



## AGENDA

**MONDAY, MARCH 12, 2018 @ 6:00 PM**

KENNEWICK CITY HALL, COUNCIL CHAMBER

210 W. 6<sup>TH</sup> AVE, KENNEWICK, WA 99336

### Procedure for Participation

- Please sign in if you wish to receive a copy of the decision when it is issued and if you plan to give testimony.
- When recognized by the Examiner, state your name, address and whether you are representing only yourself or others.
- All remarks, comments, and questions should be addressed to the Hearing Examiner and not to the audience or parties. You may offer written comments or other items (such as photographs) to the Hearing Examiner as an exhibit for the permanent record. Please provide at least three (3) copies of each item submitted: one copy for the Hearing Examiner, one for the Official Record, and one for Staff). During an Appeal Hearing, if the appellant and the applicant are different parties, then a fourth copy of all documentation is requested.

### I. CALL TO ORDER

### II. PROCEDURAL INFORMATION

### III. PUBLIC HEARING

- A. Preliminary Plat (PP) No. 18-01/PLN-2018-00064, proposing to develop approximately 5.04 acres of land into 19 single-family lots. The site is generally located at 4001 S. Vancouver Street. The site is currently zoned Residential, Low Density (RL), the Comprehensive Plan designation is Low Density Residential. The applicant & property owner is Brad Beauchamp, BMB Development, 3411 W. Canyon Lakes Drive, Kennewick, WA 99337.
- B. Preliminary Plat (PP) No. 18-02/PLN-2018-00146, proposing to develop approximately 2.29 acres of land into 14 lots. The site is generally located north of Canal Drive at the southwest corner of W. Umatilla Avenue and N. Grant Street. The site is currently zoned Residential, Medium Density (RM-6), the Comprehensive Plan designation is Medium Density Residential. The applicant is Dean Maldonado, 5453 Ridgeline Drive, Ste. 160, Kennewick, WA, 99336. The property owner is Gerald & Kathy Erwin, PO Box 820528, Vancouver, WA, 98682.

### IV. ADJOURN



**ECONOMIC DEVELOPMENT AND  
COMMUNITY PLANNING DEPARTMENT**

**STAFF REPORT AND RECOMMENDATION TO  
THE HEARING EXAMINER**

**FILE No: PP 18-01/PLN-2018-00064**

**Staff Report Date:** March 5, 2018

**Public Hearing Date and Location:** March 12, 2018, Kennewick City Hall

**Report Prepared By:** Wes Romine  
Development Services Manager

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

**Summary Recommendation:** The City of Kennewick RECOMMENDS that  
Preliminary Plat 18-01 be APPROVED with conditions.

**Summary of Proposal:** Vancouver Meadows, Preliminary Plat for a subdivision on a 5.04  
acre parcel, proposed to be divided into 19 lots for single family  
homes.

**Proposal Location:** East of S. Vancouver Street and north of W. 45<sup>th</sup> Avenue at 4001  
S. Vancouver Street. Parcel No. 1-1489-400-0005-001.

**Legal Description:**

1-1489-400-0005-001

THE SOUTHWEST QUARTER OF THE SOUTH ONE/HALF OF THE NORTHWEST QUARTER OF  
THE SOUTHEAST QUARTER OF SECTION 14 TOWNSHIP 8 NORTH RANGE 29, EXCEPT ROAD,  
TOGETHER WITH THE SOUTH 15 FEET OF THE NORTHWEST QUARTER OF THE SOUTH  
ONE/HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER (DESCRIPTION  
CHANGE 12-31-84) 10 FOOT RIGHT OF WAY EASEMENT ALONG NORTH BORDER.  
DECLARATION OF COVENANTS 4-2-82. RELEASE AND MERGER OF EASEMENT 12-31-84.  
IRRIGATION AGREEMENT 12-31-84.

**Property Owner:** BMB Development Inc.  
Brad Beauchamp, Quantum Development  
3411 Canyon Lakes Drive  
Kennewick, WA 99336

**Applicant:** Brad Beauchamp  
3411 Canyon Lakes Drive  
Kennewick, WA 99336

**Engineer:** Hall Engineering  
 10 South Auburn Street  
 Kennewick, Washington 99336

**Surveyor:** Richard Russum  
 Worley Surveying  
 P.O. Box 6132  
 Kennewick, Washington 99336

- Approval Criteria:**
1. Comprehensive Plan – Land Use
  2. KMC Title 18 – Zoning
  3. KMC Title 17 – Subdivisions
  4. KMC Section 5.56 – Public Works Construction Standards
  5. Washington State Environmental Policy Act

**Preliminary Plat Key Application Processing Dates:**

Pre-Application/Feasibility Meeting	NA
Application Submittal	January 9, 2018
Determination of Completeness Issued	January 9, 2018
Notice of Application Mailed	January 16, 2018
City Department Review Meeting	January 24, 2018
SEPA Threshold Determination Issued	NA – Under 30 lot C.O.K. threshold
Property Posting Sign	Jan. 16, 2018 & Feb. 23, 2018
Date of Published Notice of Public Hearing	February 25, 2018
Date of Mailed Notice of Public Hearing	February 22, 2018
SEPA Appeal Period Ends	NA
Public Hearing Date	March 12, 2018

**Exhibits:**

- 1 Staff Report
- 2 Application
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Preliminary Plat Plans
- 6 Conceptual Grading Plan
- 7 City Department Comments
- 8 Outside Agency Comments
- 9 Neighborhood Comments
- 10 Applicant Letter

**Staff Analysis of Proposal & Discussion:**

Vancouver Meadows, Preliminary Plat (PP 18-01) is a request for a 19 lot single-family home subdivision on an approximately 5.04 acre parcel of land that will be developed in one phase. The lots range in size from 7,982 square feet to 35,518 square feet. Lots 12, 13, & 14 are currently encumbered by a PUD easement that will need to be vacated to make those lots easier to build on. The applicant has proposed to vacate the easement after the power lines are removed. The project is located at the west side of S. Vancouver Street and north of W. 45<sup>th</sup> Avenue at 4001 S. Vancouver Street. Access to the lots will be from the extension of W. 39<sup>th</sup> Avenue. The site is zoned Residential Low Density (RL) which allows a minimum lot size of 7,500 square feet. The City of Kennewick's Single-Family Residential Design Standards apply to this project.

A Preliminary Plat (KMC 17.10) is the first step in a subdivision process for subdivisions with more than nine (9) lots and is an approval for overall lot layout and compliance with land use regulations. A Final Plat is required to create lots for preliminary plats and is the last phase in the subdivision process, and must be recorded prior to the creation of individual lots. Final plat approval is based on the Preliminary Plat conditions of approval. A civil permit with a detailed review of street, utility and stormwater construction standards, and street and utility construction or bonding for incomplete work is required prior the final plat approval.

**Property History:**

1. The subject parcel was annexed into the City in May of 1979 with a Residential Suburban (RS) zoning designation (Ord. 5142).
2. The zoning for the subject parcel was changed to Residential Low Density (RL) (COZ 17-06, Ord 5385) in December of 2017.

**Density/Lot Size:**

Per the Table of Residential Development Standards (KMC 18.12.010 A.2) the Residential Low Density (RL) zoning district does not have a minimum or maximum density requirement, however the minimum lot size allowed is 7,500 square feet. The smallest lot is proposed is 7,982 square feet.

**STAFF COMMENT:** The preliminary plat as proposed meets the Residential Development Standards contained in KMC 18.12.010(A.2), as well as the Single-Family Residential Design Standards.

**Traffic:**

The City's traffic engineer has determined that this project meets concurrency for transportation.

Full residential street improvements are required for the extension of W. 39<sup>th</sup> Avenue, and half collector street improvements will be required where the project fronts W. Vancouver Street.

Traffic mitigation fees of approximately \$938 per dwelling unit will be required per the City of Kennewick's traffic mitigation ordinance (Ord. 5596). The \$938 per dwelling unit Traffic Impact Fee may have a cost of living increase adjustment in 2018. Traffic mitigation fees

can be paid at the time of building permit issuance or deferred until occupancy with a recorded covenant of payment obligation form.

It is the Traffic Engineer's professional opinion that the street layout will likely generate neighborhood speeding concern complaints, so traffic calming elements will be required and installed per approval of the City Traffic Engineer.

