



OCTOBER 19, 2020

**PLANNING COMMISSION AGENDA**  
**\*\*Virtual Meeting Platform\*\***

6:30 p.m.

1. **CALL TO ORDER:**

- a. Roll Call/Pledge of Allegiance

2. **CONSENT AGENDA:** All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated October 5, 2020
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Comprehensive Plan Amendment (CPA) #20-04 from Low Density Residential (LDR) to High Density Residential (HDR).
- b. Comprehensive Plan Amendment (CPA) #20-05 from Low Density Residential (LDR) to Commercial.
- c. Comprehensive Plan Amendment (CPA) #20-07 from Low Density Residential (LDR) and Commercial to Medium Density Residential (MDR).

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

- a. Election of Officers

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

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION  
OCTOBER 5, 2020  
MEETING MINUTES**

**CALL TO ORDER**

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

Development Services Manager Anthony Muai called the roll and found the following logged into the Webinar:

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

Excused: Commissioner Clark Stolle

Unexcused: None

Staff Present: Greg McCormick, AICP Planning Director; Anthony Muai, AICP Development Services Manager; Steve Donovan, AICP Senior Planner

**CONSENT AGENDA**

- a. Approval of Agenda
- b. Approval of the August 17, 2020 Meeting Minutes
- c. Motion to enter Staff Reports into the Record

Commissioner Moore moved to accept the consent agenda. Commissioner Rettig seconded the motion. The motion carried unanimously.

**PUBLIC HEARINGS**

**Vice Chairman Morris opened the virtual public hearing at 6:35 p.m. for Comprehensive Plan Amendment #20-01/PLN-2020-00690 proposing to change 0.02 acres located at 4826 W. Metaline Avenue from Low Density Residential (LDR) to Public Facility(PF). Applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Owner is Velina and Rene Perez.**

Mr. Donovan gave a brief overview of the staff report.

**Planning Commission questions:**

None

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

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

Filed on behalf of Kennewick School District for development underway at Kamiakin High School; asking for .02 acres, Arthur Street T's into Metaline, as part of Kamiakin project a driveway has been aligned at the intersection to make it safer; the Perez family agreed to sell the property to the school district to allow for a comp plan amendment, a zone change and then a boundary line adjustment so that the zones are all the same.

**Testimony in favor:**

None

**Testimony neutral or against:**

None

**Staff final comments:**

Mr. Donovan said he failed to mention that staff does recommend APPROVAL of this particular amendment.

**Public Testimony for CPA 20-01 closed at 6:42 p.m.**

Vice Chairman Morris asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report CPA 20-01 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Moore seconded the motion.

**Planning Commission Discussion:**

None

The motion passed on a unanimous roll call vote.

## PUBLIC HEARINGS

**Vice Chairman Morris opened the virtual public hearing at 6:45 p.m. for Comprehensive Plan Amendment #20-02/PLN-2020-00841 proposing to change 14.74 acres located at 9757 W. Clearwater Avenue from Commercial to Medium Density Residential (MDR). Applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Owner is Tom and Vicki Solbrack.**

Mr. Donovan gave a brief overview of the staff report; he said that there were some comments that came in for this proposal that were not in the staff report: Exhibit A-5 from WSDOT that indicated the applicant or developer may need a traffic analysis for the development segment of the I-82 Badger Canyon Road roundabout ramp portion of future development for this proposal. Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report CPA 20-02, and recommend to City Council APPROVAL of the request.

### **Planning Commission questions:**

Commissioner Moore: It appears that the property line doesn't line up with the boundary of the proposal. Can you explain? Question about WSDOT comments. Commissioner Morris: With regard to the WSDOT comments, have confusion about why the letter references four CPA's.

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

Nathan Machiela  
Knutzen Engineering  
5401 Ridgeline Dr. Ste. 160  
Kennewick 99338

The information and maps provided are correct; Exhibit A-3 appears to be an application from the school district project (CPA 20-01). Mr. Donovan said the incorrect portion of Exhibit A-3 is the supplemental question portion.

### **Testimony in favor:**

Rusty Morse  
341 Falcon Ridge St.  
Richland 99354

Feel that the zone change is a good thing for the City and for this location; it provides much needed medium density lots for more affordable housing; since it is adjacent to similar residential on the east, and single family residential to the west; also it is close to the church, we feel that is a better use than commercial.

### **Testimony neutral or against:**

None

**Staff final comments:**

None

**Public Testimony for CPA 20-02 closed at 6:55 p.m.**

Vice Chairman Morris asked for a motion.

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

Commissioner Helgeson seconded the motion.

**Planning Commission Discussion:**

None

The motion passed on a unanimous roll call vote.

**PUBLIC HEARINGS**

**Vice Chairman Morris opened the virtual public hearing at 6:57 p.m. for Comprehensive Plan Amendment #20-03/PLN-2020-00935 proposing to change 57.02 acres located at north of I-82 and west of S. Sherman Street from Medium Density Residential (MDR) to High Density Residential (HDR). Applicant is Evan Edwards, Benton Public Utility District (BPUD), 5401 Ridgeline Dr. Ste. 160, Kennewick, WA 99338. Owner is Jaycee Structures, LLC.**

Mr. Donovan gave a brief overview of the staff report. Staff recommends that the Planning Commission concur with the Findings and Conditions of the staff report CPA 20-03, and recommend to City Council APPROVAL of the request.

**Planning Commission questions:**

Vice-chairman Morris: Can a substation be built in High Density Residential? Mr. Donovan stated yes, property owner preferred change to High Density Residential to facilitate a boundary line adjustment rather than change smaller parcel to Medium Density Residential.

Commissioner Short: How many lanes would be proposed on new road connecting site to Bob Olson Parkway? Mr. Donovan stated that collector streets with 5 lanes would be built to facilitate connection.

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

Evan Edwards  
Benton Public Utility District  
2721 W. 10<sup>th</sup> Avenue  
Kennewick 99336

This is a long term project; substations are not placed just anywhere; there is a transmission line that passes through that area; we are trying to get ahead of the game for future development along the south side of the highway and along Bob Olson Parkway.

**Testimony in favor:**

None

**Testimony neutral or against:**

None

**Staff final comments:**

Mr. Donovan clarified connector streets with from Exhibit A-7

**Public Testimony for CPA 20-03 closed at 7:05 p.m.**

Vice Chairman Morris asked for a motion.

Commissioner Rettig moved to concur with the findings and conclusions in staff report CPA 20-03 and forward a recommendation to City Council APPROVAL of the request.

Commissioner Helgeson seconded the motion.

**Planning Commission Discussion:**

None

The motion passed on a unanimous roll call vote.

**VISITORS NOT ON AGENDA:**

None

**OLD BUSINESS:**

- a. City Council Action Updates – None

**NEW BUSINESS:**

None

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

Vice Chairman Morris: Next time for elections would be next time we have all commissioners in attendance. We have been 11 months without a Chairman. Item is not on the agenda. Mr. McCormick stated that we do not know we will have all commissioners in attendance until the day before and sometimes the day of the meeting. We will add it as a standing item to our agendas.

**ADJOURNMENT:**

The meeting adjourned at 7:12 p.m.



