

Department only



PP 16 - 02 / PLN- 2016 - 00631 Fee \$ 2250⁰⁰

**City Of Kennewick
Preliminary Plat Application**

PAID
MAR 04 2016
CITY OF KENNEWICK

Date: February 26, 2016

Name Or Number Of Plat: Sunrise Ridge Subdivision

General Location: East of S Olympia Street at W 53rd Avenue.

Parent Parcel Numbers: 124892000007000, 124893012820003

Applicant Name: DJ Sunrise Development LLC

Address: 5602 S Newport PI PR

City, State, Zip: Kennewick, WA 99337

Phone Number: (509) 727-2212

E-mail: jaust@frontier.com

Owner's Name: Jim Aust

Address: 5602 S Newport PI PR

City, State, Zip: Kennewick, WA 99337

Surveyor's Name: Rogers Surveying Inc.

Address: 1455 Columbia Park Trail, Ste 201

City, State, Zip: Richland WA 99352

Engineer's Name: JF Engineering, PLCC

Address: 5220 S Auburn PI

City, State, Zip: Kennewick, WA 99337

Area Of Plat: 19.8 Ac Zoning: RS #/Lots: 44

Min. Lot Size: 11,706 SF Average Lot Size: 19,602 SF

Proposed Land Use: Single family residential

Plat Will Be Served By: (Check Those Which Apply)

Telephone Co: Verizon Other

Water System: Well Private City

Sewer System: Septic City

Natural Gas: Yes No

Cable Tv: Yes No

Irrigation District: N/A - Outside KID boundary Power: PUD Benton

I certify that the information given above is true and complete to the best of my knowledge.

SIGNATURE OF APPLICANT:

Joseph A. Hunt
Jean A. Hunt

This preliminary plat is being submitted with my consent.

SIGNATURE OF OWNER:

Joseph A. Hunt
Jean A. Hunt

Received by: _____ Date: _____ Fee paid: _____

- ___ SEPA Checklist
- ___ ESA Supplement
- ___ Affidavit of Posting
- ___ Ownership Report
- ___ Receipt No.
- ___ File No.



NOTIFICATION OF MAILING

I, Anna Linn, on May 25th, 20 16

Mailed 34 copies of NOPI

for PP 16-02 "Sunrise Ridge"

to applicant, prop. owners w/in 300', interested parties

as shown on the attached list.

PP 16-02
PLN-2016-00631
5514 S NEWPORT PL PR

[Signature]
Signature

37
K.I.D.
JASON MCSHANE
12 W KENNEWICK AVENUE
KENNEWICK WA 99336

37
K.I.D.
BEN WOODARD
12 W KENNEWICK AVENUE
KENNEWICK WA 99336

37
ROGERS SURVEYING INC
1455 COLUMBIA PARK TRAIL, STE 201
RICHLAND WA 99352

37
JF ENGINEERING PLCC
5220 S AUBURN PL
KENNEWICK WA 99337



NOTICE OF APPLICATION

Proposal: An application for a preliminary plat has been submitted by Jim Aust of DJ Sunrise Development, LLC, (5602 S. Newport Place, Kennewick, WA 99337). The site is located north of HWY 397 and directly east of S. Olympia Street at 5602 S. Newport Place. The site consists of 2 parcels with an area approximately 19.8 acres in size, and is proposed to be divided into 44 single-family lots. The smallest lot size is 11,706 square feet, the largest lot size is 51,946 square feet, and the average lot size is 19,602 square feet. The site is currently zoned Residential Suburban (RS). The project is subject to the single-family design standards. The Comprehensive Plan designation is Low Density Residential. The file number is PP 16-02/PLN-2016-00631.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **June 13, 2016** in the Council Chambers in Kennewick City Hall at 210 W. 6th Avenue, Kennewick, WA 99336. Testimony will be taken at this meeting. The Hearing Examiner is expected to make a decision for the Preliminary Plat following this meeting.

Public Comment Period: You may submit comments at any time until **May 31, 2016**, before 4:30 p.m. Comments submitted on or before May 31, 2016 will be included in the Hearing Examiner's meeting packet. Comments after May 31, 2016 can be submitted at the Public Hearing. If you have questions on the proposal, contact Wes Romine, Development Services Manager at (509) 585-4558 or via e-mail at wes.romine@ci.kennewick.wa.us.

Environmental Documents and/or Studies Applicable to this Study: A Mitigated Determination of Non-significance No.16-15 was issued on April 27, 2016. The time for appealing SEPA issues is fourteen (14) calendar days from the issue date.

Determination of Completeness: The application was declared complete on March 4, 2016 for the purpose of processing.

Project Permits Associated with this Proposal: None

Preliminary Determination of Regulations Used for Project Mitigation: Title 18 (Zoning), Title 17 (Subdivision), Title 4 of the Kennewick Municipal Code and the land use policies contained in the Kennewick Comprehensive Plan.

Estimated Date of Decision: Within 10 business days of the Hearing date of June 13, 2016.

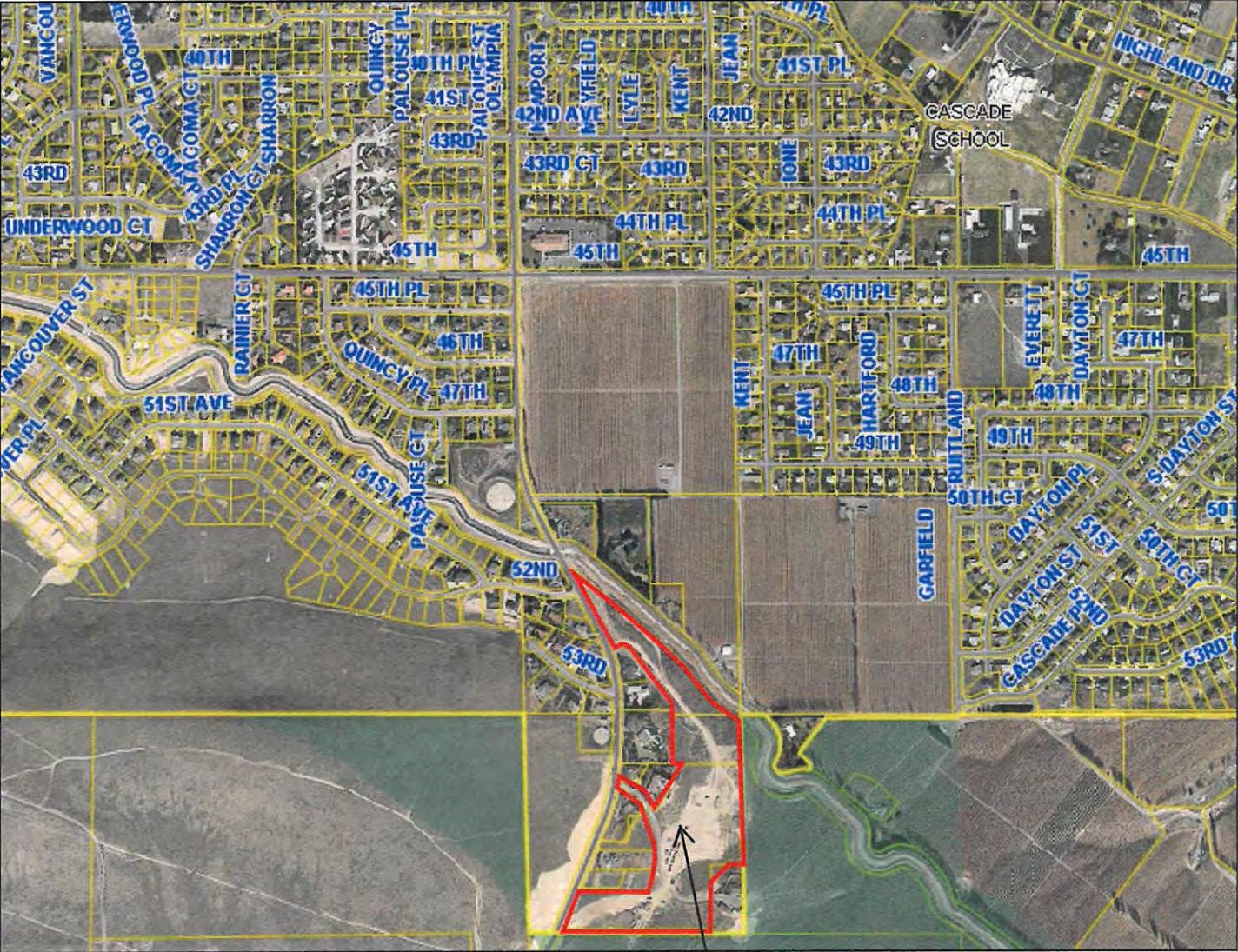
To Receive Notification of the Decision and/or the Environmental Determination: Contact the Development Services Division at 210 W. 6th Avenue, Kennewick, WA 99336 or via telephone at (509) 585-4280.

Appeal: Any person aggrieved by the decision of the Kennewick Hearing Examiner on this proposal may appeal to the Superior Court of Benton County within twenty-one (21) days of the date of decision.