#### Storm Water:

The City stormwater standard for residential subdivisions is to 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. Prior to Final Plat approval the applicant will be required to submit detailed civil engineering drawings for review and approval to the City's Public Works department. This submittal will include a stormwater plan that meets City standards.

Per the City's Department of Public Works comment #20, there is an existing natural drainage way through the City that is on the subject parcel. The storm water design must include conveyance of upstream flow through the project.

#### Streets & Utilities:

A separate permit will be required from the Department of Public Works prior to construction for driveways, sidewalks, wheelchair ramps and utility extensions (water, sewer, street, storm drainage, street lights, fire hydrants, etc.). Full street improvements for residential streets within the subdivision will be required per KMC 5.56.270 and are required to be constructed per Kennewick Standard Detail 2-1, sheet 2 of 4. The Residential Design Standards allow curb tight sidewalks as an option to separated sidewalks; however the sidewalk at driveway curb cuts needs to meet ADA standards. Half street improvements per City of Kennewick Standard Drawing Detail 2-3 will be required where the development fronts S. Vancouver Street.

There is an existing zone 3, 8-inch water main in W. 39<sup>th</sup> Avenue stubbed to eastern side of the proposed subdivision, and there is also an existing zone 3, 8-inch water main in S. Vancouver Street. The developer will be required to loop the water mains to avoid buildup of stagnant water and minimize bacteria regrowth.

There is an existing 8-inch sanitary sewer main in W. 39<sup>th</sup> Avenue stubbed to the eastern side of the proposed subdivision.

Per comments from the Benton-Franklin Health Department, the existing dwelling must be connected to City of Kennewick water and sewer and the existing well must be decommissioned prior to approval of the final plat.

#### Parks:

The City of Kennewick adopted a Park Impact Fee ordinance on December 5, 2017 that became effective January 1, 2018 (Ord. 5736). The proposed subdivision is located east of US 395 (Service Area 2). Park Impact Fees per the rate for Service Area 2 are \$760 per single-family unit and are due at the time of Building Permit application, or can be deferred until occupancy with a recorded covenant of payment obligation form.

**Critical Areas:**

There are no Critical Areas identified on the City of Kennewick's critical area maps, however per comments from the Department of Ecology, based on Google Earth aerial images, they have identified potential wetland impacts and recommend the applicant use a wetland consultant to conduct a formal wetland delineation of the area prior to any development. At the time of the staff report the applicant has not completed a wetland study.

**Schools:**

Per a memo from Doug Carl of the Kennewick School district, the schools that will serve the subdivision are the Sage Crest Elementary School, Horse Heaven Hills Middle School, and Kennewick High School. Students living in the proposed subdivision are in a walking zone for Horse Heaven Hills Middle School. Sagecrest Elementary School and Kennewick High School are in a bussing zone. All new streets within the subdivision will be required to have 5-foot wide sidewalks which will connect to S. Vancouver Street. New sidewalks will also be required where the proposed subdivision fronts S. Vancouver Street. S. Vancouver Street does not currently have sidewalks between the subject parcel and W. 37<sup>th</sup> Avenue, however there are wide gravel road shoulders that will allow a safe walking route to Horse Heaven Hills Middle School until S. Vancouver is upgraded to City Street standards with sidewalks.

Per the memo the Kennewick School District has the capacity to add students at all levels at the three schools mentioned above.

**Surrounding Property:**

The surrounding property to the east is zoned Residential Low Density (RL) and has similar size lots as being proposed for the proposed preliminary plat. Property to the south and west is also zoned Residential Low Density (RL) and occupied with single-family lots slightly larger than those being proposed. Adjacent property to the north is a large single-family lot zoned Residential Suburban (RS).

**Staff Comment:** It is staff's opinion that the proposed Preliminary Plat will be harmonious with the surrounding properties.

**Provisions for Public Health, Safety, and Welfare:**

**Staff Comment:** It is Staff's opinion that appropriate provisions have been made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, public sidewalks, utility easements and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, and the proposed subdivision has considered all other relevant facts and other planning features that assure safe walking conditions for students who walk to and from school.

**Comprehensive Plan:**

Staff is of the opinion that this request is consistent with and generally conforms to the City's Comprehensive Plan, and it will implement, goals and policies of the Comprehensive Plan. Particularly the following:

RESIDENTIAL GOAL 1: *“Provide for attractive, walkable, and well designed residential neighborhoods, with differing densities and compatible with neighboring areas.”*

Staff Comment: The proposed Preliminary Plat is consistent with the Comprehensive Plan Land Use, is zoned similar to much of the surrounding property and complies with development standards for Residential Low Density (RL) zoning.

RESIDENTIAL GOAL 2: *“Provide appropriate public facilities supporting residential areas.”*

Staff Comment: City water and sewer is available at W. 39<sup>th</sup> Avenue and S. Vancouver Street. The extension of W. 39<sup>th</sup> Avenue will provide connectivity to S. Vancouver Street.

RESIDENTIAL GOAL 3: *“Promote a variety of residential densities with a minimum target of 3 units per acre as averaged throughout the urban area.”*

Staff Comment: The density for the proposed development area is 3.77 units per acre.

CRITICAL AREAS AND SHORELINE GOAL 3: *“Regulate or mitigate activities in or adjacent to critical areas or the shoreline to avoid adverse environmental impacts”.*

Staff Comment: City of Kennewick critical area maps do not show any critical areas on or near the proposed project. The applicant has contacted a wetland consultant to address the Department of Ecology wetland comments.

**The City of Kennewick hereby RECOMMENDS that Preliminary Plat 18-01 be APPROVED with the following conditions:**

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Single-family Residential Design Standards.
2. All fees required by the City shall be paid prior to the approval of the final plat.
3. Construct residential streets per City of Kennewick Standard Detail 2-1, sheet 2 of 4. The Single-Family Residential Design Standards allow an option for curb tight sidewalks which may be used.
4. Development shall be in conformance with the plat drawing (Exhibit 5).
5. Comply with Traffic Engineer memorandum dated February 7, 2018 (Exhibit 7).
6. Comply with Public Works memorandum dated January 23, 2018 (Exhibit 7).
7. Comply with the Benton-Franklin Health Department comments dated January 26, 2018 (Exhibit 8).
8. Comply with Kennewick Irrigation District letter dated February 15, 2018 (Exhibit 8).
9. Geo-Tec reports are required for each lot at the time of building permit submittal. With prior approval a blanket geological report may be accepted as long as all applicable codes are met regarding soil bearing capacity.
10. Provide dust control method(s) such as hydroseeding for all areas of the site that are disturbed. Re-hydroseeding may be required.

11. Residential street trees are required to be installed prior to issuance of the Certificate of Occupancy for each new home. Provide a list of street trees to be used for approval prior to planting.
12. A landscape plan must be submitted for approval of all common areas, open spaces and rights-of-way not left in a natural state, listing the number, location, and species of trees, sizes of plant material, and ground cover prior to final plat approval. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.
13. Common area landscaping is required to be installed or bonded for prior to final plat.
14. Execute a written agreement to the satisfaction of the City Attorney which will allow the City to make arrangements for maintenance of any common areas, open spaces, private roads, and common landscape areas should the Homeowner's Association fail or refuse to maintain these areas.
15. The Preliminary Plat (PP 18-01) expires 5 years from the approval date. The City may grant an extension, but any extension application must be applied for before the approved preliminary plat expires.

Report Prepared By and Contact Person:  
Wes Romine  
Development Services Manager  
[wes.romine@ci.kennewick.wa.us](mailto:wes.romine@ci.kennewick.wa.us) 509-585-4558



Department only

PP 18 - 01 / PLN- 2018 - 00064 Fee \$ 1,624

Preliminary Plat Application

pd 1/9/18

Date: 1/8/18 Name Of Plat VANCOUVER MEADOWS

Area Of Plat: 5.04 Zoning: RL #/Lots: 19

Min. Lot Size: 7631 Average Lot Size: 9823

Proposed Land Use: 19 RESIDENTIAL LOTS

General Location: 4001 S VANCOUVER VANCOUVER AND 40TH

Parent Parcel Numbers: 114894000005001

Applicant Name: BRAD BEAUCHAMP

Address: 3411 W CANYON LAKES DR

City, State, Zip: KENNEWICK, WA 99337

Phone Number: 509-308-6556 E-mail BMBDEVELOPMENT@YAHOO.COM

Owner's Name: BRAD BEAUCHAMP/

Address: SAME

City, State, Zip:

Phone Number: E-mail

Surveyor's Name: RICHARD RUSSUM WORLEY SURVEYING

Address: PO BOX 6132

City, State, Zip: KENNEWICK WA 99336

Phone Number: 509-582-6716 E-mail RICK@WORLEYSURVEYING.COM

Engineer's Name: HALL ENGINEERING

Address: 10 SOUTH AUBURN ST

City, State, Zip: KENNEWICK WA 99336

Phone Number: 509-582-2200 E-mail HALLENG@OWT.COM

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: KENNEWICK IRRIGATION Power: PUD



## NOTICE OF MAILING

I, Bianca Orozco, on 2/22, 2018  
mailed 55 copies of PP 18-01 / PLN-2018-00064  
for 4001 S VANCOUVER ST  
19 RESIDENTIAL LOTS  
to BRAD BEAUCHAMP

as shown on the attached list.

