ranch to avoid having to make a left turn so that they can go west on Ridgeline (to make a right turn from Canyon Ranch).
3. I believe that leaving the site with Business Park zoning would be cleaner, quieter, more environmentally friendly, etc for abutting residential neighborhood. We have more than enough rentals in our area with the largest apartment complex in the TriCites across the road from us. Our property values would certainly be negatively affected.
4. Since the Planning Staff has recommended approval (without a traffic analysis), I expect than none of them live in Canyon Ranch.

Yes, I am upset. I understand landowners doing what they can to improve their land's income potential, but not the my city - I expected better.

GBA/Terry Filson  
1604 S Honeysuckle ST  
Kennewick, WA

**From:** [Hasmukh Mistry](#)  
**To:** [Anthony Muai](#)  
**Subject:** zone Change at 10600 Ridgeline Drive.  
**Date:** Sunday, August 16, 2020 9:33:56 PM  
**Attachments:** [Zone change-1.docx](#)

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TO the city of Kennewick.

ATTN: Anthony Muai

Please Note I and Terry Filison have talk to everyone in the neighbourhood , No one has any Idea for zone change is building 70 townhouses. Change from Gray zone to Red Zone is misleading. No where in your coloured plot plan you have indicated 30 foot tall townhouse buildings. The city of Kennewick and Planning commission have not truthful to the neighbours of Honeysuckle street. We will have our attorney get in touch with you before you shove this building down our throat.

We the neighbours of Honeysuckle street are taking action together.

Make this letter part of your meeting minutes.

Thank you.

Hasmukh Mistry

Sent from [Mail](#) for Windows 10

**TO: The City of Kennewick**

**ATTN:Planning commission**

**Anthony Muai ---- amuai@ci.kennewick.wa.us**

**Subject: Zone change at 10600 and 10736 Ridgeline drive.**

**My name is Hasmukh Mistry and Rekha B. Mistry**

**I am the resident of 1630 S. Honeysuckle St. Kennewick, WA 99338**

**Effected by adjacent land development in question.**

**We the resident in the neighborhood strongly oppose your decision to allow a landowner to build Town houses - rental units.**

**Your decision has major impact on the View and value of our property.**

**Environmental impact of traffic, air quality and noise ETC.**

**We would like to see the development of a grocery store, Health and fitness and recreational facility, not Town Houses.**

**Please make a note of our oppositions.**

**Your considerations is greatly appreciated.**

**Truly**

**Hasmukh Mistry**

**Rekha B. Mistry**

**Sign: Hasmukh D.Mistry**

**Date: Aug. 16, 2020**

**My email: hasu1370@gmail.com**

**My Phone # 541 720 9009**

**From:** [Charlotte King](#)  
**To:** [Anthony Muai](#)  
**Subject:** proposal-COZ-20-04/PLN-2020-01589  
**Date:** Monday, August 17, 2020 3:13:10 PM

---

My husband and I reside at 1760 S Honeysuckle Street, Kennewick. We are totally opposed to changing the zoning of approximately 14.4 acres from Business Park to Commercial, community.

Our concerns match other residents in our area:

- The traffic is getting worse every day and the apartments being built on the other side of Ridgeline are not completed therefore are not at full rental capacity.
- This decision would have a major impact on our view and value of our property
- How many houses/people can be crammed into such a small area. The many apartments already being constructed are ENOUGH!!

I appreciate your time and consideration to this issue. I feel, as many of our neighbors, this is a poor decision for our community.

Richard & Charlotte King  
1760 S Honeysuckle Street  
Kennewick, WA 99338

My email: [ggcharlotteking@gmail.com](mailto:ggcharlotteking@gmail.com)  
Phone: 509-430-7072

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----- This email may contain confidential protected health information and/or attorney privileged information. If received in error, see our Privacy Statement at <https://www.brookdale.com/privacy-policy/>

**From:** [Katelynn Togiai](#)  
**To:** [Anthony Muai](#)  
**Subject:** Zone Change at 10600 & 10736 Ridgeline drive  
**Date:** Monday, August 17, 2020 3:51:19 PM

---

Hi,

My name is Katelynn Togiai - resident of 1824 S Honeysuckle Street, Kennewick 99338. My household is directly affected and in opposition of the proposed zone change by the developing land in question. We have lived in this house since 2016 and purchased the property for the family friendly neighborhood, the view and the distance from large multi-family rental units. Recently after we moved in we were told the Badger Canyon Apartments were going to be developed across the street from us. There are over 250 rental units in that complex once complete.