## Comprehensive Plan Amendment 20-04

**REQUEST:** Change .28 acres from Low Density Residential to High Density Residential.

**APPLICANT:** Eugene Cramer

**OWNER:** The Cramer Family Trust



Not to scale

### SITE INFORMATION

- **Size:** .28 acres
- **Location:** 324 N Arthur Street
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential Low Density (RL)
- **Existing Land Use:** Single-Family Residence Land

### EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination

**APPLICATION PROCESS**

- Application Submitted: April 10, 2020
- Application routed for comments: July 14, 2020
- Determination of Non-Significance issued August 5, 2020.
- Appeal Period for the DNS ended August 19, 2020.
- A property posting sign notifying the public of a public hearing on this request was posted on the site on October 1, 2020.
- Notice of Hearing published October 4, 2020
- Notice of Hearing mailed October 2, 2020

**SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES**

North	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-Family Residence
South	Comprehensive Plan – High Density Residential Zoning – County Zoning Existing Land Uses – Single-Family Residence
East	Comprehensive Plan – High Density Residential Zoning – Residential, High (RH) Existing Land Uses – Single-Family Residence
West	Comprehensive Plan – Public Facility Zoning – Public Facility Existing Land Uses – Telecommunication offices and shops

**REGULATORY CONTROLS**

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

**DESCRIPTION OF REQUEST**

The applicant has requested to change the land use designation of .28 acres from Low Density Residential to High Density Residential.

**COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)**

**KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:**

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;  
At this time, it is unknown what type of relationship the proposed amendment will have to the public health, safety, welfare and protection of the environment. Future development of the site will be subject to applicable development regulations and critical area regulations.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment;  
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or  
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.  
The proposed amendment does address an identified deficiency in the Comprehensive Plan. Comprehensive Plan Table 2: Land Inventory shows that the City has a deficit of 159 acres for lands designated High Density Residential.

**KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:**

1. The effect upon the physical environment;  
Staff is unaware of the possible effect on the physical environment.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;  
There are no anticipated effects to streams, rivers, lakes or the topography because of the proposed amendment. Adequate regulations exist in the Kennewick Municipal Code that will mitigate any possible impacts to the natural environment. No designated critical areas are on site.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;  
The proposal is compatible with land uses to the west, south and east of the site. The property to the north is designated Low Density Residential and it is possible that non-compatible uses could be developed.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;  
The future use of the property will determine the adequacy and impact on community facilities. Existing water and sewer utilities are adjacent to the site.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;  
Comprehensive Plan Table 2: Land Inventory shows that the City has a deficit of 159 acres for lands designated High Density Residential. In addition to the High Density Residential that is adjacent to the site, there are more to the northwest on N Arthur Street and south across Clearwater Avenue.
6. The current and projected project density in the area; and  
The proposed designation does allow for a density of up to 27 units per acre.
7. The effect, if any upon other aspects of the Comprehensive Plan.  
The proposed change will not affect any other aspects of the Comprehensive Plan.

**PUBLIC COMMENT**

Staff has received no public comment concerning the proposal to date.

**AGENCY COMMENTS**

Staff has received no comments from other agencies.

**ANALYSIS OF REQUEST**

This request will allow the property to eventually be rezoned and developed to the Residential, High Density development standards.

**FINDINGS**

1. The applicant is Eugene Cramer, 625 S Taft Street, Kennewick, WA 99336.
2. The owner is The Cramer Family Trust, 625 S Taft Street, Kennewick, WA 99336.

3. The request is to change the land use designation for the subject parcel from Low Density Residential to High Density Residential.
4. The application was received on April 10, 2020 and was routed for review to various City Departments and other local, state and federal agencies for comment on July 14, 2020.
5. City water and sewer utilities are available at the site.
6. Access to the site is currently is via N Arthur Street.
7. The proposed amendment is adjacent to High Density Residential and Low Density Residential designated lands.
8. A Determination of Non-Significance was issued on August 5, 2020 for this application. The appeal period for the determination ended on August 19, 2020.
9. A public hearing notification sign was posted on site October 1, 2020.
10. Notice of the public hearing for this application was published in the Tri-City Herald on October 4, 2020. Notices were also mailed to property owners within 300 feet of the site on October 2, 2020.
11. The proposed amendment bears a positive relationship to the public health, safety, welfare and protection of the environment.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

#### **CONCLUSIONS**

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject site from Low Density Residential to High Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will permit an increase to residential densities in the area.
5. Future development of the site has the potential to affect the traffic and park system. Park and Traffic Impact Fees will be assessed at the time of development.

#### **Recommendation**

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 20-04 contained in the staff report and recommend approval to City Council.

#### **Motion**

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



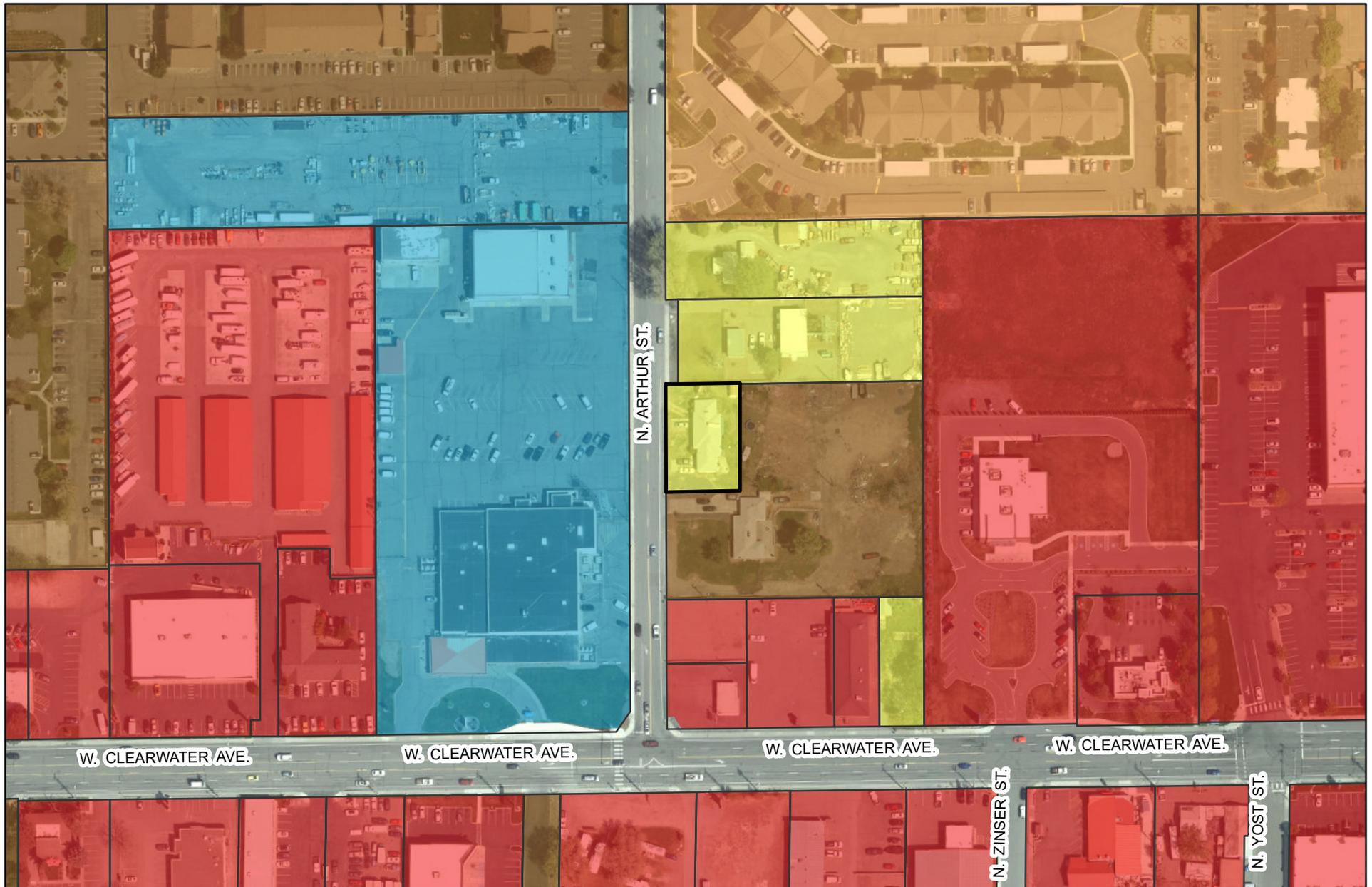
1 inch = 600 feet

1:7,200

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

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



### CPA 20-04/PLN-2020-00911 Cramer

- |   |  |   |   |
|---|--|---|---|
|  Open Space              |  Medium Density Residential |  Mixed Use  |  Industrial      |
|  Low Density Residential |  High Density Residential   |  Commercial |  Public Facility |