Bianca Orozco  
Signature



## NOTICE OF APPLICATION

**Proposal:** An application for a preliminary plat has been submitted by Brad Beauchamp of BMB Development (3411 W. Canyon Lakes Drive, Kennewick, WA 99337). The site is located at 4001 S. Vancouver Street, north of W. 45<sup>th</sup> Avenue. The project consists of 1 phase with 19 single-family lots of land on approximately 5.04 acres. The smallest lot size is 7,631 square feet, the average lot size is 9,072 square feet, and the largest lot size is 35,518 square feet with an existing home on it. The site is currently zoned Residential Low Density (RL). The project is subject to the single-family design standards. The Comprehensive Plan designation is Low Density Residential. The file number is PP 18-01/PLN-2018-00064.

**Open Record Hearing:** The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **March 12, 2018** in the Council Chambers in Kennewick City Hall at 210 W. 6<sup>th</sup> 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 **March 1, 2018**, before 4:30 p.m. Comments submitted on or before March 1, 2018 will be included in the Hearing Examiner's meeting packet. Comments after March 1, 2018 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](mailto:wes.romine@ci.kennewick.wa.us).

**Environmental Documents and/or Studies Applicable to this Study:** The project is exempt from SEPA since it is less than 30 lots and under the City of Kennewick's threshold for environmental review requirements.

**Determination of Completeness:** The application was declared complete on January 9, 2018 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 March 12, 2018.

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

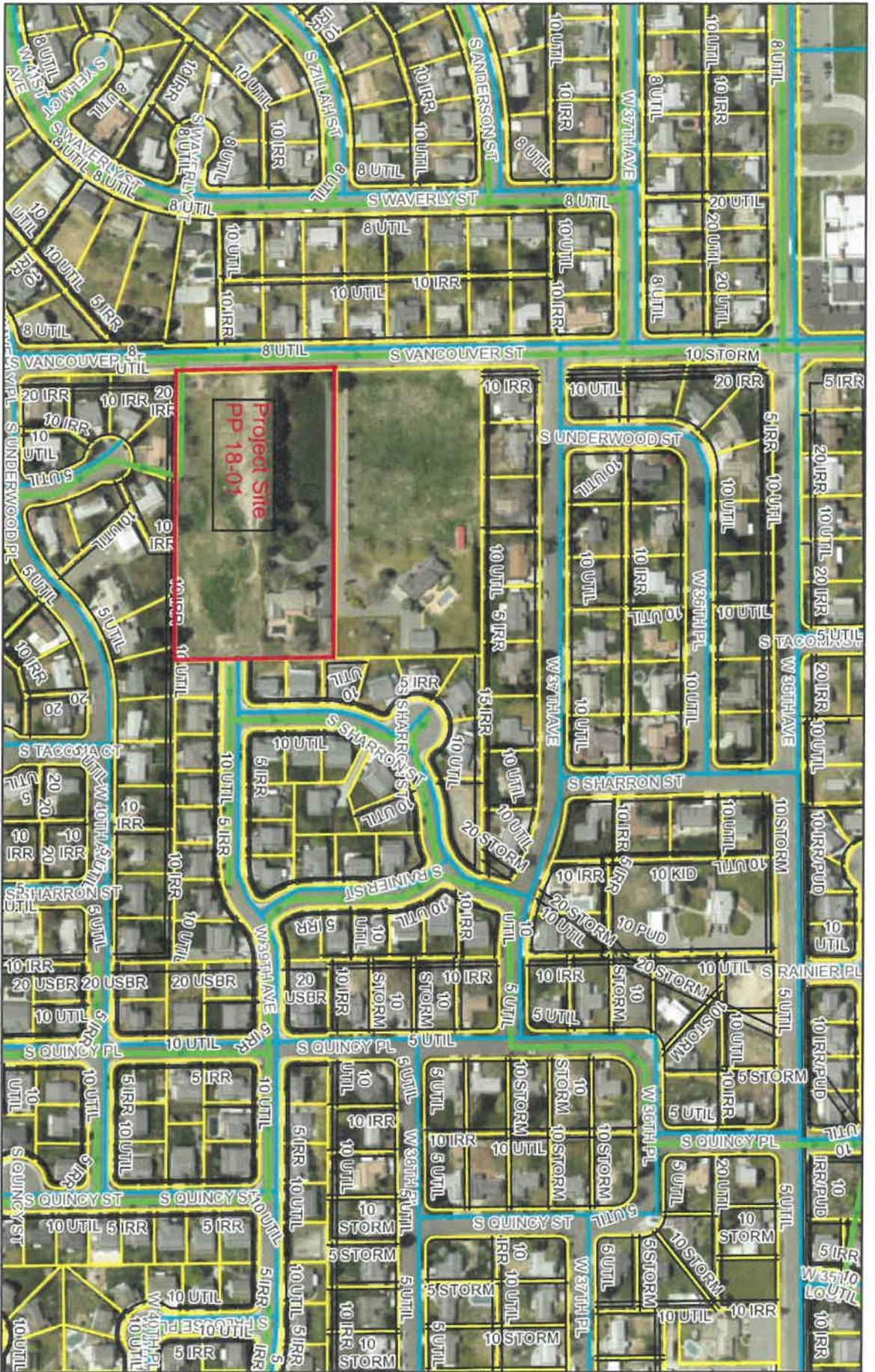
**Appeal:** Any person aggrieved by the decision of the Kennewick Hearing Examiner on this proposal may appeal to the Superior Court of Benton County within twenty-one (21) days of the date of decision.

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.

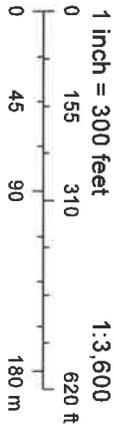
210 W. Sixth Avenue / PO Box 6108, Kennewick WA 99336

Permitting Map



January 23, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- Sewer Mainline
- Water Mainline
- Street Name
- Apartment
- Building
- Condo
- Mobile Home
- Parcel
- Survey Address Point
- Survey Address Point Supp
- Survey Easement
- <all other values>



Sources: Esri, HERE, DeLorme, Intermap, Inverment P Corp.,

ArcGIS WebApp Builder  
City of Kennewick

### EXHIBIT 3

37  
ALONGI TIM E & MELANIE J  
4009 S WAVERLY ST  
KENNEWICK, WA 99337

37  
STANLEY LUKE D & JESSIE J  
4003 S WAVERLY ST  
KENNEWICK, WA 99337

37  
JEWELL PATRICIA M  
3809 S WAVERLY ST  
KENNEWICK, WA 99337

37  
FERGUSON,SR KENNETH R & RANDA  
3802 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
AVILA JOSE CAMARENA  
3808 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
MANTAY VITALIY  
4002 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
JACKSON TRUSTEE CHYRL M  
4001 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
SIMMONS PAUL J & ANDREA N  
1904 W 40TH AVE  
KENNEWICK, WA 99337

37  
ATHERLEY ALISSE RACHELLE  
2004 W 40TH AVE  
KENNEWICK, WA 99337

37  
HORN JOSEPH J  
3902 S UNDERWOOD PL  
KENNEWICK, WA 99337

37  
SMITH MARSHALL S & CRYSTAL  
4007 S WAVERLY ST  
KENNEWICK, WA 99337

37  
RIEKSTS GUNARS A  
3905 S WAVERLY ST  
KENNEWICK, WA 99337

37  
PICARD STONEE D  
3807 S WAVERLY ST  
KENNEWICK, WA 99337

37  
STALEY PAUL NORMAN & LAURA A  
3804 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
LEMLEY DEANNE L  
3902 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
CLARK CHRISTOPHER T  
4102 S WAVERLY ST  
KENNEWICK, WA 99337