Wes Romine, Development Services Manager

The City of Kennewick welcomes full participation in public meetings by all citizens and does not discriminate on the basis of disability, pursuant to the requirements of the American with Disabilities Act of 1990, pub. L 101-336. 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 the City of Kennewick, Wes Romine, Development Services Department at (509) 585-4558 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

210 W. Sixth Avenue / PO Box 6108, Kennewick WA 99336



1000 ft  1 : 12000 1in : 1000ft

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

Project Location
PP 16-02

PP 16-02
PLN-2016-00631
5514 S NEWPORT PL PR

Bruce W Ratchford & Lorrie A Ratchford
P.O. Box 6317
Kennewick, WA 99336

Frederick & Marilyn R. Schmorde
1122 West 52nd Avenue
Kennewick, WA 99337

John R. Decker Jr. and Sue M. Decker
1125 West 52nd Avenue
Kennewick, WA 99337

Tyler R. & Danielle L. MacDonald
1123 West 52nd Avenue
Kennewick, WA 99337

P&R Construction LLC
6159 West Deschutes Avenue, Suite 508
Kennewick, WA 99336

Lois Power
5200 South Olympia Street
Kennewick, WA 99337

James P. Martyn
1112 West 53rd Avenue
Kennewick, WA 99337

Jeffrey K. and Rene J. Sistrunk
1116 West 53rd Avenue
Kennewick, WA 99337

Francis D. Hobbs and Barbara Hobbs
1118 West 53rd Avenue
Kennewick, WA 99337

Byard B. Slocumb and Betti L. Slocumb
1120 West 53rd Avenue
Kennewick, WA 99337

Adam P. Klei
1113 West 53rd Avenue
Kennewick, WA 99337

David D. Douglas
1111 West 53rd Avenue
Kennewick, WA 99337

City of Kennewick
P.O. Box 6108
Kennewick, WA 99336

Jack L. Nelson and Valerie J. Nelson
568 Lakerose Loop
Richland, WA 99352

Benton County Road Department
P.O. Box 1001
Prosser, WA 99350

Columbia Basin Developers, LLC
2312 South Ely Street
Kennewick, WA 99337

Carl W. Petersen
939 Karen Ann Drive
Camano Island, WA 98282

John C. Pringle
5400 South Garfield Street
Kennewick, WA 99337

Patricia M. Irving
5050 South Olympia Street
Kennewick, WA 99337

Raymond N. Kluger and Nataly D. Kluger
P.O. Box 53271
Bellevue, WA 98015

Richard T. Wilde and Glenda G. Wilde
5289 South Olympia Street
Kennewick, WA 99337

Eligiusz Kaczynski and Alina Kaczynski
4811 South Olympia Street
Kennewick, WA 99337

David Peachey and Susan Peachey
4961 South Olympia Street
Kennewick, WA 99337

Justin J. Fiecke and Angela R. Fiecke
5309 South Olympia Street
Kennewick, WA 99337

Robert E. Davis and Frances Davis
5353 South Olympia Street
Kennewick, WA 99337

Floyd N. Hodges and Betty J. Hodges
5403 South Olympia Street
Kennewick, WA 99336

Craig A. Bold and Debra L. Bolt
5501 South Olympia Street
Kennewick, WA 99337

Edgar Cousineau & Lauri Lynn Cousineau
219508 East 528 PR SE
Kennewick, WA 99337

Steve Cousineau and Sheryl Cousineau
50307 South Sloan Court
Kennewick, WA 99337



Joseph James Aust and Jean Aust
5602 South Newport Place
Kennewick, WA 99337

Anthony J. Hill and Joyce A. Hill
1400 West 52nd Avenue
Kennewick, WA 99337



AFFIDAVIT OF PROPERTY POSTING

The SUNRISE RIDGE PRELIMINARY PLAT ^{PUBLIC HEARING FOR}
sign was posted on MAY 25, 2016 (date) at this location:
OLYMPIA & NEWPORT, adjacent to NEWPORT PL (street)
as depicted in the attached picture(s).

Type of application PRELIMINARY PLAT

Proposal 44 LOT SUBDIVISION

Applicant name WES ROMINE

Signature [Signature] Phone # 585-4558

Date 5-25-16

State of Washington
County of Benton

I certify that I know or have satisfactory evidence that Wes Romine

signed this instrument and acknowledge it to be their free and voluntary act for the
uses and purposes mentioned in the instrument.

[Signature]
Notary Public in and for the State of Washington

Residing at Kennewick, WA

My appointment expires 4/19/2019



S Newport Pl PR

KENNEWICK
ZONING MATTERS

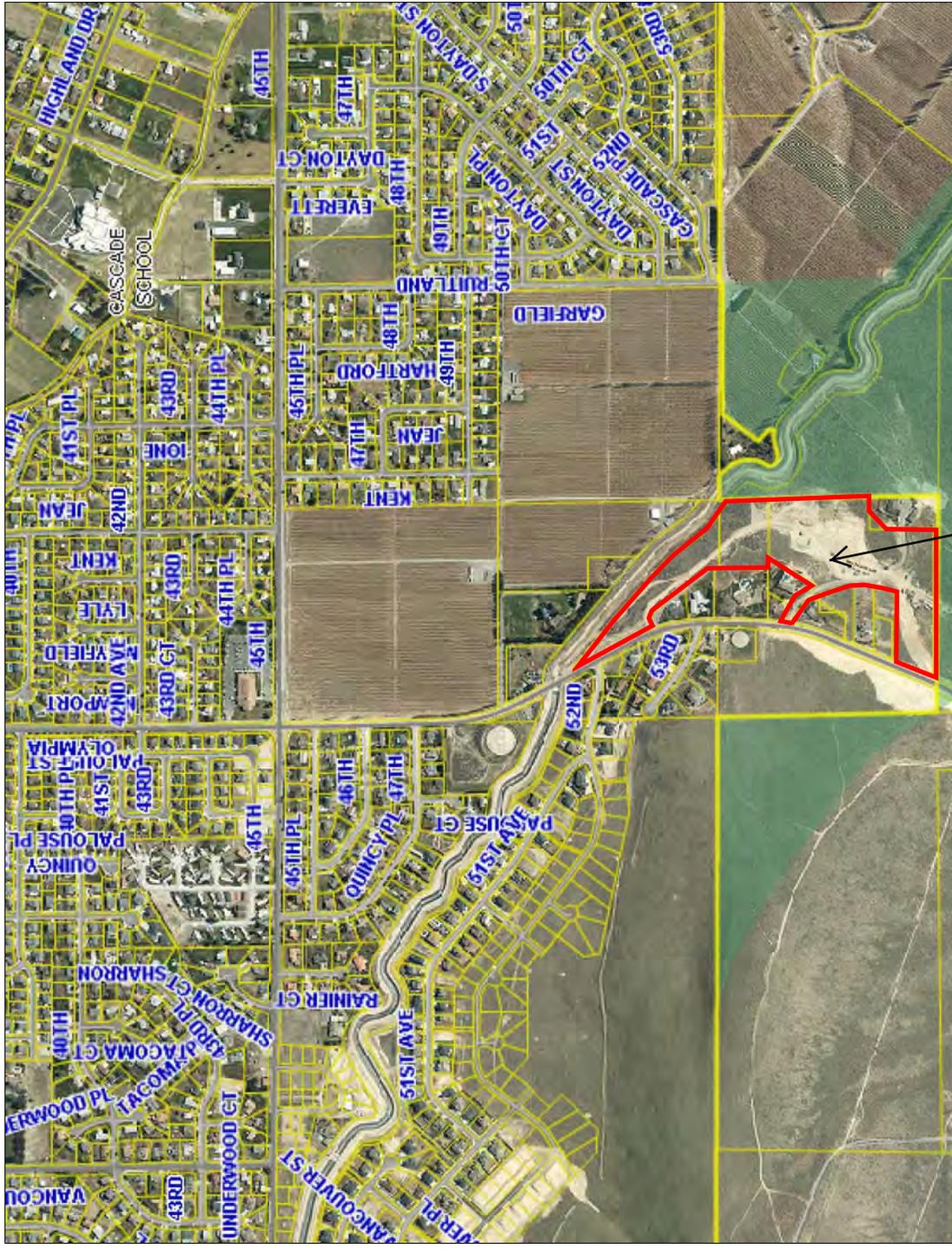
PRELIMINARY APPLICATION
 UNDER A PRELIMINARY ZONING
 APPLICATION (SINGLE-STEP)
 TO CONTACT US FOR MORE
 INFORMATION, VISIT OUR WEBSITE
 AT WWW.KENNEWICKWA.GOV/CITYHALL

TE

KENNEWICK
ZONING MATTERS

PRELIMINARY PLAT APPLICATION
DIVIDE A 19.8 ACRES LOT INTO 44 LOTS
APPLICANT : DJ SUNRISE DEV.
FILE #: PP 16-02/PLN-2016-00631
CONTACT: WES 585-4558