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

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN- 2020 - 00911 FEE \$ 1080.00 + 270.00

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 Land use change \_\_\_\_\_

Environmental Determination PLN- 2020 - 00912 Pre Application Meeting PLN- \_\_\_\_\_ - \_\_\_\_\_

Applicant: Eugene Cramer

Address: 625 S. Taft St. Kennewick, WA 99336

Telephone: \_\_\_\_\_ Cell Phone: 509-557-0747 Fax: \_\_\_\_\_ E-mail gene@cramerreales

Property Owner (if other than applicant): The Cramer Family Trust

Address: 625 S. Taft St. Kennewick, WA 99336

Telephone: 509-783-7048 Cell Phone: \_\_\_\_\_ E-mail eldonjoan1945@gmail.com

**SITE INFORMATION**

Parcel No. 133994020059012 Acres: 28 Zoning: LD

Address of property: 324 N. Arthur St. Kennewick, WA 99336

Number of Existing Parking Spaces n/a Number of Proposed (New) Parking Spaces n/a

Present use of property Residential Single Family

Size of existing structure: 1797 sq. ft. Size of Proposed addition/New structure: n/a 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: n/a

Description of Project: \_\_\_\_\_

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

DocuSigned by: Eugene Cramer  
Applicant's Signature

Date: 04/07/2020

DocuSigned by: Eldon Cramer, Trustee  
Signature of owner or owner's authorized representative

### **Comprehensive Plan Amendment 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 the Comprehensive Plan Amendment request. Use additional pages if necessary.

1. State the requested amendment:

Request a change in land use from Low Density to High Density Residential

2. What are the reasons for the requested amendment:

Future development of Multifamily housing.

3. Which elements of the Comprehensive Plan will be affected and how. Include detailed information on the provision of utilities such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc:

The Comprehensive plan will be changed from a low density to high density. This will match what is already bordering the property and in the local area. Utilities are already present on the property. The proposal should have no change on city services.

4. Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented:

It is in the best interest of the City of Kennewick to make way for more, better and newer housing options for the growing population. There are several Multifamily housing units in the area, but all are at least 20 years old, and fully occupied.

5. Include any other substantiated information in support of the requested amendment:



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

**FILE/PROJECT NUMBER:** ED 20-10/PLN-2020-00912

**DESCRIPTION OF PROPOSAL:** To amend the City of Kennewick Comprehensive Plan Land Use Map for a .28-acre property from Low Density Residential to High Density Residential.

**PROPONENT:** Eugene Cramer, 625 S Taft Street, Kennewick, WA 99336

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** 324 N Arthur Street

**LEAD AGENCY:** City of Kennewick

**DETERMINATION:** The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by \_\_\_\_\_. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

**RESPONSIBLE OFFICIAL:** Gregory McCormick, AICP  
**POSITION/TITLE:** Community Planning Director  
**ADDRESS:** 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336  
**PHONE:** (509) 585-4463

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

This DNS is subject to the attached conditions:

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

Date: August 5, 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 mailed to:

- Dept. of Ecology
- WA Dept. of Fish & Wildlife
- WSDOT
- Yakama Nation
- CTUIR
- ED 20-10 File

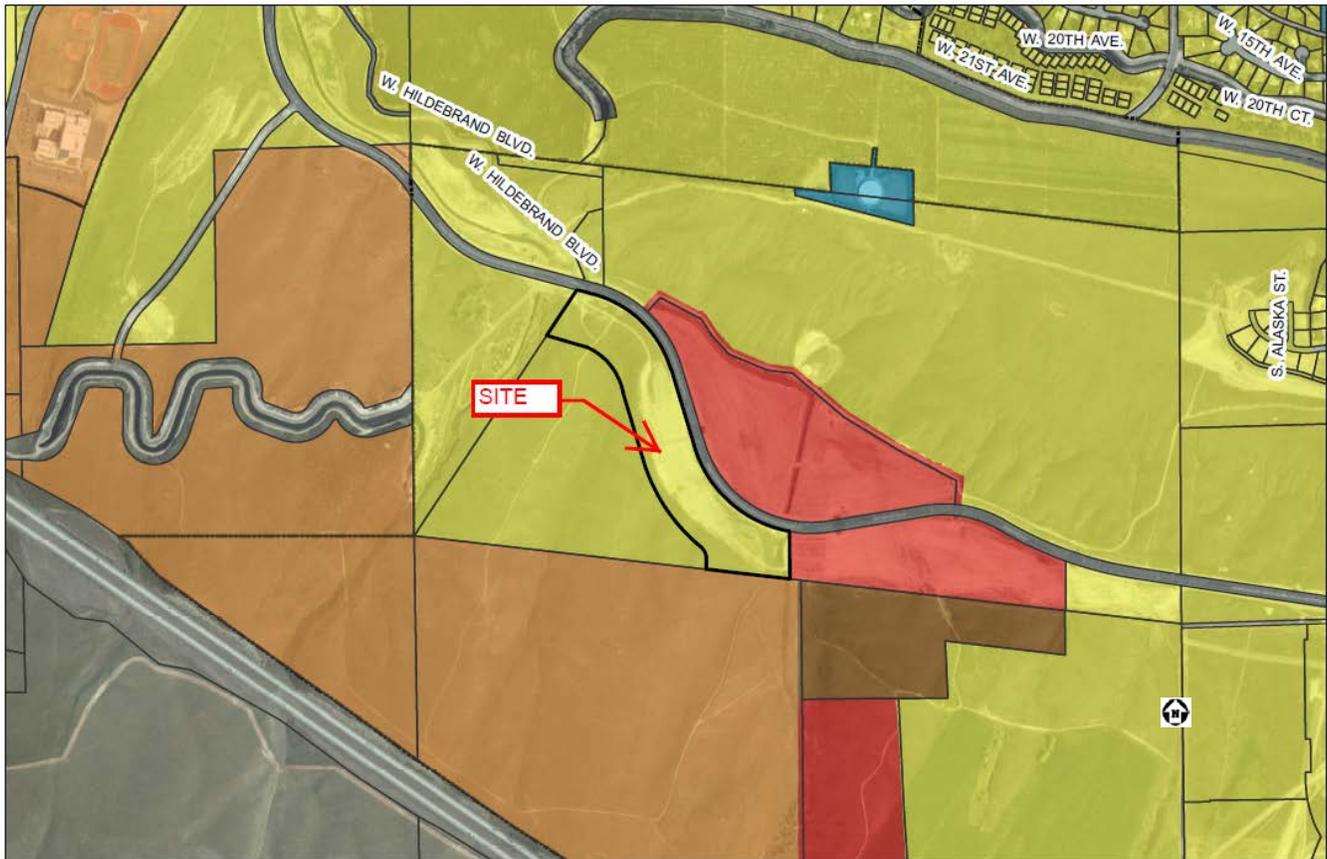


## Comprehensive Plan Amendment 20-05

**REQUEST:** Change 20.50 acres from Low Density Residential to Commercial.

**APPLICANT:** Knutzen Engineering, c/o Paul Knutzen

**OWNER:** BYK Development, LLC



Not to scale

### SITE INFORMATION

- **Size:** 20.50 acres
- **Location:** South of the W 24<sup>th</sup> Avenue and Bob Olson Parkway
- **Topography:** Slopes >15%
- **Existing Comprehensive Plan Designation:** Low Density Residential
- **Existing Zoning:** Residential Low Density (RL)
- **Existing Land Use:** Vacant

### EXHIBITS

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination
- **Exhibit A-5:** Washington State Department of Transportation comments