37  
VEACH CLARKE A & LORRIE D  
1810 W 40TH AVE  
KENNEWICK, WA 99337

37  
HAUETER CRAIG & LORITA  
8215 W 40TH AVE  
KENNEWICK, WA 99337

37  
BAUMAN DAN W & LAURIE M  
3905 S UNDERWOOD PL  
KENNEWICK, WA 99337

37  
OTTO GEORGE P  
3904 S UNDERWOOD PL  
KENNEWICK, WA 99337

37  
TREVINO CARMEN G  
4005 S WAVERLY ST  
KENNEWICK, WA 99337

37  
BROOKS-HART JANICE K  
3903 S WAVERLY ST  
KENNEWICK, WA 99337

37  
JUST GUSTAVE F & KAREN S  
3805 S WAVERLY ST  
KENNEWICK, WA 99337

37  
VAN HOVEN TRACI E  
3806 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
TRAVIS JONATHON S  
3904 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
GRACE JOHN M & RENEE J  
3805 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
HANRATTY JENNIFER L  
1902 W 40TH AVE  
KENNEWICK, WA 99337

37  
BAALMAN RICHARD P & DEBRA L  
1908 W 40TH AVE  
KENNEWICK, WA 99337

37  
MURPHY SHAWN D & SUZETTE M  
3903 S UNDERWOOD PL  
KENNEWICK, WA 99337

37  
PHIPPS NEAL G & SUZAN  
3906 S UNDERWOOD PL  
KENNEWICK, WA 99337

### EXHIBIT 3

37  
PIAZZA JONATHAN ANTHONY &  
KRISTEN ITZ  
2010 W 40TH AVE  
KENNEWICK, WA 99337

37  
HENRY DERRICK J & KIMBERLY H  
1909 W 40TH AVE  
KENNEWICK, WA 99337

37  
MCLAUGHLIN CARL  
1914 W 40TH AVE  
KENNEWICK, WA 99337

37  
STETZEL WAYNE & KAYOKO  
3714 S SHARRON ST  
KENNEWICK, WA 99337

37  
KEANE JEFF & MELISSA  
3806 S SHARRON ST  
KENNEWICK, WA 99337

37  
CRAFT THOMAS W & TERRI L  
3811 S SHARRON ST  
KENNEWICK, WA 99337

37  
GILBERTSON JAMES I & PHYLLIS J  
3709 S SHARRON ST  
KENNEWICK, WA 99337

37  
CINO JOSEPH A & BARBARA J  
1903 W 39TH AVE  
KENNEWICK, WA 99337

37  
BRAD BEAUCHAMP  
3411 W CANYON LAKES DR  
KENNEWICK, WA 99337

37  
GARCIA GILBERTO M & PHYLLIS S  
2008 W 40TH AVE  
KENNEWICK, WA 99337

37  
LAKEY RALPH W & KRISTINE M  
1907 W 40TH AVE  
KENNEWICK, WA 99337

37  
KINNISON JUSTEN P  
3706 S SHARRON ST  
KENNEWICK, WA 99337

37  
LOCKHART MICHAEL GAGE & NATALIE  
3718 S SHARRON ST  
KENNEWICK, WA 99337

37  
SITTMAN CHRISTOPHER & MICHELLE  
3810 S SHARRON ST  
KENNEWICK, WA 99337

37  
BENTON JEFFREY A & LYNN L  
3807 S SHARRON ST  
KENNEWICK, WA 99337

37  
SOISETH BRIAN D  
3711 S SHARRON ST  
KENNEWICK, WA 99337

37  
RIVAS EDWARD Q  
1815 W 39TH AVE  
KENNEWICK, WA 99337

PP 18-01 / PLN-2018-00064  
4001 S VANCOUVER ST  
19 RESIDENTIAL LOTS  
BRAD BEAUCHAMP

37  
SULJIC MUSTAFA & REMZIJA  
1911 W 40TH AVE  
KENNEWICK, WA 99337

37  
CLARK FRED J & VALARIE F  
1905 W 40TH AVE  
KENNEWICK, WA 99337

37  
ORMSON ANTONIA C  
3710 S SHARRON ST  
KENNEWICK, WA 99337

37  
BOYD SHAKIRA  
3802 S SHARRON ST  
KENNEWICK, WA 99337

37  
STEPHENS JEREMIAH J  
1810 W 39TH AVE  
KENNEWICK, WA 99337

37  
PROPER DENITA R  
3803 S SHARRON ST  
KENNEWICK, WA 99337

37  
WARD TRUSTEE PAMELA A  
1905 W 39TH AVE  
KENNEWICK, WA 99337

37  
BEAUJON III JAN R & M ELIZABETH  
1811 W 39TH AVE  
KENNEWICK, WA 99337



**AFFIDAVIT OF PROPERTY POSTING**

The \_\_\_\_\_

sign was posted on \_\_\_\_\_ (date) at this location:

\_\_\_\_\_

Project/Permit # \_\_\_\_\_

Proposal \_\_\_\_\_

Posted by \_\_\_\_\_

Signature \_\_\_\_\_ Phone # \_\_\_\_\_

Date \_\_\_\_\_

Signature Witnessed by \_\_\_\_\_





**AFFIDAVIT OF PROPERTY POSTING**

The Public Hearing Notice

sign was posted on February 23, 2018 (date) at this location:

At Street Front of 4001 S. Vancouver Street

Project/Permit # PP 18-01/PLN-2018-00064

Proposal 19 lot Preliminary Plat

Posted by Wes Romine

Signature  Phone # 509-585-4558

Date 2/23/18

Signature Witnessed by \_\_\_\_\_





## Order Confirmation

**Customer**

KENNEWICK CITY OF/LEGALS

**Customer Account**

450496

**Customer Address**

PO BOX 6108  
 KENNEWICK WA 99336 USA

**Customer Phone**

509-585-4200

**Customer Fax**

**Sales Rep**

ccortez@tricityherald.com

**Payor Customer**

KENNEWICK CITY OF/LEGALS

**Payor Account**

450496

**Payor Address**

PO BOX 6108  
 KENNEWICK WA 99336 USA

**Payor Phone**

509-585-4200

**Customer EMail**

**Order Taker**

ccortez@tricityherald.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
	Invoice		0	0	1

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$242.24	\$0.00	\$242.24	\$0.00	\$242.24

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0003540090		Melinda Didier	
			<u>Promo Type</u>
			<u>Materials</u>

**Invoice Text**  
 NOA -PP 18-01 Vancouver Meadows

**Package Buy**

**Ad Order Information**

<b><u>Ad Number</u></b>	<b><u>Ad Type</u></b>	<b><u>Production Method</u></b>	<b><u>Production Notes</u></b>
0003540090-01	TRI-Legal Liner	AdBooker	

<b><u>External Ad Number</u></b>	<b><u>Ad Attributes</u></b>	<b><u>Ad Released</u></b>	<b><u>Pick Up</u></b>
		No	

<b><u>Ad Size</u></b>	<b><u>Color</u></b>
1 X 97 li	

<b><u>Product</u></b>	<b><u>Placement</u></b>	<b><u>Times Run</u></b>	<b><u>Schedule Cost</u></b>
TRI- Tri-City Herald	0300 - Legals Classified	1	\$242.24

<b><u>Run Schedule Invoice Text</u></b>	<b><u>Position</u></b>
NOA -PP 18-01 Vancouver Meadows	0301 - Legals & Public Notices

**Run Dates**  
02/25/2018



**PRELIMINARY PLAT  
VANCOUVER MEADOWS**

PORTION S1/2, SW 1/4, NW 1/4, SE 1/4 SEC 14, T8N, R29E, W.M.  
KENNEWICK, BENTON COUNTY, WASHINGTON  
BENTON COUNTY PARCELS 114894000005001  
KENNEWICK FILE NUMBER PP18-01/PLN-2018-00064

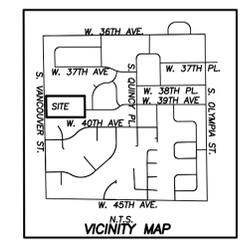
**DESCRIPTION**

THE SOUTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. BENTON COUNTY, WASHINGTON; TOGETHER WITH THE SOUTH 15.00 FEET OF THE NORTH HALF OF THE SOUTHWEST QUARTER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SAID SECTION 14; EXCEPT THE WET 30 FEET COLLECTIVELY THEREOF AS CONVEYED TO BENTON COUNTY FOR ROAD UNDER AUDITOR'S FILE NUMBER 258697, RECORDS OF BENTON COUNTY, WASHINGTON.