TU PUBLIC HEARING: JUNE 13, 2016
6:00PM AT CITY HALL **:S**



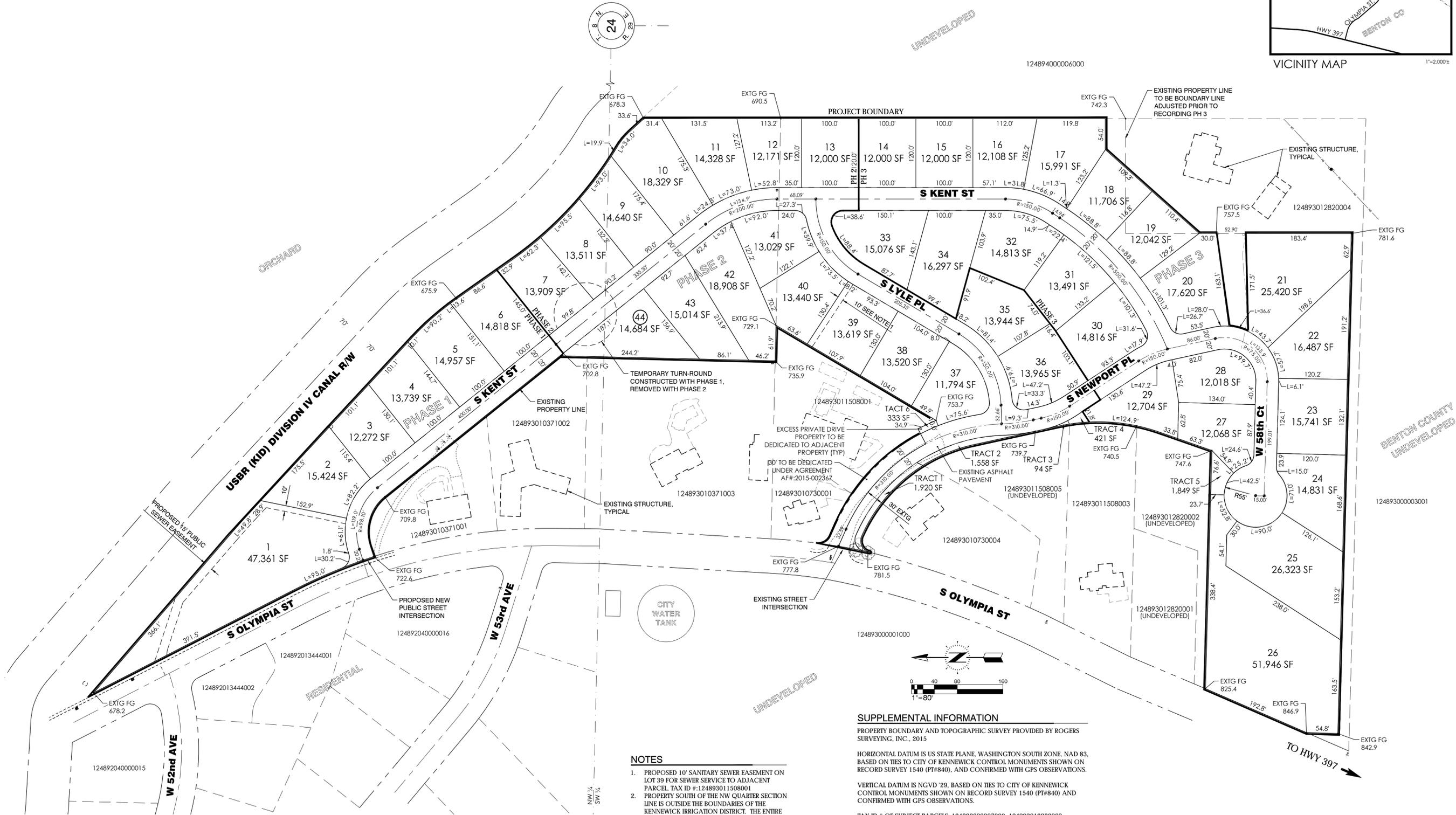
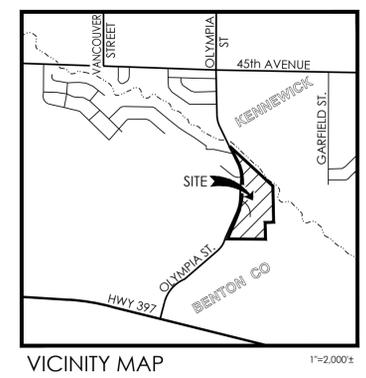
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This plan is suitable for informational use only.
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Project Location
PP 16-02

SUNRISE RIDGE SUBDIVISION

PRELIMINARY PLAT OF
LOCATED IN THE W 1/2 OF SEC 24, T 8 N, R 29 E OF THE WILLAMETTE MERIDIAN



- NOTES**
- PROPOSED 10' SANITARY SEWER EASEMENT ON LOT 39 FOR SEWER SERVICE TO ADJACENT PARCEL. TAX ID # 124893011508001
 - PROPERTY SOUTH OF THE NW QUARTER SECTION LINE IS OUTSIDE THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT. THE ENTIRE PROJECT IS NOT PROPOSING TO PROVIDE SEPARATE IRRIGATION SERVICE TO THE LOTS WITHIN THE PLAT.
 - TRACTS 1-6 SHALL BE DEDICATED TO THE ADJACENT PROPERTY OWNERS AT THE TIME OF FINAL PLAT RECORDING. ALL EASEMENTS RESERVED.

SUPPLEMENTAL INFORMATION
PROPERTY BOUNDARY AND TOPOGRAPHIC SURVEY PROVIDED BY ROGERS SURVEYING, INC., 2015

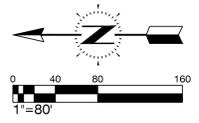
HORIZONTAL DATUM IS US STATE PLANE, WASHINGTON SOUTH ZONE, NAD 83, BASED ON TIES TO CITY OF KENNEWICK CONTROL MONUMENTS SHOWN ON RECORD SURVEY 1540 (PT#840), AND CONFIRMED WITH GPS OBSERVATIONS.

VERTICAL DATUM IS NGVD '29, BASED ON TIES TO CITY OF KENNEWICK CONTROL MONUMENTS SHOWN ON RECORD SURVEY 1540 (PT#840) AND CONFIRMED WITH GPS OBSERVATIONS.

TAX ID # OF SUBJECT PARCELS: 124892000007000, 124893012820003
COMPREHENSIVE PLAN DESIGNATION: LDR - LOW DENSITY RESIDENTIAL
LAND USE ZONING DESIGNATION: RS - RESIDENTIAL SUBURBAN

TOTAL PROJECT AREA: 19.8 Ac
PROPOSED # LOTS: 44
AVERAGE LOT SIZE: 19,602 SF
MIN. LOT SIZE: 11,706 SF (18)
LARGEST LOT SIZE: 51,946 SF (26)

ANTICIPATED FINAL PLAT TIMING (SUBJECT TO MARKET CONDITIONS)
PH 1: 2016 PH 2: 2017 PH 3: 2018-19

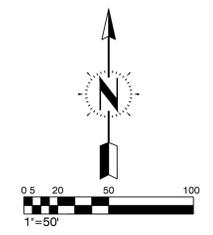
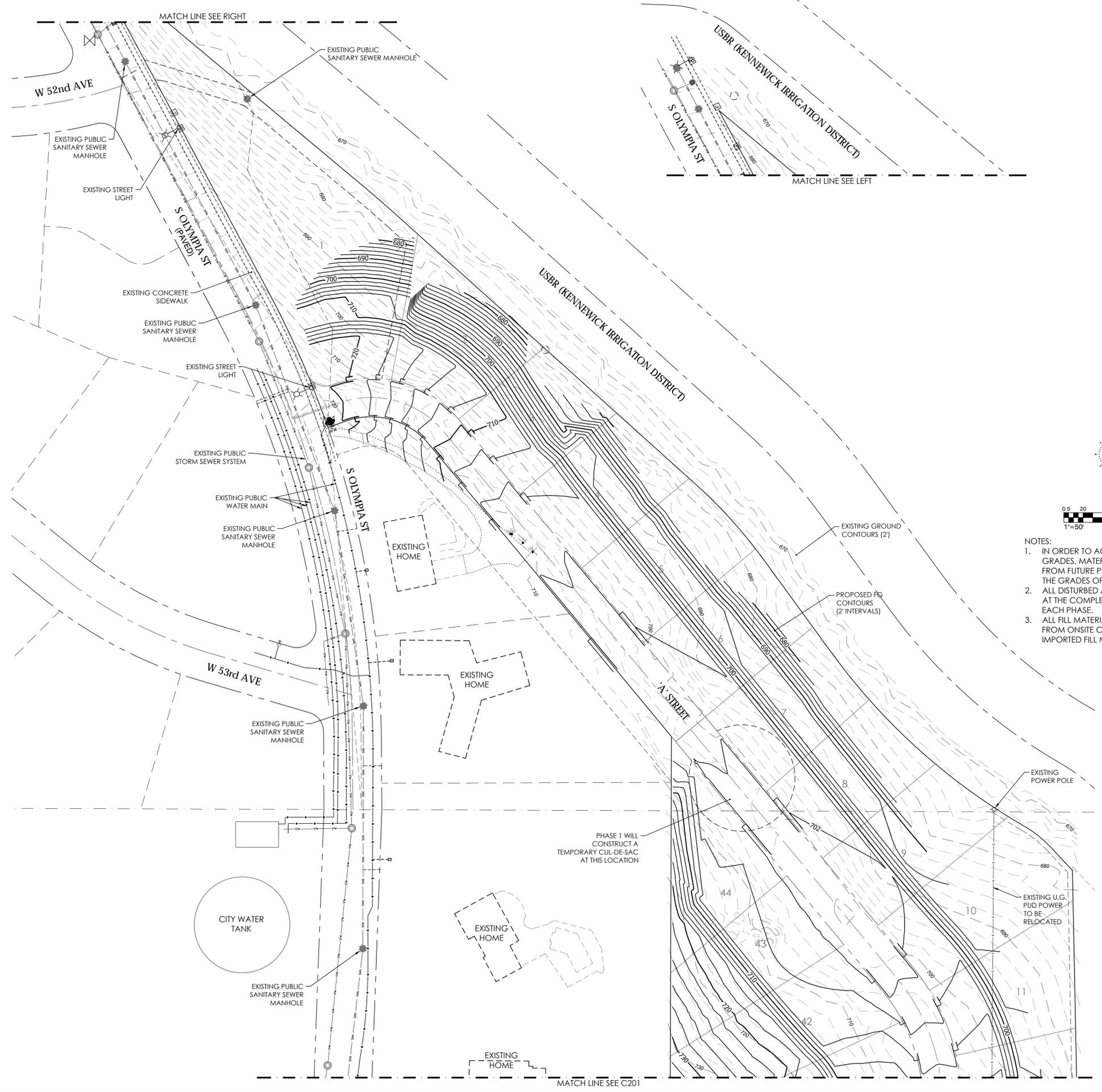