**APPLICATION PROCESS**

- Application Submitted: April 21, 2020
- Application routed for comments: July 14, 2020
- Determination of Non-Significance issued August 5, 2020.
- Appeal Period for the DNS ended August 19, 2020.
- A property posting sign notifying the public of a public hearing on this request was posted on the site on October 1, 2020.
- Notice of Hearing published October 4, 2020
- Notice of Hearing mailed October 2, 2020

**SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES**

North	Comprehensive Plan – Low Density Residential and Commercial Zoning – Residential, Low (RL) and Community, Commercial (CC) Existing Land Uses – Vacant
South	Comprehensive Plan – Low Density Residential and Medium Density Residential Zoning – Residential, Low (RL) and Residential, Medium (RM) Existing Land Uses – Vacant
East	Comprehensive Plan – High Density Residential and Commercial Zoning – Residential, High (RH) and Commercial, Community (CC) Existing Land Uses – Vacant
West	Comprehensive Plan – Commercial Zoning – Community, Commercial Existing Land Uses – Vacant

**REGULATORY CONTROLS**

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

**DESCRIPTION OF REQUEST**

The applicant has requested to change the land use designation of 20.50 acres from Low Density Residential to Commercial.

**COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)**

**KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:**

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;  
Approving the proposed amendment will allow the property to be zoned one of the City’s commercial zoning districts, which allow for various uses. At this time, it is unknown what type of relationship the proposed amendment will have to the public health, safety, welfare and protection of the environment.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment;  
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment.

3. The proposed amendment corrects an obvious mapping error; or  
This request does not correct a mapping error.
4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.  
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

**KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:**

1. The effect upon the physical environment;  
Staff is unaware of the possible effect on the physical environment. Due to the topography of the site, earthwork will need to be done.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;  
There are no anticipated effects to streams, rivers, or lakes because of the proposed amendment. Earthwork may be required, due to the topography of the site. Adequate regulations exist in the Kennewick Municipal Code that will mitigate any possible impacts to the natural environment.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;  
The proposal is compatible with land uses to the north and east of the site. The properties to the west and south have residential designations. At this time, it cannot be determined what type of impacts there will be on adjacent land uses.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;  
The future use of the property will determine the adequacy and impact on community facilities. Existing water and sewer utilities are in Bob Olson Parkway.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;  
Comprehensive Plan Table 2: Land Inventory; shows that the City has a surplus of 91.5 acres for lands designated Commercial.
6. The current and projected project density in the area; and  
The current land use designation for the site does not have a density maximum, only a minimum lot size of 7,500 square. The proposed land use designation does not a maximum density or minimum lot size.
7. The effect, if any upon other aspects of the Comprehensive Plan.  
The proposed change will not affect any other aspects of the Comprehensive Plan.

**PUBLIC COMMENT**

Staff has received no public comment concerning the proposal to date.

**AGENCY COMMENTS**

The Washington State Department of Transportation submitted comments in regard to a possible connection or crossing to I-82 located between Exit 109 (Badger Road) and Exit 113 (US 395), see Exhibit A-5.

**ANALYSIS OF REQUEST**

Pursuant to the City's Comprehensive Plan, there is a surplus of 1,475 acres designated Low Density Residential for the 2037 population projection. The loss of 20.50 acres to the supply of Low Density Residential, will have no significant negative impact to the future needs single-family residences.

## **FINDINGS**

1. The applicant is Knutzen Engineering, c/o of Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The owner is BYK Development, LLC, 1505 NE Village Street, Fairview, OR 97024.
3. The request is to change the land use designation for the subject parcel from Low Density Residential to Commercial.
4. The application was received on April 21, 2020 and was routed for review to various City Departments and other local, state and federal agencies for comment on July 14, 2020.
5. City water and sewer utilities are available at the site.
6. Access to the site is currently is via Bob Olson Parkway.
7. The proposed amendment is adjacent to Low Density Residential, Medium Density Residential and Commercial designated lands.
8. A Determination of Non-Significance was issued on August 5, 2020 for this application. The appeal period for the determination ended on August 19, 2020.
9. A public hearing notification sign was posted on site October 1, 2020.
10. Notice of the public hearing for this application was published in the Tri-City Herald on October 4, 2020. Notices were also mailed to property owners within 300 feet of the site on October 4, 2020.
11. The proposed amendment bears a positive relationship to the public health, safety, welfare and protection of the environment.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

## **CONCLUSIONS**

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject site from Low Density Residential to Commercial.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will permit an increase to commercial opportunities in the area.
5. Future development of the site has the potential to affect the traffic system. Traffic Impact Fees will be assessed at the time of development.

## **Recommendation**

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 20-05 contained in the staff report and recommend approval to City Council.

## **Motion**

I move that the Planning Commission concur with the findings and conclusions of CPA 20-05 contained in the staff report and recommend to City Council approval of the request.