CEN SEC 14  
T8N, R29E, W.M.  
FND BRASS CAP IN MON CASE  
CITY OF KENNEWICK CONTROL  
POINT # 857 ROS 1540  
BENCHMARK ELEV 584.37

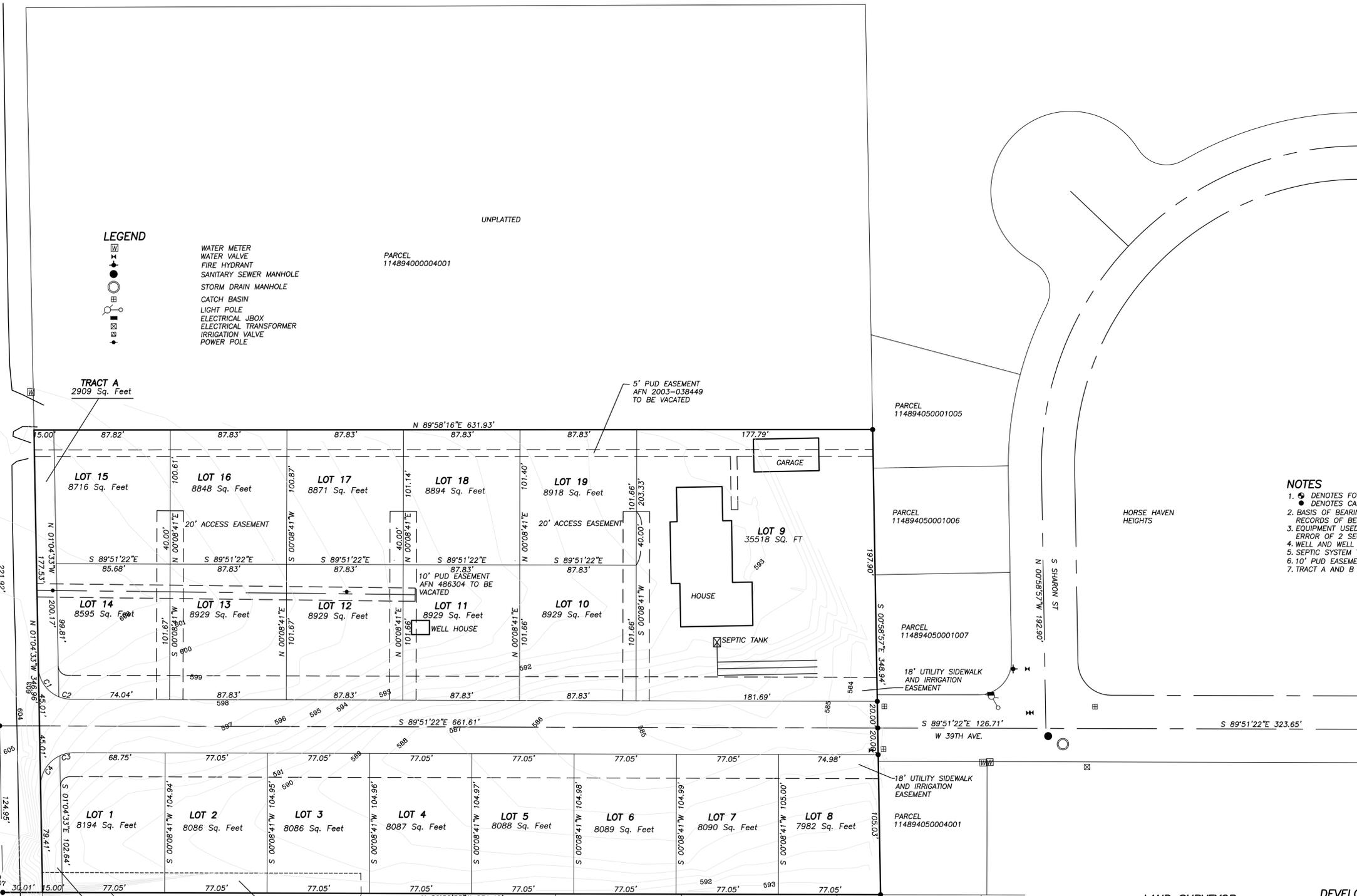
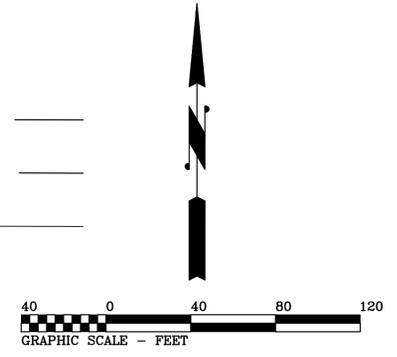
E 1/4 COR SEC 14  
T8N, R29E, W.M.  
FND BRASS CAP IN MON CASE  
CITY OF KENNEWICK CONTROL  
POINT # 842 ROS 1540

- LEGEND**
- WATER METER
  - WATER VALVE
  - FIRE HYDRANT
  - SANITARY SEWER MANHOLE
  - STORM DRAIN MANHOLE
  - CATCH BASIN
  - LIGHT POLE
  - ELECTRICAL JBOX
  - ELECTRICAL TRANSFORMER
  - IRRIGATION VALVE
  - POWER POLE



**NOTES**

1. DENOTES FOUND MONUMENT DATE VISITED NOV 2017
2. DENOTES CALCULATED POINT NOT SET
3. BASIS OF BEARING: NAD 83(2011) CITY OF KENNEWICK RECORD OF SURVEY 1540 RECORDS OF BENTON COUNTY, WASHINGTON
4. EQUIPMENT USED INCLUDED A LEICA TPS 1100 TOTAL STATION WITH STANDARD OF ERROR OF 2 SECONDS AND 5 MM ± 5 PPM. & TRIMBLE GPS
5. WELL AND WELL HOUSE TO BE DECOMMISSIONED PRIOR TO FINAL PLAT APPROVAL
6. SEPTIC SYSTEM TO BE REMOVED PRIOR TO FINAL PLAT APPROVAL
7. 10' PUD EASEMENT AFN 486304 AND 2003-038449 TO BE VACATED
8. TRACT A AND B ARE FOR LANDSCAPING, SIDEWALK, UTILITIES AND IRRIGATION



DESERT III

CURVE	RADIUS	ARC LENGTH	DELTA ANGLE	CHORD BEARING	CHORD LENGTH
C1	25.00'	28.98'	66°25'19"	N 34°17'13" W	27.39'
C2	25.00'	9.76'	22°21'30"	N 78°40'37" W	9.69'
C3	25.00'	10.82'	24°47'52"	N 77°44'41" E	10.74'
C4	25.00'	28.98'	66°25'19"	N 32°08'06" E	27.39'

**LAND SURVEYOR**  
RICHARD S. RUSSUM  
WORLEY SURVEYING SERVICE, INC., P.S.  
P.O. BOX 6132  
KENNEWICK, WASHINGTON 99336  
509-582-6716