Owner: Sun Anst
5202 S Newport Pl
Kennewick, WA 99337-4632
Developer: DJ Sunrise Development LLC
5602 S Newport Pl
Kennewick, WA 99337-4632

ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
Kennewick, WA 99337
www.JFEEngineering.pro

Preliminary plat for:
Sunrise Ridge Subdivision
A project in the City of, WA

Drawn by: JEF
Checked by: JEF
JF Eng. Job # 0032.00
Scale H: 1"=80'
Scale V: N/A
Date: May 23, 2016
C101



- NOTES:
1. IN ORDER TO ACHIEVE PROPOSED GRADES, MATERIAL MAY BE MOVED FROM FUTURE PHASES TO ACCOMPLISH THE GRADES OF CURRENT PHASES.
 2. ALL DISTURBED AREAS WILL BE STABILIZED AT THE COMPLETION OF GRADING EACH PHASE.
 3. ALL FILL MATERIAL WILL BE GENERATED FROM ONSITE CUT LOCATIONS. NO IMPORTED FILL MATERIAL IS PLANNED.

DJ Sunrise Development LLC
5602 S Newport Pl PR
Kennewick, WA 99337-4632

J F
ENGINEERING, PLLC
CIVIL ENGINEERING
PLANNING
PROJECT MANAGEMENT
5220 S. Auburn Pl
[509] 551-8174 PHN
Kennewick, WA, 99337
www.JFEngineering.pro

Preliminary grading plan-north for:
Sunrise Ridge Subdivision
A project in the City of , WA

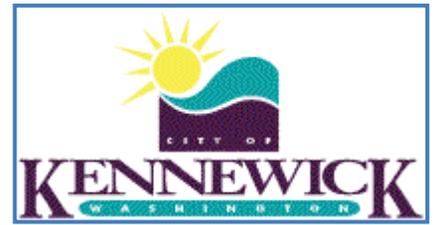
Drawn by: JEF
Checked by: JEF
JF Eng. Job #
0032.00
Scale H: 1"=80'
Scale V: N/A
Date:
March 3, 2016
C300



3/3/16

ED #16-15

CITY OF KENNEWICK
MITIGATED DETERMINATION OF NON-SIGNIFICANCE



FILE/PROJECT NUMBER: ED 16-15 FOR PP 16-02

DESCRIPTION OF PROPOSAL: PRELIMINARY PLAT FOR 44 LOT SUBDIVISION

PROPONENT: JIM AUST, DJ SUNRISE DEVELOPMENT, LLC

LOCATION OF PROPOSAL, EAST SIDE OF S. OLYMPIA STREET NEAR W. 53RD AVENUE.

LEAD AGENCY: CITY OF KENNEWICK

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact o 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 **May 12, 2016** . 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: April 27, 2016 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, Yakima Nation, CTUIR, PP 16-02 File

**CITY OF KENNEWICK
ENVIRONMENTAL CHECKLIST REVIEW**

**E. D. File #16-15
Action: PP 16-02**

**Reviewed by: Wes Romine
April 27, 2016**

The City of Kennewick has reviewed the checklist and made additions & corrections to it.

Please note the following condition(s):

1.) Park Fees

For this proposal, PP 16-02/PLN-2016-00631, conditions include the mitigation fees for impacts for the addition of 44 dwelling units in Park Planning Zone 6E – Cascade. In lieu of land dedication, fees are required to be paid to Park Planning Zone 6E in the amount of **\$2,697.02** as calculated per the City's Park Fee Determination Process form. This fee must be paid at the time of final plat as a percentage of lots in each final plat phase.

**CITY OF KENNEWICK
COMMUNITY PLANNING & DEVELOPMENT SERVICES
ENVIRONMENTAL CHECKLIST**

ED 16-15 for
PP 16-02

PURPOSE OF CHECKLIST:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

INSTRUCTIONS FOR APPLICANTS:

A \$50.00 filing fee is required unless this application is submitted in conjunction with another Community Planning or Development Services application.

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply." Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about government all regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the City can assist you.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

USE OF CHECKLIST FOR NONPROJECT PROPOSALS:

Complete this checklist for nonproject proposals, even though questions may be answered "does not apply." In addition, complete the supplemental sheet for non-project actions (part D).

For non-project actions, the references in the checklist to the words "project," "applicant," and "property or site" should be read as "proposal," "proposer," and "affected geographic area," respectively.

EXHIBIT 7

Evaluation for Agency Use Only

A. BACKGROUND

1. Name of proposed project, if applicable:

Sunrise Ridge Subdivision

2. Name of applicant:

DJ Sunrise Development LLC

3. Address and phone number of applicant and contact person:

Applicant:
5602 S Newport Pl (PR)
Kennewick, WA 99337
(509) 727-2212

Contact:
John Fetterolf
JF Engineering, PLLC
5220 S Auburn Pl
Kennewick, WA 99337
(509) 551-8174

4. Date checklist prepared:

February 24, 2016, revised March 14, 2016

5. Agency requesting checklist:

City of Kennewick

6. Proposed timing or schedule (including phasing, if applicable):

The project is anticipated to begin construction on Phase 1 in mid 2015. Phase 2 may follow in 2016 with Phase 3 in 2017 or 2018, subject to market conditions.

Phase 1 likely to start in mid 2016.

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

There is a possible 5 acre expansion to the east of this property that may be developed at a future date. At this time however, the property is not under consideration with this proposal.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

None

EXHIBIT 7

Evaluation for Agency Use Only

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

No.

10. List any government approvals or permits that will be needed for your proposal, if known.

Preliminary plat approval and final civil engineering construction plans.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page.

The project proposes to develop 44 single family residential lots in three phases.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

The project is located in the west half of section 24, township 8 north, range 29 east of the Willamette meridian. More specifically the 19.8 acre property is located east of and adjacent to S Olympia Street, south of and adjacent to the KID canal. The property address is 5514 S Newport Pl PR, Kennewick WA. Tax parcel ID's 124892000007000 & 124893012820003.

B. ENVIRONMENTAL ELEMENTS**1. Earth**

- a. General description of the site (circle one): Flat, rolling, hilly, steep slopes, mountainous, other

The site is hilly, falling from the south to the north.

- b. What is the steepest slope on the site (approximate percent slope)?

The southern end of the project contains the steeper existing grades. Slopes in this area range up to 26%

- c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

The site soils consist of silty sand. Due to the steepness of the site, it is not well suited for farmland.

- d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

There are no indications of unstable soils in the immediate vicinity.

- e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

Grading of the project will be to support the construction of buildable single family residential lots.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

The primary risk of erosion would be in the form of wind erosion. After the project has finished clearing and grading all disturbed surfaces will be hydroseeded to prevent wind erosion. The hydroseeding will also serve to provide limited erosion from rainfall events.

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

Approximately 30% of the project will likely be covered by impervious surface area when completed.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

The project will collect stormwater runoff from public rights-of-way and residential driveways. The collected stormwater will be directed to below grade infiltration facilities to address street runoff. Disturbed areas of the site will be hydroseeded to control dust and rainfall until homeowners build. Landscaping of lots will be constructed by the individual homeowners which will stabilize the surface.