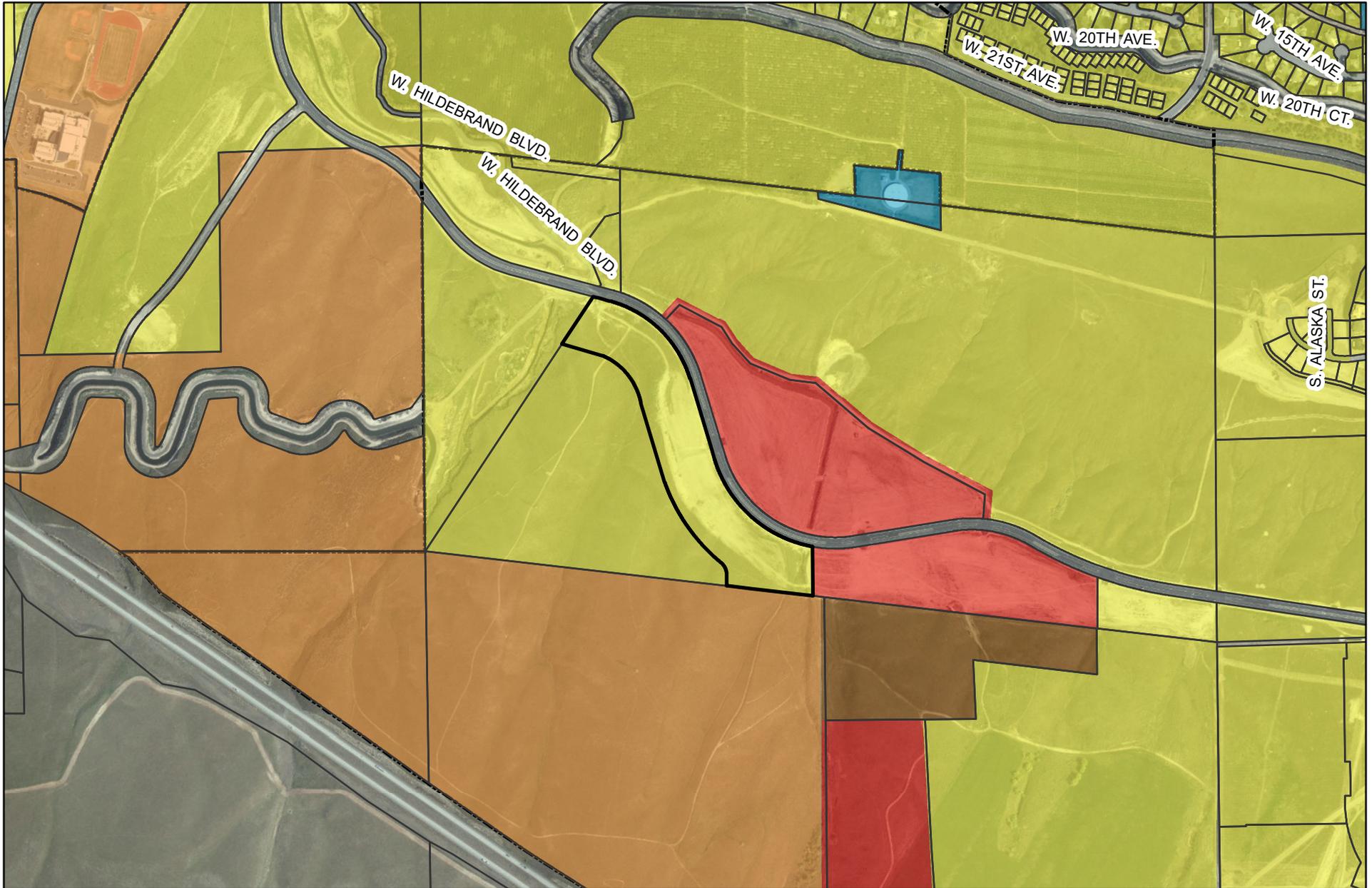
1 inch = 3,000 feet

1:36,000

0 0.275 0.55 1.1 mi

0 0.425 0.85 1.7 km

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



### CPA 20-05/PLN-2020-01003 Knutzen Engineering

- |                         |                            |            |                 |
|-------------------------|----------------------------|------------|-----------------|
| Open Space              | High Density Residential   | Mixed Use  | Industrial      |
| Low Density Residential | Medium Density Residential | Commercial | Public Facility |

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

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN- \_\_\_\_\_ - \_\_\_\_\_ FEE \$ \_\_\_\_\_

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 Comprehensive Plan Amendment

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

Applicant: Paul Knutzen (Knutzen Engineering)

Address: 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338

Telephone: 509-222-0959 Cell Phone: 509-440-1817 Fax: \_\_\_\_\_ E-mail: paul@knutzenengineering.com

Property Owner (if other than applicant): BYK Development LLC

Address: 1505 NE Village St, Fairview, OR 97024

Telephone: 503-669-9999 Cell Phone: \_\_\_\_\_ E-mail: marcus@fullard-leo.com

**SITE INFORMATION**

Parcel No. 107893000001004 Acres 20.50 Zoning: RL

Address of property: 8598 W Hildebrand Blvd

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

Present use of property Undeveloped Land.

Size of existing structure: 0 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: \$82,250.00 (Parent Parcel)

Description of Project: Comprehensive Plan Amendment and Rezone for 2 lots - Lot 1 which is 10.1 acres and lot 2 which is 10.4 acres as shown on a record of survey for parcel segregation that was submitted to the City of Kennewick on March 12, 2020- from Low Density Residential to Commercial.

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

Paul Knutzen  
Applicant's Signature

Marcus Fullard-Leo  
Marcus Fullard-Leo - April 20, 2020  
Signature of owner or owner's authorized representative

Date: 4/20/2020





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

**FILE/PROJECT NUMBER:** ED 20-12/PLN-2020-01005

**DESCRIPTION OF PROPOSAL:** To amend the City of Kennewick Comprehensive Plan Land Use Map for a 20.50-acre property from Low Density Residential to Commercial.

**PROPONENT:** Knutzen Engineering, c/o Paul Knutzen, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** REAL PROPERTY LOCATED IN GOVERNMENT LOTS 3 AND 4, THE SOUTHEAST QUARTER OF THE SOUTHWEST QUARTER AND THE NORTHEAST QUARTER OF THE SOUTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

**LEAD AGENCY:** City of Kennewick

**DETERMINATION:** The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by \_\_\_\_\_. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

**RESPONSIBLE OFFICIAL:** Gregory McCormick, AICP  
**POSITION/TITLE:** Community Planning Director  
**ADDRESS:** 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336  
**PHONE:** (509) 585-4463

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

This DNS is subject to the attached conditions:

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

Date: August 5, 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 mailed to: Dept. of Ecology  
WA Dept. of Fish & Wildlife  
WSDOT  
Yakama Nation  
CTUIR  
ED 20-12 File



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 21, 2020

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

Attention: Steve Donovan, Senior Planner

Subject: 2020 Comprehensive Plan Map Amendments  
CPA 20-02, Tom/Vicki Solbrack, Commercial to Med-Density Residential  
CPA 20-03, JAYCEE Structure (Benton PUD), Med to Hi-Density Res  
CPA 20-05, BYK Development, Low-Density Residential to Commercial  
CPA 20-06, Jose Chavallo & Tammy Steele-Chavallo, LD Res to HD Res  
US 395, I-82

We have reviewed the proposed land use map designation amendments and have comments on four of them.

1. CPA 20-02 would redesignate the land use of 14.74 acres from Commercial to Medium-Density Residential. The property is on W 10<sup>th</sup> Avenue and is located about 1 mile northeast of I-82 Exit 109 (Badger Rd/W Clearwater Avenue). Some of the traffic will use I-82 and Exit 109. This location has seen significant development recently and the interchange off ramps are now exceeding the Level of Service (LOS) threshold. When development occurs, this site, along with other developments in the area, will be the factors requiring improvements to the ramps and Badger Road. As developments are proposed, 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 County has two projects to make improvements to the interchange, but they are not yet fully funded nor have any decisions been made. The City and developer should also consider Transportation Demand Management (TDM) measures to reduce traffic impacts.
2. CPA 20-03, CPA 20-05, and CPA 20-06 are within the Southridge subarea.

**CPA 20-03** would redesignate 57.02 acres from Medium-Density Residential to High-Density Residential. The property is adjacent to I-82 and about 1 mile west of US 395. The subject property is located near a large area of other residential zones. Nonetheless,

residential zones adjacent to major highways like I-82 are not the most compatible. Major highways are critical and essential facilities serving the local area, region, state, and nation, and have a strong benefit on the economy. It is important to limit impacts to these essential facilities.

I-82 is an existing facility. When developing, the proponent will create a more noise-sensitive land use. The proponent and future residents should be aware that they are proposing residential 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. When development occurs, it is the proponent's responsibility to dampen or deflect any traffic noise for development at this site.

**CPA 20-05** would redesignate 20.50 acres from Low-Density Residential to Commercial. The property is located in the Southridge area and is on Hildebrand Boulevard. It is not adjacent to any state highways, but is about ½ mile north of I-82 and about 2.5 miles northwest of US 395 at the Hildebrand Boulevard intersection.

In the past, the City expressed interest in a new connection or crossing to I-82 located about halfway between Exit 109 (Badger Road) and Exit 113 (US 395). New or revised access to Interstate freeways requires collaboration with and approval from the Federal Highway Administration (FHWA). WSDOT and local partners need to include FHWA from the beginning of the planning process throughout the development of the proposal. WSDOT is the only entity recognized by the FHWA Washington Division that is allowed to submit requests for Interstate access revisions for review and approval. It is important to note that FHWA's position on new interchanges requires local agencies to complete all possible improvements to the local road system prior to requesting a new connection to the interstate system. WSDOT's experience is the FHWA will not agree to a new connection until all other possibilities are exhausted.

**CPA 20-06** would redesignate 40.6 acres from Low-Density Residential to High-Density Residential. The site is located about 1 mile north of I-82 and about 1.2 miles due west of the US 395/27<sup>th</sup> Avenue intersection. The property is north of Hildebrand Boulevard, east of Sherman Street, and is near to 28<sup>th</sup> Avenue. An extension of 28<sup>th</sup> Avenue to serve the site would provide a direct connection to 27<sup>th</sup> Avenue. The US 395/27<sup>th</sup> Avenue intersection has exceeded its capacity at peak times.

**Combined Comments for CPA 20-03, CPA 20-05, and CPA 20-06**

The Southridge area has seen significant development recently and traffic is increasing with congestion in certain locations. When combined, CPA 20-03, CPA 20-05, and CPA 20-06 total 118.12 acres. This is a substantial amount acreage that could be

developed to dense urban standards. We are concerned with the cumulative impact to our system. None of these three properties is adjacent to U.S. Highway 395 (US 395). However, US 395 is the sole north-south arterial serving the area. As such, WSDOT expects the majority of traffic generated by these proposals will utilize US 395 and access the highway at Ridgeline Drive, Hildebrand Boulevard, and 27<sup>th</sup> Avenue.