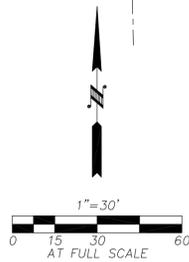
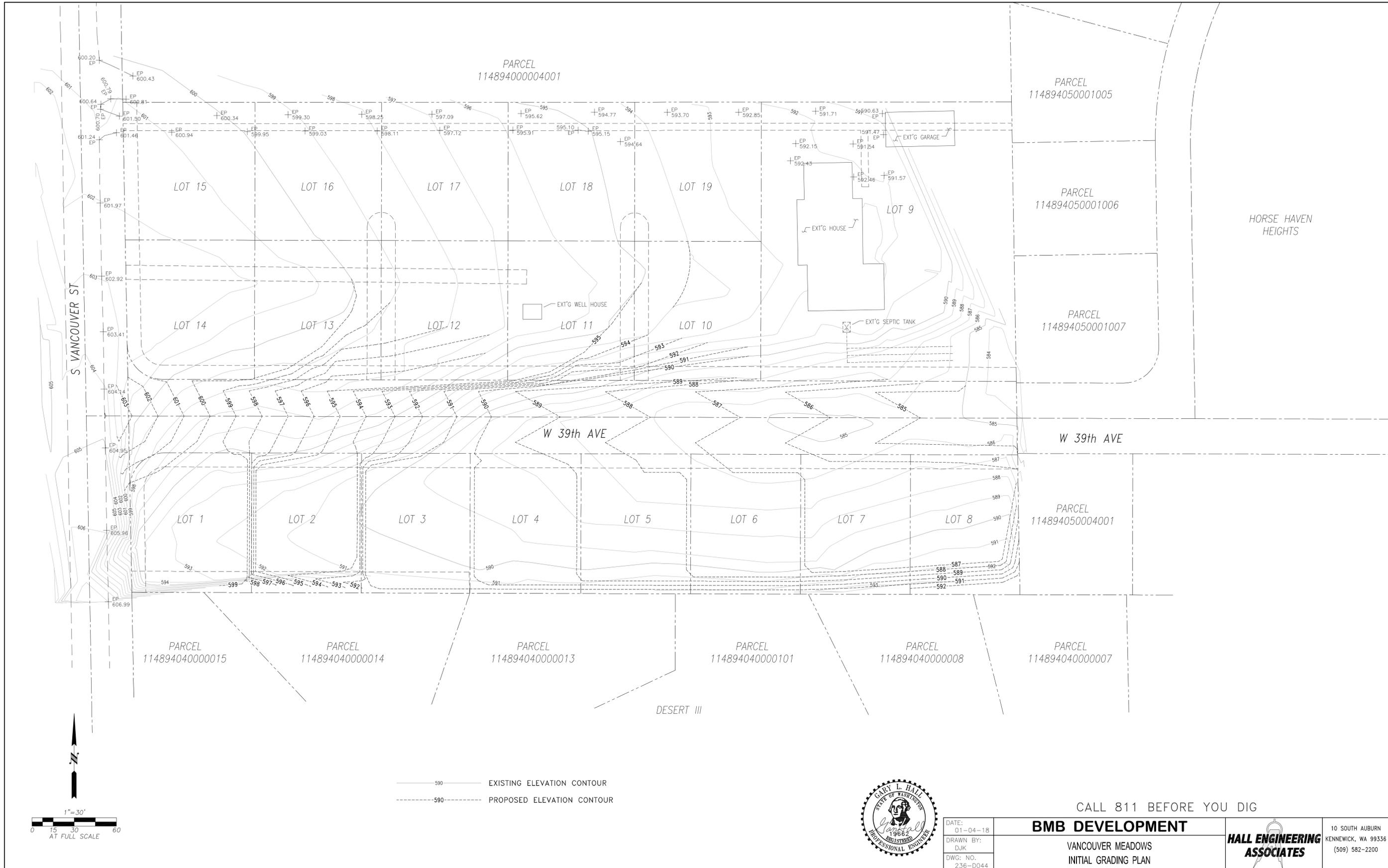
**DEVELOPER**  
BMB DEVELOPMENT LLC  
BRAD BEAUCHAMP  
P.O. BOX 6912  
KENNEWICK WA 99336  
509-308-6556

**ENGINEER**  
GARY HALL  
HALL ENGINEERING ASSOCIATES  
10 SOUTH AUBURN ST  
KENNEWICK, WASHINGTON 99336  
509-582-2200

**LAND USE**  
SITE AREA 5.04 ACRES  
LOT COUNT 19 LOTS  
TRACTS 2  
ROAD RIGHT OF WAY 0.76 ACRES  
LARGEST LOT 35,518 SQUARE FEET  
SMALLEST LOT 7982 SQUARE FEET  
AVERAGE LOT 9936 SQUARE FEET  
ZONING RL PER ORDINANCE 5738

WORLEY SURVEYING SERVICE, INC., P.S.  
P.O. BOX 6132  
KENNEWICK, WASHINGTON 99336  
509-582-6716

**SHEET  
1 OF 1**



— 590 — EXISTING ELEVATION CONTOUR  
 - - - 590 - - - PROPOSED ELEVATION CONTOUR



CALL 811 BEFORE YOU DIG

DATE: 01-04-18	<b>BMB DEVELOPMENT</b>	<b>HALL ENGINEERING ASSOCIATES</b>	10 SOUTH AUBURN KENNEWICK, WA 99336 (509) 582-2200
DRAWN BY: DJK			
DWG. NO. 236-D044			



Memorandum  
Public Works

*Leading the Way*

To: Wes Romine, Development Services Manager  
 From: Fernando Garcia, Development Services Supervisor  
 Date: January 23, 2018  
 Re: Public Works Consolidated Comments  
 Project: PP No.18-01 / PLN-2018-00064

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. 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 7-10. Combine signing, striping, and illumination plans on the same drawing with other elements left off.
3. Sidewalks adjacent to the existing home on Lot 9 shall be constructed in conjunction with the road construction per COK detail 2-1 sheet 2 of 4.
4. Sidewalks shall be widened an additional 18-inches when adjoining a wall, or fence, per COK detail 2-10, sheet 1 of 8, note 4.
5. Due to project phasing, any temporary dead end street 150-feet 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 of Hot Mix Asphalt (HMA).
6. Civil Drawing shall include only the proposed construction with each phase of the project.
7. The developer is responsible for providing the project with a complete water main system serving the development with fire hydrants installed every intersection and at 500-foot intervals. Fire hydrants servicing development to provide fire flow required by the Fire Department.
8. There is an existing 8-inch water main along the north side of the property west of Vancouver St into W 22<sup>nd</sup> Ave installed per Record Drawing C2376\_05.
9. There is an existing Pressure Zone 3, 8 inch water main in W. 39th Ave. stubbed to the south portion of the eastern side of the proposed subdivision; this water main was installed

**PUBLIC WORKS**

by Record Drawing C-4022. There is also an existing Zone 3, 8 inch water main in S. Vancouver St. Record Drawing D-3008. One, 1 inch water meter serving parcel 1-1489-400-0004-001 (3805 S. Vancouver St.) is connected to this main.

10. 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. All proposed extensions must conform to the adopted master plan, as amended and all proposed extensions of water mains must conform to an overall program for a grid system, with provisions made for extensions or looping for circulation where at all possible. Per KMC 14.10.010.
11. A water system hydraulic analysis may be required to hydraulically model proposed water main system for the development.
12. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat.
13. Provide a waterline comprehensive plan with water main sizes for review as part of the civil drawings.
14. There is an existing 8-inch sanitary sewer main in W. 39th Ave. stubbed to the south portion of the eastern edge of parcel 1-1489-400-0005-001 installed by Record Drawing C-4022. There is also an existing 8-inch sanitary sewer main running along a portion of the southern edge of parcel 1-1489-400-0005-001 as well as a 8 inch sewer main running down the center of S. Vancouver St. installed by Record Drawing A-1029, this will require a 15 foot easement. There is one existing 4 inch sanitary sewer service stubbed to the west side of both parcels from this main line. Sanitary sewer extension will be required at Developer expense.
15. Provide sanitary sewer main sizes on the sanitary sewer comprehensive plan for review as part of the civil drawings.
16. All plans showing existing water or sewer utilities will need to call out the plan set number that installed such utilities as part of the design. All plans need to clearly identify the size and type of water/sewer utility that is being proposed or connected to (ie "Existing 8-inch Water" or similar).
17. The City has formally adopted the Storm Management Manual of Eastern Washington. All design, construction, and post construction management of storm drainage facilities shall be in accordance with the Storm Management Manual of Eastern Washington and City Standards.
18. 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.
19. Storm drainage systems to be dedicated to the public, shall be designed to retain and dispose of the calculated difference between a 25-year 24-hour event for the developed state and the 10-year 24-hour event for the natural pre-developed state storm per COK Standard Specifications section 5-9.02.