A Critical Area Report with a soils study has been completed to address steep slopes.

2. Air

- a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

Emissions to the air will be those typically found with single family homes. (e.g. Automobiles, fireplaces, etc.)

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

None known.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any:

None.

3. Water

- a. Surface:

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

There are no natural surface waters near the project.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

There are no natural surface waters near the project.

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

No work will be done in surface waters.

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

No surface waters withdrawals or diversions are planned.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

The project does not lie within a 100-year floodplain.

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

No discharges to surface waters will occur with this project.

b. Ground Water:

- 1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

No groundwater withdrawals or discharges to groundwater are planned with this project.

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals . . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

No waste material will be discharges to the ground.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

The only source of runoff from the project will be from stormwater runoff. Stormwater runoff from public streets will be collected in conventional catch basins and directed to onsite infiltration facilities.

- 2) Could waste materials enter ground or surface waters? If so, generally describe.

Stormwater will be directed to infiltration facilities that are not directly connected to groundwater.

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

The central portion of the site has been a natural low swale that would have concentrated runoff to the north. Due to the highly permeable nature of the soils, surface water runoff in this low swale would have only occurred during extremely large and infrequent rainfall events. Since the mid 1950's, that drainage has been blocked by the construction of the irrigation canal to the north of the property.

Development of this project will eliminate this low swale. Runoff that would have been directed to the low swale from onsite soils or passed through the swale will now be infiltrated onsite.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

Impacts to surface water quantity will be designed to capture the 25-year design rainfall event and store and infiltrate it into the ground. Infiltrated stormwater runoff will receive treatment prior to infiltration in accordance to the Eastern Washington Stormwater Management Manual.

4. Plants

- a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other evergreen
- tree: fir, cedar, pine, other
- shrubs grass pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other other types of vegetation
- Other: **Native sage and grass**

- b. What kind and amount of vegetation will be removed or altered?

Generally the entire site will be cleared of all existing vegetation.

- c. List threatened or endangered species known to be on or near the site.

None

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any:

As a part of the development of the subdivision, street landscaping and street trees will be planted as required by the City of Kennewick.

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site:

Birds: **hawk**, heron, eagle, **songbirds**, other: **quail**

Mammals: ~~deer, bear, elk, beaver~~, other:

Fish: ~~bass, salmon, trout, herring, shellfish~~, other:

- b. List any threatened or endangered species known to be on or near the site.

None

- c. Is the site part of a migration route? If so, explain.

The site is part of the Pacific Flyway which stretches from Canada to Mexico.

- d. Proposed measures to preserve or enhance wildlife, if any:

None

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

None known.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

The site will be served by Benton PUD for electricity and may be served by Cascade Natural Gas. (The possibility of natural gas service to the site is being evaluated.) With private home construction, some builders may elect to supplement electrical needs with wood or solar.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

The project will not affect the adjacent use of solar energy.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

This project proposes to subdivide land for single family homes in compliance with the City of Kennewick's urban growth plan. This plan reduces the impacts to transportation and municipal services by concentrating growth within a limited area.

Future home construction will comply with State Energy Code requirements for, among other things, insulation and heating & cooling equipment. Homes with higher insulation values require less energy to heat and cool them.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

There are no hazardous or toxic chemicals associated with this project.

- 1) Describe any known or possible contamination at the site from present or past uses.

None known

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

There is an existing natural gas transmission pipeline located approximately 200' offsite to the south of the project.

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

Fuel and operating fluids (hydraulic fluids, grease, etc) associated with heavy machinery will be present during construction. Chlorine powder or liquid will be used to sanitize water system piping during construction.

No toxic or hazardous chemicals are proposed with this project after construction.

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

No special emergency services are expected.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

Heavy equipment will be serviced by the Contractor on a regular basis during construction to inspect for and repair any equipment leaks. Free chlorine in water lines will be neutralized before being discharged to onsite infiltration systems.

b. Noise

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

S Olympia is classified as a collector street in the City of Kennewick. Over time traffic volumes and associated noise will increase on this roadway.

The adjacent property to the north of this site is currently being used for an irrigation canal and beyond that are production fruit orchards. Noises associated with irrigation ditch maintenance and orchard activities will be present.

The property to the south of the project is located outside the City limits and is owned by the Benton County Road Department. It is used as a gravel pit.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

During the short term, construction equipment will be present to construct the infrastructure necessary for the development. Long-term noise is expected to be that typically associated with a

residential subdivision.

- 3) Proposed measures to reduce or control noise impacts, if any:

None.

Comply with City of
Kennewick Noise
Ordinance KMC 9.52

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe.

The site is currently unused. The property to the west is residential; to the north is orchards; to the east is undeveloped; a portion of the property to the south is a gravel pit. The project will not affect current land uses on adjacent properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or non-forest use?

No, the site has not been used for agriculture.

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

The only adjacent property that is currently being utilized for agriculture is to the north of the site. That property is currently being used for commercial fruit orchard. During certain times of the year helicopters are utilized to dry the fruit during and after rainfall events. At other times of the year, orchard fans and/or orchard heaters are utilized to keep the air temperatures from dropping and damaging fruit. Pesticides are applied at differing times of the year based upon the type of fruit. The northern lots could be affected by the orchard operations.

- c. Describe any structures on the site.

There are no structures on the site.

- d. Will any structures be demolished? If so, what?

No

EXHIBIT 7

Evaluation for Agency Use Only

e. What is the current zoning classification of the site?

The site is currently zoned RS, Residential, Suburban

f. What is the current comprehensive plan designation of the site?

The property's comprehensive plan designation is LDR - Low Density Residential

g. If applicable, what is the current shoreline master program designation of the site?

The property does not have a shoreline master program designation.

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

No

i. Approximately how many people would reside or work in the completed project?

Using the US Census rate for Kennewick of 2.71 persons per household, the project will ultimately be home to 119 people. Although some individuals may work from home, there are no plans for businesses with the project.

j. Approximately how many people would the completed project displace?

None

k. Proposed measures to avoid or reduce displacement impacts, if any:

No displacement will occur with the project.

l. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any:

The project is in compliance with the City of Kennewick's comprehensive land use plan and the City's zoning ordinance. The proposal is for the construction of single family residential lots which is the same use of existing adjacent developed property.

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income

housing.

The project will develop 44 single family residential building lots. It is expected that the lots will be used for upper-middle to upper income housing.

- b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

No housing units will be eliminated.

- c. Proposed measures to reduce or control housing impacts, if any:

Housing will only be created, not eliminated. As homes are constructed a Traffic Impact Fee will be due prior to occupancy permit to offset impacts from newly generated traffic.

10. Aesthetics

- a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed?

The maximum allowable building height in the RS zone is 30 feet. Exterior building materials will vary by builder, but are expected to consist of masonry, faux stone, stucco (or similar), and cement siding materials.

- b. What views in the immediate vicinity would be altered or obstructed?

Views from the lower levels of adjacent existing properties may be partially obstructed by new home construction.

- c. Proposed measures to reduce or control aesthetic impacts, if any:

Covenants will be placed upon the lots restricting the type of building materials that can be used for building exteriors.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

Light from residences and street lights will occur during night time hours. Street lights will be directed down.

- b. Could light or glare from the finished project be a safety hazard or interfere with views?

Exterior lights to comply with City of Kennewick light ordinance. Lights more than 1,800 lumens to be shielded.

Public street lights increase safety by providing better visibility during low light conditions. Required public street lights may be in the sight lines of the lower levels of some adjacent properties.

- c. What existing off-site sources of light or glare may affect your proposal?

No off-site sources of light are expected to affect this project.

- d. Proposed measures to reduce or control light and glare impacts, if any:

Public street lights are shielded and directed downward to reduce glare onto adjacent properties.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity?

Public parks are scattered in the general area. Public bike lanes on adjacent public roadways provide biking opportunities.

- b. Would the proposed project displace any existing recreational uses? If so, describe.

No, the site is currently private property and not open to the public for use.

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

The project is not proposing any recreation opportunities with this project. Future homeowners will pay property taxes that help to maintain public spaces.

Park Mitigation fees to be paid to Park Zone 6E - Cascade.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe.

No.

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify

such resources.

No evidence of cultural significance to this site.

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc:

Review of aerial photographs from 1952 which predate development in the area, do not show signs of encampment or other man made disturbance in the area that would be considered cultural or historically significant.

The owners of the property have not found any evidence of cultural artifacts on the site during their time of ownership.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any.

The site will be served by the existing S Olympia Street at two locations. State Highway 397 is approximately 1/2 mile to the south.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop?

The site is not specifically served by public transit. The nearest bus stop is located at S. Quincy Pl and W. 36th Avenue, approximately 1.1 miles from the site.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate??

The project will not eliminate any parking. Parking will be limited to on-street parking along the planned public streets, inside of and in front of residences garages.

- d. Will the proposal require any new or improvements to

existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private).

As shown on the preliminary plat, the project will develop new public roadways that will connect to the existing S. Olympia Street.