When development occurs, these three sites, along with other developments, will be the factors requiring improvements to US 395 and potentially I-82. As developments are proposed, they will be subject to review for their impacts to the WSDOT system. It is to the benefit of the City, the State, and future developers to preserve the functionality of US 395 and I-82.

The developments will need to mitigate their 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 City and developer should consider Transportation Demand Management (TDM) measures to reduce traffic impacts.

The City of Kennewick has an interchange project programmed for the US 395/Ridgeline Drive intersection. When development occurs, we will recommend the City require the developer to contribute to towards construction of the interchange at US 395 and Ridgeline Drive in proportion to their impacts.

Thank you for the opportunity to review and comment on these proposals. 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 – Comp Plans/Benton County  
Celeste Gilman, WSDOT Multimodal Planning  
Will Simpson, Washington Department of Commerce

**Comprehensive Plan Amendment 20-07**

**REQUEST:** Change 7.42 acres from Low Density Residential and Commercial to Medium Density Residential.

**APPLICANT:** Knutzen Engineering, c/o Nathan Machiela

**OWNERS:** Chervenell Construction, Brad and Emily Niebuhr and HN Development Partners



Not to scale

**SITE INFORMATION**

- **Size:** 7.42 acres
- **Location:** 4711, 4717 and 4721 W Canal Drive
- **Topography:** Flat
- **Existing Comprehensive Plan Designation:** Low Density Residential and Commercial
- **Existing Zoning:** Residential Low Density (RL) and Commercial, Community (CC)
- **Existing Land Use:** Single-Family Residences and Shop

**EXHIBITS**

- **Exhibit A-1:** Aerial Map
- **Exhibit A-2:** Land Use Map
- **Exhibit A-3:** Application
- **Exhibit A-4:** Environmental Determination
- **Exhibit A-5:** Department of Archaeology & Historic Preservation
- **Exhibit A-6:** Comments from RaNaese Washam, with Staff Response

**APPLICATION PROCESS**

- Application Submitted: April 29, 2020
- Application routed for comments: July 14, 2020
- Determination of Non-Significance issued August 5, 2020.
- Appeal Period for the DNS ended August 19, 2020.
- A property posting sign notifying the public of a public hearing on this request was posted on the site on October 1, 2020.
- Notice of Hearing published October 4, 2020
- Notice of Hearing mailed October 2, 2020

**SURROUNDING COMPREHENSIVE PLAN, ZONING AND LAND USES**

North	Comprehensive Plan – Unincorporated Benton County/Urban Growth Area Zoning – Unincorporated Benton County/Urban Growth Area Residential Existing Land Uses – Single-Family Residential
South	Comprehensive Plan – Industrial Zoning – Industrial, Light Existing Land Uses – Railroad Right-of-Way/Vacant
East	Comprehensive Plan – Unincorporated Benton County/Urban Growth Area Zoning – Unincorporated Benton County/Urban Growth Area Residential Existing Land Uses – Single-Family Residential
West	Comprehensive Plan – Low Density Residential Zoning – Residential, Low (RL) Existing Land Uses – Single-Family Residential

**REGULATORY CONTROLS**

- City of Kennewick Comprehensive Plan
- Kennewick Municipal Code Title 4
- Kennewick Municipal Code Title 18

**DESCRIPTION OF REQUEST**

The applicant has requested to change the land use designation of 7.42 acres from Low Density Residential and Commercial to Medium Density Residential.

**COMPLIANCE WITH TITLE 4 (ADMINISTRATIVE PROCEDURES)**

**KMC 4.12.110(7): Approval Criteria. The City may approve Comprehensive Plan Amendments and area-wide zone map amendments if it finds that the request meets one or more of the following:**

1. The proposed amendment bears a substantial relationship to the public health, safety, welfare, and protection of the environment;  
At this time, it is unknown what type of relationship the proposed amendment will have to the public health, safety, welfare and protection of the environment. Future development will be subject to the applicable requirements of the development regulations and critical area regulations.
2. The proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment;  
This amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City’s adopted comprehensive plan not affected by the amendment.
3. The proposed amendment corrects an obvious mapping error; or  
This request does not correct a mapping error.

4. The proposed amendment addresses an identified deficiency in the Comprehensive Plan.  
The proposed amendment does not address an identified deficiency in the Comprehensive Plan.

**KMC 4.12.110(8): Additional Factors. The City must also consider the following factors prior to approving Comprehensive Plan Amendments:**

1. The effect upon the physical environment;  
Multi-family residence development will incorporate open space, exclusive of required street landscaping. As a single-family residential development, open space will occur due to setback requirements and street landscaping will also be required. The effect on the physical environment should be minimal due to the type of development that will be permitted to take place on the site.
2. The effect on open space and natural features including, but not limited to topography, streams, rivers, and lakes;  
No bodies of water are in the general area of the site. The site is relatively flat and it should require minimal earthwork. Adequate regulations exist in the Kennewick Municipal Code that will mitigate possible impacts to the natural environment.
3. The compatibility with and impact on adjacent land uses and surrounding neighborhoods;  
Other than to the south, Low Density Residential properties are adjacent to the site. Medium Density Residential properties are within a ¼ of a mile to the west of the site. The difference between low and medium density designations is that medium allows for a higher density per acre.
4. The adequacy of, and impact on community facilities, including utilities, roads, public transportation, parks, recreation, and schools;  
The future use of the property will determine the adequacy and impact on community facilities. The site has direct access onto Canal Drive. Existing water and sewer utilities are in Canal Drive, water is in front of the site and sewer is roughly a ¼ mile to the west of the site.
5. The quantity and location of land planned for the proposed land use type and density and the demand for such land;  
Comprehensive Plan Table 2: Land Inventory; shows that the City has a surplus of 1567 acres for lands designated Low Density Residential and Commercial. Currently, the City has a surplus of 248 acres for lands designated Medium Density Residential. At this time, the City has a large enough supply of Low Density Residential and Commercial lands to last until 2037.
6. The current and projected project density in the area; and  
The proposed designation does allow for a density of up to 13 units per acre.
7. The effect, if any upon other aspects of the Comprehensive Plan.  
The proposed amendment will not affect any other aspects of the Comprehensive Plan.

**PUBLIC COMMENT**

Staff has received comments from one member of the public with concerns about possible construction of multi-family residences. Both single-family and multi-family residential are permitted via the implementing zoning district.

**AGENCY COMMENTS**

Staff has received comments from the Department of Archaeology and Historic Preservation. The site has a high potential for archaeological resources and future development of the site will be required to follow the recommendations listed in Exhibit A-5.

### **ANALYSIS OF REQUEST**

Approval of the request allows the possibility of combining the properties into one lot and developing the site for a residential use. Single-family with a minimum lot size of 4,500 square feet are permitted. Multi-family residences are permitted with a density of 13 units per acre.