## PUBLIC WORKS

20. Parcel number 1-1489-400-0005-001 is a part of a natural drainage way through the City. Design must include conveyance of the upstream flow through the project considering the effects on downstream capacity. The Storm Water Management Manual for Eastern Washington (SMMEW) shall be followed through the development of the Storm Water Site Plan (drainage report) and storm water design. We recommend starting in Section 3.1 of the manual. <https://fortress.wa.gov/ecy/publications/summarypages/0410076.html>
21. All injection control wells (infiltration structures) must be installed and registered per the Washington State Underground Injection Control (UIC) rule prior to construction. Provide UIC registration numbers for all drywells or other infiltration structures on the Record Drawings and before Public Works construction permit is accepted. See UIC Registration link; <http://www.ecy.wa.gov/PROgrams/wq/grndwtr/uic/index.html>
22. Provide storm main sizes on storm comprehensive plan for City review. Provide infiltration testing at the location and depth of the planned infiltration structures as well as a soils log 5 feet below that point.
23. **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.
24. 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%), and the construction cost shall be determined by the actual bid document reviewed, and approved, by the City Engineer.
25. Kennewick Survey Data requirements:
  - a. All projects will be built with current City Survey Data.
  - b. For detailed information on Kennewick Survey Data and Record Drawings & Easements go to COK website @ <https://www.go2kennewick.com/314/Civil-Plan-Review>
  - c. Questions contact Matt Garrity at [matthew.garrity@ci.kennewick.wa.us](mailto:matthew.garrity@ci.kennewick.wa.us) 509-585-4531

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## PUBLIC WORKS



## MEMORANDUM

### Traffic Engineering Division

To: Wes Romine, Development Services Manager  
 From: Joe Seet, Assistant Traffic Engineer  
 Date: February 7, 2018  
 Re: Traffic Engineering Comments for 4001 S Vancouver St.  
 Project: PP 18-01/PLN-2018-00064

### **Disclaimer**

The comments provided below are based on the project documents as submitted for the above referenced project. Subsequent project document submittals with revisions will require new reviews to determine the accuracy and validity of the comments below.

### **KMC 13.16 Transportation Impact Fees**

1. The 2017 Traffic Impact Fees is \$938/unit based on a land use of Single-Family Detached Housing. Based on the submitted project documents, Traffic Impact Fees are estimated at \$17,822 based on an estimated project size of 19 units.
2. Residential single family and duplexes – The final fee may be deferred until the time of closing of the sale of the unit by recording a covenant against the property.

### **Proposed Driveway(s)**

1. Refer to CoK Dwg. No. 2-10 (9 & 10 of 10), for the maximum residential driveway width(s) at bottom of curb cut. (Residential driveway width(s) at bottom of curb: 2 car garage – 24' maximum; 3 car garage – 30' maximum. Driveway curb cut transition is 6' minimum at 12:1 maximum longitudinal slope. Landing pad at the end of the curb cut transition is 5' minimum (or 2.5' minimum if abuts a common property line.)
2. Provide sightline setback triangles per KMC 13.12.020 for the proposed intersection onto S. Vancouver St.
3. Lot 9 will need to access from W 39th Ave.
4. Lots 1 and 14 does not have adequate frontage to meet KAC 13-46-110, Corner Clearance. Lot 14 frontage width will need to be re-configured or utilize a joint/shared driveway to meet the minimum spacing. See below.

**13-46-110: Corner Clearance:** All direct access driveways shall be constructed such that the point of tangency of the curb radius return closest to a signalized or stop-sign controlled intersection be at least 100 feet (30.5 m) from the corner right-of-way of the intersecting street (see figure 10). Access driveway(s), if approved by the Traffic Engineer, that are within 350 feet (107 m) of an existing or planned signalized intersection, or the intersection of arterial and/or collector streets, or major traffic generating access (over 1,000 vehicle per day) may require restricted vehicle movements as documented in a traffic impact study and as determined by the Traffic Engineer.

Figure 10  
Minimum Corner Clearance

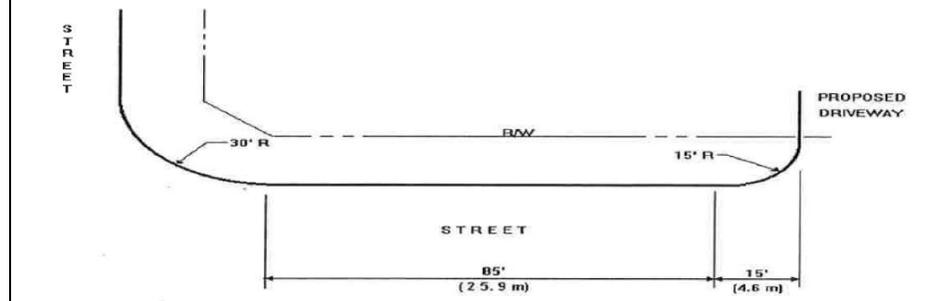


Figure 1

- S. Vancouver St. is a Collector Street Lots with a posted speed of 35 mph would require 150' minimum driveway spacing. Lot 15 does not to meet the minimum driveway spacing per KAC 13-46.120. Lot 15 will need to be re-configured to meet the minimum spacing or to submit a request for a design standard deviation from the Deputy Public Works Director.

**13-46-120: Driveway Spacing:** Driveway spacing will be determined as a function of the highway operating speeds. Spacing will be determined according Table 6.

Table 6  
Minimum Driveway (Access) Spacing

HIGHWAY OPERATING SPEED	MINIMUM DRIVEWAY SPACING	IDEAL MINIMUM DRIVEWAY SPACING
25 mph (40 km/h)	105 feet (32 m)	-
30 mph (50 km/h)	125 feet (39 m)	185 feet
35 mph (60 km/h)	150 feet (46 m)	245 feet
40 mph (60 km/h)	185 feet (57 m)	300 feet
45 mph (70 km/h)	230 feet (70 m)	350 feet
50 mph (80 km/h)	275 feet (85 m)	-
55 mph (90 km/h)	325 feet (100 m)	-

These spacings are based on average vehicle acceleration and deceleration rates and are considered necessary to maintain safe traffic operation. Spacing will be measured between the ends of each driveway as they intersect the street. In event that a particular parcel or parcels lack sufficient street frontage to maintain adequate spacing the land owner(s) may use one of following two options:

Figure 2.

6. Joint/shared driveways will require a mutual Access Easement recorded for the lots sharing the common driveway. The easement shall be recorded with dimensional information and location description and details.

### **Right of Way and Easement**

1. S. Vancouver St. is functionally classified as Collector Street. Half street improvements are required, including pavement, curb, gutter, sidewalk and street lighting per City of Kennewick Standard Drawing 2-3. A 15' public utility easement is required to be recorded along the proposed development's frontage on S. Vancouver St.
2. W 39<sup>th</sup> Ave is functionally classified as Local Residential Street. Full street standards per CoK Std. Dwg. 2-1. Refer to Dwg. 2-1 for the public right of way and easement requirements.
3. W 39<sup>th</sup> Ave existing roadway easterly of the property's property line was constructed to previously adopted City standards and does not match the current CoK Std. Dwg. 2-1. The roadway will require transitional tapers for the roadway's travel lanes to maintain a consistent traffic path.
4. The Applicant has proposed a speed hump on W 39<sup>th</sup> Ave to address traffic calming concerns and will provide the location and design to Traffic for review. The speed hump will be installed prior to any building permit issuance.

### **American Disability Act (ADA) Compliance**

1. All proposed pedestrian facilities within the public right of way and easement, including but not limited to driveways, sidewalks, curb ramps, etc., shall be ADA compliant while maintaining Pedestrian Accessibility Route (PAR) accessibility, continuity and connectivity.
2. At all proposed sidewalk termini, provide asphalt transition ramps or match into existing sidewalks for ADA compliance.

### **Street Lights**

1. Per KMC 5.53, Public Works Construction Standard Chapter 6 requires the design and installation of roadway lighting per City of Kennewick Standard Drawings 6-1 and 6-2 along S. Vancouver St and W 39<sup>th</sup> Ave.
2. Roadway lighting plan sheet. – Per CoK Standard Specifications 6-1.02, the plan needs to include call-outs for the power source, meter locations, junction boxes, conduits and conduits.
3. A new power source is needed for the new roadway lighting. The new roadway lighting is not allowed to connect into existing street light circuits for power source.