- e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No.

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and non-passenger vehicles). What data or transportation models were used to make these estimates?

The 9th edition of the Institute of Transportation Engineers (ITE) Trip Generation Manual (9th Edition) provides anticipated rates for residential developments as follows: Average weekday traffic - 421 trips. AM peak hour - 33 trips (8 inbound and 25 outbound). PM peak hour - 44 trips (28 inbound and 16 outbound).

- g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe:

No. Movement of agricultural products are limited and seasonal in nature.

- h. Proposed measures to reduce or control transportation impacts, if any:

As homes are constructed, a Traffic Impact Fee will be paid prior to building occupancy permit to offset impacts from newly generated traffic.

15. Public services

- a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

The project will have increased needs for public services typical to that of other residential subdivisions.

- b. Proposed measures to reduce or control direct impacts on public services, if any.

Homeowners will pay property and sales taxes that support and offset any increases in public services.

16. Utilities

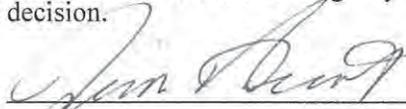
- a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

- b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

Public city water and sanitary sewer are available at the site and are planned to be extended to serve the project. Benton PUD electrical service is at the site and will be available to serve the project. Cascade Natural Gas is located at on the west side of S Olympia St. and W 52nd Avenue and the cost of extending service to the project is being reviewed.

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: 

Name of signee: Jim Rust

Position and Agency/Organization: SUNRISE RIDGE LLC

Date Submitted: 3-15-16

D. SUPPLEMENTAL SHEET FOR NON-PROJECT ACTIONS

(IT IS NOT NECESSARY to use this sheet for project actions)

Because these questions are very general, it may be helpful to read them in conjunction with the list of the elements of the environment.

When answering these questions, be aware of the extent the proposal, or the types of activities likely to result from the proposal, would affect the item at a greater intensity or at a faster rate than if the proposal were not implemented. Respond briefly and in general terms.

1. How would the proposal be likely to increase discharge to water; emissions to air; production, storage, or release of toxic or hazardous substances; or production of noise?

Proposed measures to avoid or reduce such increases are:

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

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

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

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

4. How would the proposal be likely to use or affect environmentally sensitive areas or areas designated (or eligible or under study) for governmental protection; such as parks, wilderness, wild and scenic rivers, threatened or endangered species habitat, historic or cultural sites, wetlands, floodplains, or prime farmlands?

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

5. How would the proposal be likely to affect land and shoreline use, including whether it would allow or encourage land or shoreline uses incompatible with existing plans?

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

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

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

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

EXHIBIT 7

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the City can identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide additional information. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?

Yes X No

Please Describe.

The project lies within the Upper Mid-Columbia basin of the Columbia River which contains ESA listed salmonids.

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

Yes X No

Please Describe.

NOTE: Kennewick is located in the upper Mid- Columbia watershed. Salmonoids are present in the watershed - questions no. 1 and no. 2 already answered "yes". Questions A-1 and A-2 are also answered.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

A3. What is the distance from this project to the nearest body of water?

Approximately 4.1 miles

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

An urban City (Kennewick) is between the proposed project site and the Columbia River.

EXHIBIT 7

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

Approximately 30% of the site will be impervious surface when complete.

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No X
Amount
Name of surface water body

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

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

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

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

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

Yes, new roadways will be constructed within the plat. However there is no surface water connectivity to the Columbia River due to distance and the project sits above the KID canal.

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

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

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

If yes describe the changes.

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

If yes, how will the loss of flood storage be mitigated by your project?

EXHIBIT 7

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Degraded water quality can affect listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

- C1. Will your project either reduce or increase shade along or over a waterbody?
Yes ___ No X (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)
- C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
Yes ___ No X
- C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)
Yes ___ No X
- C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
Yes ___ No X
Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, which can impact listed species.

- D1. Will the project involve the removal of any vegetation from the stream banks?
Yes ___ No X

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

- D2. If any vegetation is removed, do you plan to re-plant?
Yes ___ No X

If yes, what types of plants will you use?

E. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the City is relying on them to make its decision.

Signature 

Date 3-15-16



MEMORANDUM

Engineering Division of Municipal Services

To: Wes Romine, Development Services Manager

From: Fernando Garcia, Utility Coordinator

Date: April 1, 2016

Re: Public Works Consolidated Comments

Project: Pre-Plat 16-02/PLN-2016-00631

1. Developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage and designate sidewalk and utility easements all in conformance with the latest City of Kennewick (COK) Standard Specifications and details.
2. Construct streets per COK detail 2-1 sheet 2 of 4 Residential/Local Street, 40-ft right of way and 18-ft Public Sidewalk, Utility and Irrigation Easements. Draw 18-ft easements on Plat Map.
3. As part of all residential development construction plans, there shall be a separate schematic drawing which at a minimum, shows the power source(s), wiring diagram street light pole spacing and street permanent signing per COK Standard Specifications 6-02 and Specifications 7-10. Combine Signing, Striping, and Illumination Plans onto the same drawing with other elements left off.
4. Due to project phasing, any temporary dead end street 150-ft or greater from the street intersection will require construction of a temporary cul-de-sac constructed with 6-inches of base rock and 2-inches Hot Mix Asphalt (HMA)
5. There is an existing 8-inch water main stubbed to north approach. Show existing 8-inch water line and fire hydrant on Plat drawing per Kennewick Municipal Code (KMC) 17.10.080.
6. Developer will be required to loop all water mains to avoid the buildup of stagnant water and be able to assist in minimizing bacteria re-growth and also taste and odor concerns associated with stagnant water. Per KMC 14.10.010. Make provisions on Cul de sacs to loop the water main.
7. A comprehensive water plan needs to be approved by the City for the entire plat prior to approval of phase 1 construction plans. Comprehensive Plan can be submitted with the Preliminary Civil plan review.
8. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat.

9. There is an existing 8-inch sanitary sewer discharging at the street intersection of S Olympia Street and W 52nd Ave. stubbed into proposed Lot 1 and south east along the KID right of way. Provide a 15-ft sanitary sewer easement crossing Lot 1, easement shall have a minimum of 6-inch gravel to support maintenance equipment. Sanitary sewer extension to serve proposed developments will be constructed at Developer expense.
10. A comprehensive sewer plan needs to be approved by the City for the entire plat prior to approval of phase 1 construction plans. Comprehensive Plan can be submitted with the Preliminary Civil plan review.
11. Residential sub-divisions shall be designed to retain and dispose of the calculated difference between a 25-year 24-hour event for the developed state and the 24-hour event for the natural pre-developed state. Detention ponds (control outlet) may be used only where it can be clearly demonstrated that infiltration, or retention, are not feasible per City of Kennewick Standard Specifications section 5-9.02.
12. A comprehensive storm plan needs to be approved by the city for the entire plat prior to approval of phase 1 construction plans. Dedication of storm easement will be required for any storm ponds outside the Preliminary Plat boundaries prior to acceptance of the utility permit.
13. Construction civil drawings shall include only the infrastructure proposed with the first phase of the project. Design Engineer has an option of showing phase 2 in a lighter line style to assure clarity for review, permitting and construction.
14. Sidewalks shall be widen additional 18-inches when adjoining a wall or fence per COK detail 2-10 sheet 1 off 8, note 4.
- 15. For civil plan reviews submit the following:**
 - a. Application for Civil Review and Permitting
 - b. One full size set (24" x 36") Xerox copy of the construction plans with Storm Calculations
 - c. One full size PDF copy of each shall be submitted to the Public Works Department for review.
16. Plan review and utility fees will be quoted from the construction cost from the Contractor selected by the Developer to construct the project, cost shall be paid in the amount of five percent (5%). The construction cost shall be determined by the actual bid document reviewed and approved by the City Engineer.
17. Property owners as well as their contractors, subcontractors, builders, suppliers, and other representatives shall follow all KMC's regarding storm water management, erosion sediment control, and illicit discharges. Failure to meet City Code can result in approval delays, fines, and a hold on permits per the following KMC's:
 - a. KMC 14.29: Illicit Discharge
 - b. KMC 18.72: Clearing and Grading
 - c. KMC 17.20: Design and Construction
- d. KMC 18.75 and KMC 18.78: Residential & Commercial Design Standards.



MEMORANDUM**Traffic Engineering Division**

To: Wes Romine, Development Services Manager
From: John Deskins, Traffic Engineer
Date: Friday, April 01, 2016
Re: Traffic Engineer's Comments for Sunrise Ridge
Project: PP 16-02/PLN-2016-00631

Conditions

Based upon review of the proposed development site plan, existing traffic conditions, the average weekday traffic volumes generated by similar types of developments (per current ITE Trip Generation Manual), traffic flow and safety, proximately to the intersection adjoining property access and in conformance with Kennewick Administrative Code (KAC) Chapter 13-46 "Highway Access Management", the conditions are as follows:

1. The development shall install one speed hump per City of Kennewick standards near south edge of Lot 7 in Phase 2 per the Trip Generation Letter dated February 25, 2016.
2. TIF's of \$900 per home will be due at the building permit stage or can be deferred to closing by recording a Covenant of Payment Obligation with the County on a per unit basis.