These units have already made potential buyers and families hesitant due to increased traffic, less single family properties, and the "eye sore" of the humongous landscape on the previously more rural area. Traffic is already an issue when school is in, in particular and adding another large residential complex will increase the issue.

The proposed new plan will bring in 70+ more multi-family units that also are potential rentals. Those of us who have purchased homes on the furthest west of the neighborhood will completely lose our view with a 30ft unit building. We were told business would be behind us when we purchased, which would include grocery, or other 'shopping" complex type stores to help bring VALUE to our property. More rentals/large buildings that take up the entire view will diminish the value in our property in which we've been since the development of the neighborhood.

This area in Kennewick is historically single unit family homes. This is arguably Kennewick's nicest area in town for home owners and the value/appeal is going down significantly with more and more apartments/townhouse/rentals/multi family units being put in. You don't see this off Keene, or in Reata which is now majority Richland. Kennewick should keep its nicest neighborhood(s) just that, nice! We greatly appreciate your consideration and hope that this property maintains the commercial land it was "promised" and should be for all of us living in Canyon Ranch estates, Rancho Reata and Badger Canyon. We are families that want value adds for our families. Not being squished into more housing units. Thank you for your time and consideration.

Warm regards,  
Katelynn Togiai  
509.551.6349

**From:** [Sue McInnis](#)  
**To:** [Anthony Muai](#)  
**Subject:** Zoning Change on Ridgeline Dr, Kennewick  
**Date:** Monday, August 17, 2020 4:20:29 PM

---

Hello.

A neighbor came by last night to inform us that a Public Meeting was being held this evening on an amendment to the Zoning Map for the purpose of allowing the construction of up to 75 condos off of Ridgeline Dr. We feel that we in the neighborhood should have been sent letters about future building plans. We live in the Canyon Ranch subdivision off Ridgeline Dr where there are already a huge number of apartments both finished and still under construction. Our concern is that the traffic is already congested at times on Ridgeline and in the round-about and that more condos or rentals will make it even more congested. The road is only one lane each direction and we've had a number of close calls in the round-about almost resulting in collisions due to the already present traffic and people turning into the fuel stations on both sides of the circle.

Building condo's will bring even more traffic, especially with the railroad crossing on Leslie & Clearwater already causing traffic back-ups at times.

Sincerely,

Susan & Dennis McInnis

10302 W 16th Pl

Kennewick, WA 99338

509-948-7105 (Sue's cell phone)

Sent from my iPad

**From:** [John Togiai](#)  
**To:** [Anthony Muai](#)  
**Subject:** Zone Change at 10600 & 10736 Ridgeline drive  
**Date:** Monday, August 17, 2020 4:44:08 PM

---

Hello,

My name is John Thomas Togiai, I live at 1824 S. Honeysuckle St. Kennewick, WA 99338. My house is directly affected and in opposition of the proposed zone change by the developing land in question. We have lived in this house since 2016 and purchased the property for the family friendly neighborhood, the view and the distance from large multi-family rental units. Recently after we moved in we were told the Badger Canyon Apartments were going to be developed across the street from us. There are over 250 rental units in that complex once complete.

These units have already made potential buyers and families hesitant due to increased traffic, less single family properties, and the "eye sore" of the humongous landscape on the previously more rural area. Traffic is already an issue when school is in, in particular and adding another large residential complex will increase the issue.

The proposed new plan will bring in 70+ more multi-family units that also are potential rentals. Those of us who have purchased homes on the furthest west of the neighborhood will completely lose our view with a 30ft unit building. We were told business would be behind us when we purchased, which would include grocery, or other 'shopping" complex type stores to help bring VALUE to our property. More rentals/large buildings that take up the entire view will diminish the value in our property in which we've been since the development of the neighborhood.

This area in Kennewick is historically single unit family homes. This is arguably Kennewick's nicest area in town for home owners and the value/appeal is going down significantly with more and more apartments/townhouse/rentals/multi family units being put in. You don't see this off Keene, or in Reata which is now majority Richland. Kennewick should keep its nicest neighborhood(s) just that, nice! We greatly appreciate your consideration and hope that this property maintains the commercial land it was "promised" and should be for all of us living in Canyon Ranch estates, Rancho Reata and Badger Canyon. We are families that want value adds for our families. Not being squished into more housing units. Thank you for your time and consideration.

Sincerely,  
John Thomas Togiai  
503-703-3267