### **FINDINGS**

1. The applicant is Knutzen Engineering, c/o of Nathan Machiela, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338.
2. The owners are Chervenell Construction, 7511 W Arrowhead Avenue, #B, Kennewick, WA 99336; Brad and Emily Niebuhr, 1771 Sorenson Road, Ellensburg, WA 98926; HN Development Partners, 4721 W Canal Drive, Kennewick, WA 99336.
3. The request is to change the land use designation for the subject parcel from Low Density Residential and Commercial to Medium Density Residential.
4. The City received the application on April 29, 2020 and routed it for review to various City Departments and other local, state and federal agencies for comment on July 14, 2020.
5. City water adjacent to the site. City sewer will need to be extended to the site from the west.
6. Access to the site is currently is via W Canal Drive.
7. The proposed amendment is adjacent to property designated Low Density Residential.
8. The City issued Determination of Non-Significance on August 5, 2020 for this application. The appeal period for the determination ended on August 19, 2020.
9. A public hearing notification sign was posted on site October 1, 2020.
10. Notice of the public hearing for this application was published in the Tri-City Herald on October 4, 2020. Notices were also mailed to property owners within 300 feet of the site on October 2, 2020.
11. The proposed amendment bears a positive relationship to the public health, safety, welfare and protection of the environment.
12. This proposed amendment is consistent with the requirements of Chapter 36.70A RCW and with the portion of the City's adopted comprehensive plan not affected by the amendment.
13. The proposed amendment does not correct an obvious mapping error.
14. This request will not address an identified deficiency in the Comprehensive Plan.

### **CONCLUSIONS**

1. Pursuant to Chapter 4.08 of the Kennewick Municipal Code, the lead agency has determined that the proposed amendment does not have a probable significant adverse impact on the environment.
2. The proposed amendment will change the land use designation for the subject sites from Low Density Residential and Commercial to Medium Density Residential.
3. The proposed amendment is consistent with the City of Kennewick Comprehensive Plan and will have minimal impact on other aspects of the plan.
4. The proposed amendment will permit an increase to residential opportunities in the area.
5. Future development of the site has the potential to affect the park and traffic system. Future development of the site is subject to applicable Park and Traffic Impact Fees.

**Recommendation**

Staff recommends that the Planning Commission concur with the findings and conclusions of CPA 20-07 contained in the staff report and recommend approval to City Council.

**Motion**

I move that the Planning Commission concur with the findings and conclusions of CPA 20-07 contained in the staff report and recommend to City Council approval of the request.

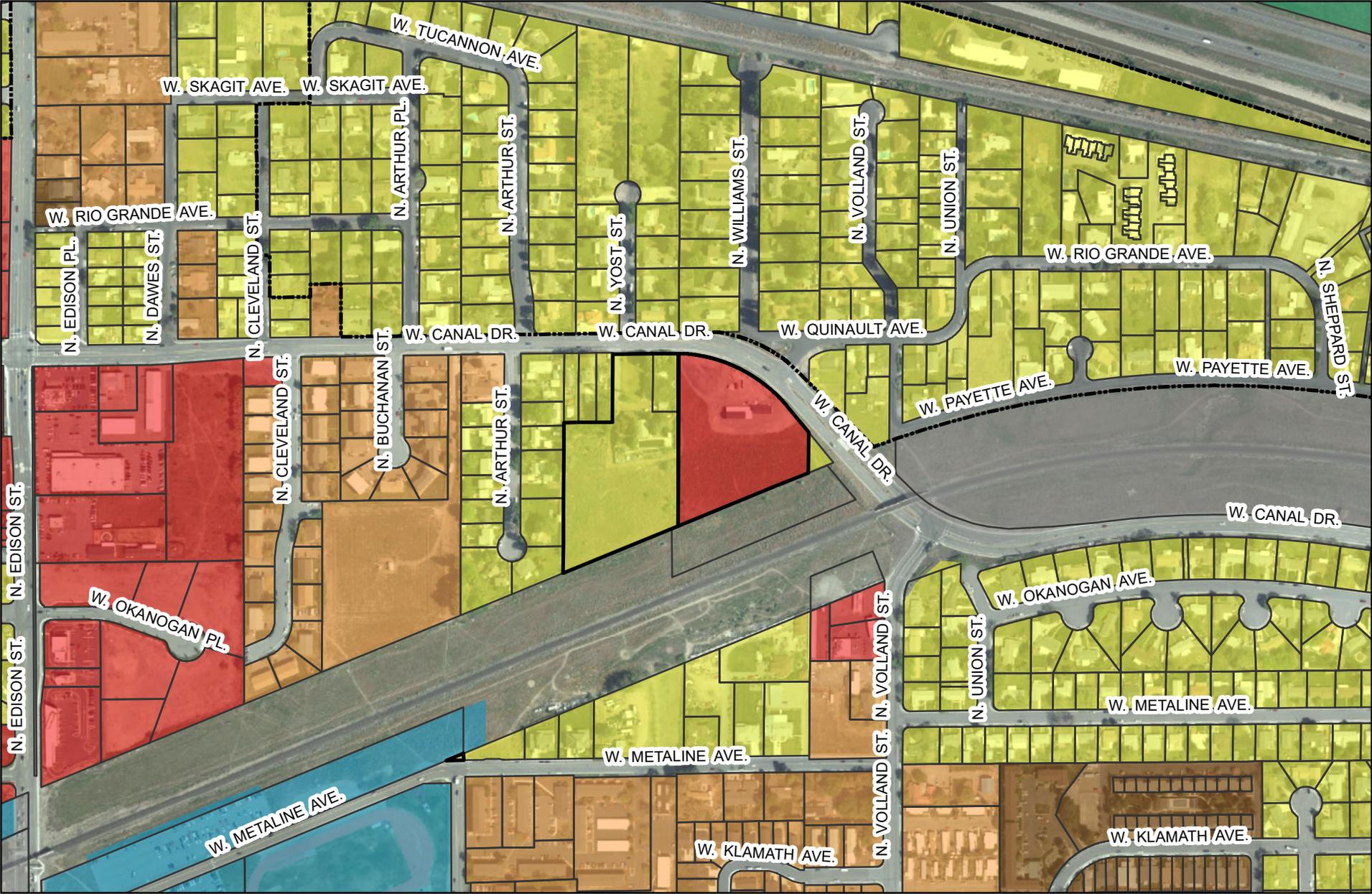


1 inch = 1,000 feet 1:12,000

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

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



### CPA 20-07/PLN-2020-01085 Knutzen Engineering

- Open Space
- Low Density Residential
- Medium Density Residential
- High Density Residential
- Mixed Use
- Commercial
- Industrial
- Public Facility

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

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN-2019 -00081 FEE \$ \_\_\_\_\_

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 Comprehensive Plan Amendment

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

Applicant: Nathan Machiela (Knutzen Engineering)

Address: 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338

Telephone: 509-222-0959 Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail nathan@knutzenengineering.com

Property Owner (if other than applicant): Chervenell Construction (Brandon Mayfield)

Address: 7511 W Arrowhead Avenue, #B, Kennewick, WA 99336

Telephone: 509-735-3377 Cell Phone: \_\_\_\_\_ E-mail BMayfield@chervenell.com

**SITE INFORMATION**

Parcel No. 133991020017008 Acres 3.62 Zoning: C

Address of property: 4711 W Canal Dr, Kennewick, WA 99336

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

Present use of property Storage Building.

Size of existing structure: 4540 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: N/A Cubic feet of excavation: 0 Cost of new construction N/A

Benton County Assessor Market Improvement Value: \$252,350.00

Description of Project: Comprehensive Plan Change from Commercial (C) to Medium Density Residential (MDR).

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: 03/23/20

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

Exhibit A-3

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN-2019\_00081 FEE \$ \_\_\_\_\_

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 Comprehensive Plan Amendment

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

Applicant: Nathan Machiela (Knutzen Engineering)

Address: 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338

Telephone: 509-222-0959 Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail nathan@knutzenengineering.com

Property Owner (if other than applicant): Brad and Emily Niebuhr

Address: 1771 Sorenson Rd, Ellensburg, WA 98926

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ E-mail \_\_\_\_\_

**SITE INFORMATION**

Parcel No. 133991020018002 Acres 3.44 Zoning: RL

Address of property: 4717 W Canal Dr, Kennewick, WA 99336

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

Present use of property A single family residence.