Wes Romine

From: John Deskins
Sent: Monday, June 06, 2016 12:47 PM
To: Wes Romine
Cc: Alisha Piper; John Fetterolf (John@JFEngineering.pro)
Subject: 5289 S Olympia Street Question relating to Sunrise Subdivision

Wes,

Per your voicemail question and possibly John's earlier e-mail about spacing. I don't see a way that it is going to work to maintain the existing driveway and the S Kent Street intersection both as currently shown. They will be almost on top of each other. It looks like improvements have been made to flare the driveway (probably a result of our project) that are not depicted on the plat plans accurately either. It's depicted on the plan almost as if it were a pathway leading up to meet the sidewalk at Olympia Street. Further, the plat shows a proper radius at the northeastern corner, but not the southeastern corner. This looks like a problem the developer will need to remedy.



Sincerely,

John Deskins, PE, PTOE
City of Kennewick
Traffic Engineer
509.585.4400
john.deskins@ci.kennewick.wa.us



This e-mail and your response are considered a public record and will be subject to disclosure under Washington's Public Records Disclosure Act.



MEMORANDUM

Fire Department

To: Wes Romine, Development Services
From: Joe Terpenning, Deputy Fire Marshal
Date: March 21, 2016
Re: Sunrise Ridge Subdivision
Project: PLN 2016-00631

1. Install fire hydrants in accordance with City Engineering Standards at all intersections and average 500 foot spacing along streets.



MEMORANDUM

Building Department

To: Wes Romine, Development Services
From: Thomas Woods Plans Examiner
Date: 3/31/2016
Re: Building Department comments
Project: Site Plan PLN-2016-00631

A soils compaction report from a geo technical engineer is required for each lot after footings have been excavated and prior to scheduling a footing inspection.

A soils analysis report from a certified geo technical engineer is required for any lot if the existing natural slope is/was greater than 15%. This shall apply to any lot modifications including but not limited to the house footing, retaining walls, driveways and detached accessory structures.

EXHIBIT 9



2015 South Ely Street
Kennewick, WA 99337
Phone 509-586-9111
FAX 509-586-7663
www.kid.org

April 21, 2016

Wes Romine
City of Kennewick
Development Services Manager
210 W. 6th Avenue
Kennewick, WA 99336

Subject: Preliminary Plat 16-02 / ED 16-15 – Sunrise Ridge Review Comments

Dear Mr. Romine:

This letter provides Kennewick Irrigation District (KID) review comments for Preliminary Plat 16-02 Sunrise Ridge and ED 16-15 submitted by John Fetterolf of JF Engineering for Jim Aust, 5220 S. Auburn Pl, Kennewick, WA 99337. The proposed Preliminary Plat is located north of HWY 397 and east of S Olympia Street at 5602 S Newport Place PR in the west Half of Section 24, Township 08 North, Range 29 East, W.M. and includes the following parcels:

- 1-2489-200-0007-000
- 1-2489-301-2820-003

The property identified is partially located within the KID boundary; however, the property is NOT classified as irrigable land. KID provides the following comments by the legislative authority for R.C.W. 15.17.310 if the property were to subdivide.

- 1) A Short Plat Review Fee of **\$100.00** must be paid prior to KID's approval of the plat.
- 2) The following are KID easement requirements:
 - a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match any irrigation system components, centered on an irrigation pipe line.
 - b. Dedicate to KID an irrigation easement 10 feet in width, five (5) feet in width if adjacent to a utility easement, along the road frontage of all lots.
 - i. Within the City of Kennewick KID allows an "18' Sidewalk, Utility and Irrigation easement" and an "Access and Irrigation easement." Please change the easements to reflect this.
- 3) All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of one week

prior to a regularly scheduled Board Meeting, in order to be considered at that meeting. This change can potentially extend the approval process by a minimum of one week.

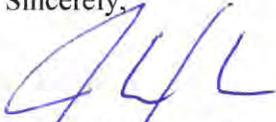
- 4) Conditions Related to Design, Grading and Construction:
- a. Pursuant to RCW 58.17.310 (1), the KID would like to inform the City of Kennewick that failure to mitigate the introduction of excessive water into the soils above the canal may result in a canal embankment breach or failure. Should an embankment breach occur near this development, there is potential for public safety to be at risk. The USBR holds title to the Division IV Canal below the proposed subdivision and any slope stability issues could potentially result in a canal embankment breach and subsequent loss of life and property.
 - b. Please note that there exists a 140 foot United States Bureau of Reclamation (USBR) Right-of-Way (ROW), known as the Division IV Canal, adjacent to some of the properties within this pre-plat application. Please show this ROW on the pre-plat. Copies of the ROW maps are available upon request.
 - i. *Deed subject to license.* At the time of final plat, Applicant must deed to KID/USBR a tract of land equal in dimension to the USBR ROW, subject to the Applicant and KID entering into a license under which Applicant agrees to construct and maintain fencing and landscaping.
 - ii. Please add a note to the face of plat that states: "No grading may be performed or any permanent structure built within the United States Bureau of Reclamation right of way without an approved permit from the Kennewick Irrigation District and/or the United States Bureau of Reclamation, when applicable."
 - iii. For each phase of the project, include a note on the face of the Final Plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."
 - iv. KID will require that Bureau of Reclamation Right-of-Way have signs be installed along the ROW that have been approved by the KID (with locations and design approved by KID).
 - c. The Project must include the following design feature: Stormwater systems for the Project shall be designed to retain, at minimum, a 100-year storm event above the Division IV Canal and to minimize the introduction of water into the soils up-gradient of the canal. KID review and approval of all stormwater plans is required prior to pre-plat approval.
 - d. Applicant must submit, for engineering review and approval by KID/USBR, engineering plans detailing construction/grading for each phase of the Project above to KID easements and ROWs.
 - e. The subdivision contains a proposed 15 foot sewer easement on lot one parallel to the USBR ROW. To ensure protection of the ROW KID would like to request additional information on the sewer plans.
- 5) Future review, KID reserves the following rights regarding future review of the plat:
- a. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to

final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Kennewick's plan review timelines.

- b. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.
- c. KID reserves the right to review and comment on the Applicant's CC&Rs to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.
- d. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).
- e. All subdivisions of land are required to be approved by the KID Board of Directors.

Please provide notice to KID of any public meeting or hearing when this Project will be an agenda item. If you have any questions regarding these comments, please contact me at the address/phone number listed below.

Sincerely,



Jason McShane, P.E.
Engineering/Operations Manager

CC: LB\Correspondence\File: [24-8-29]
Applicant
R:\Development\DRY PLATS\Sunrise Ridge

EXHIBIT 9



Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

TRANSMISSION BUSINESS LINE

April 1, 2016

In reply refer to: SEPA Review-Preliminary Plat Application PLN-2016-00631
Located within a Portion of Sections 24, Township 8 North,
Range 29 East, Willamette Meridian, Benton County, Washington

Wes Romine A.I.A
Development Services Manager
City of Kennewick
210 W. 6th Avenue - PO Box 6108
Kennewick, WA 99336

Dear Wes:

The Bonneville Power Administration (BPA) has had the opportunity to review, SEPA Review-Preliminary Plat Application PLN-2016-00631 to divide 2 parcels, with the proposed plat area approximately 19.8 acres in size into 44 lots. The property involved in the proposal is generally located north of HWY 397 and east of S. Olympia Street at 5602 S. Newport Place PR, Kennewick, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities in the area. BPA does not have any objections to the approval of this request at this time.

Thank you for the opportunity to review this application.

Sincerely,

A handwritten signature in blue ink that reads "Joseph E. Cottrell II". The signature is written in a cursive style.