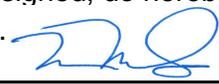
Size of existing structure: 2046 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: N/A Cubic feet of excavation: 0 Cost of new construction N/A

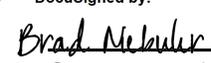
Benton County Assessor Market Improvement Value: 257,550

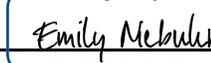
Description of Project: Comprehensive plan change from Low Density Residential (LDR) to Medium Density Residential (MDR).

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

  
\_\_\_\_\_  
Applicant's Signature

Date: 04/09/2020

DocuSigned by:   
Signature of owner or owner's authorized representative

DocuSigned by:   
Signature of owner or owner's authorized representative



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

**FILE/PROJECT NUMBER:** ED 20-16/PLN-2020-01084

**DESCRIPTION OF PROPOSAL:** To amend the City of Kennewick Comprehensive Plan Land Use Map for 7.42-acres from Low Density Residential and Commercial to Medium Density Residential.

**PROPONENT:** Knutzen Engineering, c/o Nathan Machiela, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** 4711, 4717 & 4721 W Canal Drive

**LEAD AGENCY:** City of Kennewick

**DETERMINATION:** The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

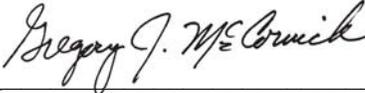
- There is no comment period for this DNS.
- This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.
- This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by \_\_\_\_\_. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

**RESPONSIBLE OFFICIAL:** Gregory McCormick, AICP  
**POSITION/TITLE:** Community Planning Director  
**ADDRESS:** 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336  
**PHONE:** (509) 585-4463

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

This DNS is subject to the attached conditions:

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

Date: August 5, 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 mailed to:      Dept. of Ecology  
WA Dept. of Fish & Wildlife  
WSDOT  
Yakama Nation  
CTUIR  
ED 20-16 File

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

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN-2019 \_00081 FEE \$ \_\_\_\_\_

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 Comprehensive Plan Amendment

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

Applicant: Nathan Machiela (Knutzen Engineering)

Address: 5401 Ridgeline Dr Suite 160, Kennewick, WA 99338

Telephone: 509-222-0959 Cell Phone: \_\_\_\_\_ Fax: \_\_\_\_\_ E-mail nathan@knutzenengineering.com

Property Owner (if other than applicant): HN Development Partners

Address: 4721 W Canal Dr, Kennewick, WA 99336

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ E-mail \_\_\_\_\_

**SITE INFORMATION**

Parcel No. 133991020018001 Acres 0.36 Zoning: RL

Address of property: 4721 W Canal Dr, Kennewick, WA 99336

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

Present use of property A single family residence.

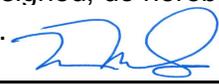
Size of existing structure: 2300 sq. ft. Size of Proposed addition/New structure: 0 sq. ft.

Height of building: N/A Cubic feet of excavation: 0 Cost of new construction N/A

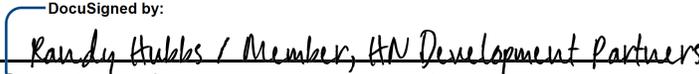
Benton County Assessor Market Improvement Value: 49,250

Description of Project: Comprehensive plan change from Low Density Residential (LDR)

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

  
\_\_\_\_\_  
Applicant's Signature

Date: 04/26/2020

DocuSigned by:  
  
Randy Hukles / Member, HN Development Partners  
Signature of owner or owner's authorized representative



3. *Which elements of the Comprehensive Plan will be affected and how? Include detailed information on the provision of utilities, such as water, sewer, power, etc., and how such utilities correspond with the City's various utility plans. Detailed information must also be submitted regarding what effect the proposed change will have on such services as fire, police, parks, schools, etc.*

Response: Both the land use and housing elements of the comprehensive plan would be affected by the proposed amendment. 3.8 acres would be transferred from Low Density Residential to Medium Density Residential and 3.62 acres would be transferred from Commercial to Medium Density Residential. City water is already available at the site. Sewer needs to be brought to the site, either from existing lines on Buchanan St or from lines within the railroad property to the North. The need for these facilities is unchanged and the demand is not expected to change significantly. Moving to a higher density residential usage could increase demand, while at the same time the transition from industrial to residential will likely decrease demand of these utilities, making it difficult to determine the effects on need for services. The demand for schools, parks and public transportation would be greater than lower density residential or industrial development. Police and fire services requirements will not change.

4. *Indicate how the requested amendment will implement the Comprehensive Plan and be in the best interest of the Kennewick area, reference specific Comprehensive Plan policies that will be implemented.*

Response: The proposed amendment would result in development that would help implement a wide variety of comprehensive plan goals and policies and would be in the best interest of Kennewick: by providing an opportunity for infill development and providing for new affordable housing. A more detailed description of how the proposal aligns with planning goals is listed below.

Urban Area Goal 2:

**Encourage growth within the Urban Growth Area.**

**Policy 3: Encourage compact development patterns within the UGA that can be efficiently served by public facilities.**

Response: The proposed comprehensive plan amendment would provide for growth in a manner that is consistent with the capital facilities plan, the capital improvements plan and would result in compact, infill development that would be efficiently served by public facilities. In particular, water service is already available in the area.

Residential Goal 1:

**Provide for attractive, walkable and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.**

Response: Approval of the comprehensive plan amendment as requested would result in the development of multi-family apartment complexes that would be located adjacent to other residential properties, thereby ensuring compatibility with neighboring areas as identified in this goal.

Housing Goal 3:

**Promote affordable housing for all economic segments of the community.**

**Policy 1: Promote affordable infill residential construction through flexibility in development techniques.**

Response: The proposed plan amendment represents an opportunity for infill residential development and would help to implement this planning goal.

**Policy 4: Work with other jurisdictions and organizations, including the Kennewick Housing Authority and non-profit housing developers, to address the need for housing to be affordable to low and very low-income households.**

Response: The owner intends to provide apartment housing at a lower cost than similar housing in the City of Kennewick, fulfilling this planning goal.



August 19, 2020

Gregory McCormick  
Community Planning Director  
City of Kennewick  
210 W 6th Avenue  
Kennewick, WA 99336

In future correspondence please refer to:

Project Tracking Code: 2020-08-05239

Property: City of Kennewick\_Mueller Subdivision Project (ED 20-16/PLN-2020-01084)

Re: Survey Requested

Dear Gregory McCormick:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. A desktop review of our Statewide Predictive Model has identified the proposed project area as having high potential for archaeological resources. This is due, in part, to the proximity of the proposed project area to the Columbia River, a resource known to have been important to both historic and prehistoric people. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

If any federal funds or permits are associated with this proposal, Section 106 of the National Historic Preservation Act, as amended, and its implementing regulations, 36 CFR 800, must be followed. This is a separate process from both the NEPA and SEPA environmental review processes and requires formal government-to-government consultation with the affected Tribes and the SHPO. Also, we appreciate receiving any correspondence or comments from concerned tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.



Sincerely,



Sydney Hanson  
Transportation Archaeologist  
(360) 586-3082  
Sydney.Hanson@dahp.wa.gov



**From:** [Steve Donovan](#)  
**To:** ["RaNaese Washam"](#)  
**Subject:** RE: Project#CPA 20-07  
**Date:** Wednesday, October 7, 2020 2:58:52 PM

---

Hello,

The proponents of the proposed comprehensive plan at this time intend to build multi-family apartment buildings at the site.

Feel free to contact me if you have further questions.

Steve

**From:** RaNaese Washam

**Sent:** Wednesday, October 7, 2020 1:03 PM

**To:** Steve Donovan

**Subject:** Project#CPA 20-07

Hello my name is RaNaese Washam my address is 1130 N. Arthur St. I would like to know by changing this zoning to medium density residential does this mean that apartments are going to be built on the total 7.42 acres? We have enough problems from the apartments on Buchanan & Cleveland Streets = 24/7 of drugs and gang activity. What gives to the home owners in Kennewick? Thank You, RaNaese Washam