Joseph E. Cottrell II
Field Realty Specialist



Wes Romine

From: Ken Klander <klanderk@bentonpud.org>
Sent: Monday, March 21, 2016 8:03 AM
To: Wes Romine
Subject: RE: SEPA Review-Preliminary Plat Application PLN-2016-00631

Wes,

Benton PUD has no comments at this time.

thanks

Ken Klander

Distribution Design Tech 1
Benton PUD
509-582-1241
P.O. Box 6270
Kennewick WA 99336-0270

From: Wes Romine [<mailto:Wes.Romine@ci.kennewick.wa.us>]

Sent: Thursday, March 17, 2016 2:48 PM

To: Alex Sligar Benton Clean Air; Ben Franklin Transit - Kevin Sliger; Ben Franklin Transit Tony Kalmbach; Benton Clean Air Authority - Rob Rodger; Benton Clean Air Authority - Tyler Thompson; Benton County - Mike Shuttleworth; Benton Franklin Health Dept - Rick Dawson; Bob Roe; David Smith; Jeff Vosahlo; Ken Klander; Rick Sunford; Benton-Franklin Health Dept. - Justin Gerber; BPA - Deborah Rodgers; BPA - Joe Cottrell; Cascade Natural Gas - Arnie Garza; Charter Communication - Dean Kelley; Charter Communication - Tyler Chappell; City of Richland - Rick Simon; Columbia Irrigation District; Consolidated Tribes of Umatilla Indian Reservation - Audie Huber; Consolidated Tribes of Umatilla Indian Reservation - Carey L. Miller; Department of Ecology SEPA UNIT; Dept of Fish & Wildlife; Dept of Fish & Wildlife - Michael Ritter; Dept of Natural Resources SEPA Center; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org); Frontier - Gary Taylor; Frontier - Gregory Goodwin; Frontier - Randy Lee; Kenewick Irrigation District - Jason McShane; Kennewick Irrigation District - Ben Woodard; Kennewick School District - Doug Carl; Mike Blatman; US Army Corps of Engineers; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Nation - Thalia Sachtelban

Subject: SEPA Review-Preliminary Plat Application PLN-2016-00631

Project description:

A Preliminary Plat application has been submitted by John Fetterolf of JF Engineering for Jim Aust. The proposed Preliminary Plat is located north of HWY 397 and east of S. Olympia Street at 5602 S. Newport Place PR. The site consists of 2 parcels, with the proposed plat area approximately 19.8 acres in size, to be divided into 44 lots. The smallest lot size is 11,706 square feet, the largest lot size is 51,946 square feet, and the average lot size is 19,602 square feet. The site is currently zoned Residential Suburban (RS). RS zoning districts allow a minimum lot size of 10,500 square feet. The Comprehensive Plan designation is Low Density Residential.

At this time we are looking for any SEPA comments or preliminary plat comments prior to issuing the Environmental Determination and scheduling the Public Hearing for the preliminary plat.

Please review and submit your comments to the Development Services Division, 210 W. 6th Avenue, Kennewick, WA 99336 or via e-mail, **on or before April 1, 2016.**

Thank you,

Wes Romine

From: Dick Wilde <DickWilde@msn.com>
Sent: Tuesday, May 31, 2016 12:48 PM
To: Wes Romine
Cc: Gigi Wilde
Subject: Fw: Sunrise Development

My wife and I are the owners of the house located at 5289 S. Olympia, the location that will suffer the greatest impact due to the proposed DJ Sunrise Development. We have been in this house for over 25 years and what once was a peaceful, low traffic, kid-safe location is now being surrounded by large roads and traffic and is becoming an increasing risk to our children. Between the widening of S. Olympia and now this major ingress/egress road, you are completely enclosing and ruining our home.

Here are our specific concerns:

- We have not seen any paperwork that is definitive regarding the drawings showing that the ingress/egress road on the plot plan is in fact an entrance to a housing development and not just the ingress/egress for our house and our neighbor's house. The drawings show the easement stopping after coming to the end of our two plots. Even in discussions with your city engineering office a few months ago, they were not totally convinced that this easement was for a housing development. Our real estate attorney was also not convinced. We assume that when Jim Aust sold our plot to the former owner that this agreement for a housing development easement was put in writing but we sure don't have any proof of it.
- It looks like the proposed entrance coming off of S. Olympia will immediately face a 'blind' downhill turn, within 50 feet of where our children play and where we would have to back out of our driveway. This seems like a safety concern that could be mitigated some by moving the ingress/egress road as far downhill as possible and eliminating some of the sharpness to the turn. Maybe the actual entrance to S. Olympia could be located below the existing fire hydrant and not go right through its current location.
- Although the map sent out with your meeting notification is in insufficient detail, its apparent from the stakes in the ground that the ingress/egress road will be located quite near our \$40,000 pool. As a matter of fact, we have no detail about where the road will actually be, are there turn lanes, where are the sidewalks, is there a retaining wall to hold up the bank next to our pool and what will it be made of, etc . The 30' mark from the stakes designating our property boundary indicates the construction could be within just feet of the pool and protective fence. The technicians from Mirage Pool said that road construction and the associated vibration could easily loosen the soil on our downhill slope to the point that it could affect the stability of the pool. Our house and those around us experienced considerable vibration and house furnishing destruction

when S. Olympia was widened a couple of years ago. We would like for this road to be located as far downhill from the pool as possible and for a written guarantee of some type that the physical stability of the pool and surrounding fence is maintained.

- Without arguing about the easement, here's what we would like to see the developer do:
 - Provide original documentation that the easement is in fact for a housing development entrance
 - Move the road at least 10' down the hill, away from our pool and driveway
 - We would like a copy of the detailed drawings showing retaining walls, sidewalks, etc.
 - Provide a written guarantee that the stability of the pool and protective fence will be maintained for a period of five years -or- move the pool to the other side of our garage entrance
 - Construct the physical connection to the city sewer system when its installed.

Dick and Gigi Wilde
509-531-6282/509-591-1161

Wes Romine

From: Eligiuszmd <eligiuszmd@aol.com>
Sent: Tuesday, May 31, 2016 2:26 PM
To: Wes Romine
Subject: FILE#PP 16-02/PLN-2016-00631 APPLICATION OF DJ SUNRISE DEVELOPMENT LLC

ELIGIUSZ AND ALINA KACZYNSKI
4811 SOUTH OLYMPIA
KENNEWICK, WA 99337

DEAR MR ROMINE;

THIS IS OUR OFFICIAL COMMENT CONCERNING THE ABOVE PROPOSAL. OUR HOUSE IS DIRECTLY AFFECTED BY THIS PROPOSED DEVELOPMENT. WE WOULD LIKE TO EXPRESS OUR STRONGEST OPPOSITION AND PROTEST THE PLANNED DEVELOPMENT FOR MANY VALID REASONS:

1. THERE IS A CONSTANT TRAFFIC ON OLYMPIA STREET 24/365 AT THIS TIME EVER SINCE YOU CONNECTED OLYMPIA STREET TO SR 397 AND THE FREEWAY AND IT IS USED BY MANY PEOPLE TO BYPASS THE 395 AND CITY TRAFFIC LIGHTS.
2. THE 35 MPH SPEED LIMIT IS A JOKE AND EVERYBODY DRIVES 40 TO 50 OR HIGHER, AT NIGHT SOME OF THEM TEAR DOWN THE HILL DOING EASY 80+ MPH
3. SOMETIMES IT IS DIFFICULT TO GET OUT OF OUR DRIVEWAY AND WE FEAR FOR OUR LIVES WHENEVER TRYING TO GET OUT OF OUR HOUSE BECAUSE OF CONSTANT AND VERY DANGEROUS TRAFFIC.
4. ADDING 44 HOMES TO ABOVE SITUATION MEANS 300+ OR MORE VEHICLES ADDED TO THE NEIGHBORHOOD AND WILL MAKE OUR LIVES TOTALLY MISERABLE.
5. THE POOR ACCESS TO OLYMPIA STREET OF ABOVE DEVELOPMENT MUST BE EXPOSED AS WELL AND ALL NEW CARS WILL CREATE MANY NEW ACCIDENTS UNLESS YOU PUT TRAFFIC LIGHTS IN THERE AND HOW YOU WILL PROVIDE PROPER VISIBILITY FOR TRAFFIC ATTEMPTING TO COME TO AND FROM THE DEVELOPMENT SINCE THE NORTH ACCESS ROAD IS AT THE ANGLE AND HIDDEN FROM OLYMPIA TRAFFIC???

WE ONLY HOPE THAT THE ABOVE WILL STOP OR AT LEAST MODIFY THIS FOOLISH AND DANGEROUS DEVELOPMENT.

VERY TRULY YOURS. ELIGIUSZ AND ALINA KACZYNSKI



MEMORANDUM

From: John Fetterolf

Date: June 6, 2016

To: Wes Romine

cc: Jim Aust

RE: **Sunrise Ridge - Neighbor concerns**

In response to your June 1st email, I believe the property owner is concerned that the proposed S Kent Street will be constructed inside the 30ft access easement located on their property. The southern edge of that easement line lands approximately at the edge of their pool fencing. The proposed alignment of S Kent Street will place the new road on the Aust' property and not within the easement. The road will be located 30ft away from the edge of the pool. I have attached a detail showing the proposed improvements with the relationship of the proposed S Kent to provide some clarification to the neighbor.

It should be noted that, according to our topographic survey, the southern portion of the Wilde's driveway is encroaching upon the Aust property and will need to be removed to allow for construction of the proposed S Kent Street.

Regarding the limited sight distance / visibility at the proposed intersection - The proposed location of the S Kent St. / S Olympia St. intersection will meet the minimum requirements for the current and proposed speed limits on S Olympia Street. The available sight distance from the proposed intersection of S Kent Street and Olympia Street exceeds the required minimum sight distances. The required minimum sight distance is increased to take into account the road grade (8%) and associated typical increase in vehicle speeds. The intersection design will be further reviewed by JF Engineering and the City's traffic engineer during the design process.

Thank you for the opportunity to provide a response to you regarding these concerns.

-JF

Neighbor concern response memo.docx





1"=100'

S KENT ST ACCESS EXHIBIT
JUNE 6, 2016