**Wes Romine**

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**From:** Wes Romine  
**Sent:** Monday, February 05, 2018 5:59 PM  
**To:** Wes Romine  
**Subject:** FW: 4001 S Vancouver PLN-2018-00064 - Traffic Comments

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**From:** Joe Seet  
**Sent:** Friday, January 12, 2018 2:15 PM  
**To:** 'brad beauchamp'  
**Cc:** Michelle Dellinger; Alisha Piper  
**Subject:** RE: 4001 S Vancouver PLN-2018-00064

Brad – Based on your response, the traffic speed hump is acceptable and no traffic analysis is required.

**Joe Seet, PE**  
509.585.4527  
[joe.seet@ci.kennewick.wa.us](mailto:joe.seet@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.

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**From:** brad beauchamp [<mailto:bmbdevelopment@yahoo.com>]  
**Sent:** Friday, January 12, 2018 2:02 PM  
**To:** Joe Seet  
**Cc:** Michelle Dellinger; Alisha Piper  
**Subject:** Re: 4001 S Vancouver PLN-2018-00064

We will go with the speed bump option

Sent from my iPhone

On Jan 12, 2018, at 1:43 PM, Joe Seet <[Joe.Seet@ci.kennewick.wa.us](mailto:Joe.Seet@ci.kennewick.wa.us)> wrote:

Brad – I went back and checked the meeting records. John was concerned about the effects of increased traffic via the new roadway and traffic calming needs when he was asking for the limited traffic study. I would be inclined to waive the traffic study if a traffic calming device (see attached) is installed.

**Joe Seet, PE**  
509.585.4527  
[joe.seet@ci.kennewick.wa.us](mailto:joe.seet@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.

---

**From:** brad beauchamp [<mailto:bmbdevelopment@yahoo.com>]  
**Sent:** Friday, January 12, 2018 9:50 AM

**To:** Joe Seet; Michelle Dellinger

**Subject:** 4001 S Vancouver PLN-2018-00064

Per our conversation here is the proposed plat. Please let me know if a traffic report will Not be needed so Michelle can move this forward.

Brad Beauchamp  
BMB Development Inc  
509-308-6556

<CoK Traffic Calming Devices.pdf>



# MEMORANDUM

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## Fire Department

To: Michelle Dellinger, Development Services  
From: Joe Terpenning, Deputy Fire Marshal  
Date: January 24, 2018  
Re: 4001 South Washington  
Project: PLN 2018-00064

1. Install one (1) fire hydrant in accordance with City of Kennewick Engineering standards to meet the minimum water flow and spacing requirements of International Fire Code, Appendix B & C. The fire hydrant shall be installed in the southwest corner of lot 14.



EXHIBIT 8  
2015 South Ely Street  
Kennewick, WA 99337  
Customer Service 509-586-9111  
Business 509-586-6012  
FAX 509-586-7663  
[www.kid.org](http://www.kid.org)

February 6, 2017

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

RECEIVED  
FEB 15 2018  
CITY OF KENNEWICK  
*meib*

Subject: KID Comments for PP 18-01 / PLN-2018-00064 – Vancouver Meadows - Wet

Dear Mr. Romine:

This letter provides Kennewick Irrigation District (KID) review comments on Preliminary Plat 18-01 for Vancouver Meadows submitted by Brad Beauchamp of BMB Development, 3411 W Canyon Lakes Dr., Kennewick, WA. 99337. Vancouver Meadows is generally located 4001 S. Vancouver St., Kennewick, WA. 99336 and includes the following parcel:

- 1-1489-400-0005-001 (4.01 irrigable acres)

The property identified on the proposed preliminary plat is located within the KID boundaries. The property within this preliminary plat is classified as irrigable land and consist of **4.01 irrigable acres**. KID provides the following comments as a condition of approval by the legislative authority for R.C.W. 58.17.310:

- 1) 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 a “Sidewalk, Utility and Irrigation easement” and an “Access and Irrigation easement.” Please change the plat easements to reflect this.
- 2) The property owner or developer is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to the KID upon completion, at the time of final plat.
  - a. Please note, it is recommended that the land owner or developer meet with KID to discuss options that satisfy this requirement, which may include one of the following:

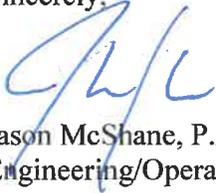
- i. The installation of completed irrigation facilities, which include a pump station, and appurtenant irrigation facilities to provide pressurized irrigation water to the subdivision.
    - ii. Contributing funds toward a regional pressurized irrigation system via an agreement between KID and the Developer.
  - b. Please note, as an alternative to immediate construction the owner may choose to delay installation of the irrigation system by entering into a facilities installation agreement with the KID. The owner must provide the KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is \$350.00. The owner must establish an approved bonding mechanism with the KID in an amount approved by KID.
- 3) The property owner or developer is required to submit an irrigation plan designed by a professional engineer for review and approval by the KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. After approval of the plan, completion of all the facilities is required prior to KID signature on the Final Plat. Please contact me at 586-9111 for more information regarding this irrigation plan.
- a. In addition, this plan shall ensure all reasonable measures are taken to protect any easements, ROW's, and facilities. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
  - b. For each phase of the Project, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and ROW's. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.
  - c. No permanent structures are allowed within the KID's ROW.
- 4) The KID must inspect any new irrigation system installations or modifications. The property owner or developer shall contact the KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
- 5) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31<sup>st</sup> of a given year or submitted for review prior to May 31<sup>st</sup> but not submitted for final approval prior to June 15<sup>th</sup>, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.
- 6) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan for **all parcels** owned by the property owner within the boundaries of the KID must be paid and all other USBR requirements associated with this payout must be completed.
- 7) The Review and Inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:

- a. A Preliminary Plat review fee of \$825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
  - b. For each Phase, an inspection fee \$350 for the first 20 lots/tracts plus \$25 per lot/tract after 20 lots/tracts.
  - c. Final Plat review fee for each phase of \$225.00.
- 8) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the boundaries of the KID is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.
- 9) In order to receive KID irrigation water delivery, a Watermaster (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Home Owners Association (or similar organization) officers, or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, than an election method similar to the attached document is required.
- 10) Prior to approval of each phase, an electronic file (AutoCAD 2004 format) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.
- 11) 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 two weeks prior to a regularly scheduled Board Meeting in order to be considered at that meeting.
- a. For each phase of the Project, KID review and approval of construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.
- 12) Conditions Related to Residential Use, The Applicant Shall:
- a. Include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser"; and
- 13) 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 where 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

Enc: Sample Water Master Information

C: LB\correspondence\File: [14-8-29]

### Sample Watermaster Election Process

That the Water Users are deemed to agree as a condition of water delivery as follows::

- i. The LID participants will elect a Watermaster from among themselves, as follows:
  - a. Election of First Watermaster. The first Watermaster shall be elected prior to April 1, 2011, and shall be elected as described in paragraph d. below.
  - b. Resignation of Watermaster. If the Watermaster resigns, the parties shall meet at a place and time designated by the resigning Watermaster in a written notice and elect a new Watermaster, or if the Watermaster does not designate a time and a place for such a meeting, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.
  - c. Death or Incapacity of Watermaster. If the Watermaster dies or becomes incapacitated, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.
  - d. Elections and Replacement of Watermaster. The Watermaster shall be assigned by the elected members of the Royal Ann Estates Homeowner Association Board of Directors. If the Homeowner's Association defaults or stops functioning, the Watermaster shall be elected by and may be replaced by a sixty percent (60%) majority of the Water Users participating in the LID at an election called for by a majority of the properties that are subject hereto. Each property shall have one (1) vote. If more than one person owns a property, the owners of the property shall designate in writing the person who shall have the right to vote for that property. If the owners of the property cannot agree on the person who shall vote for the property, that property shall have no vote in the election. The owners' properties which are calling for an election or replacement of a new Watermaster shall give or cause the other parties to be given a written notice stating the place and time of the election. Any notice required under this paragraph, which notice shall be mailed by U.S. Mail as certified mail to the common address identified above for the property not more than thirty days and not less than ten days

prior to the election. Any election held hereunder shall be held in Benton County, Washington, between 6:00 p.m. and 9:00 p.m.

- ii. Powers and Duties of Watermaster. The Watermaster shall have the power and it shall be his or her duty to take all actions reasonably necessary to fulfill the purposes of this agreement, including but not limited to:
  - a. Provide a primary point of contact for KID to communicate system problems, outages, schedules, drought mitigation measures, etc.
  - b. Assist KID in providing the LID participants information regarding system problems, outages, water schedules, drought mitigation measures, etc.
- iii. Qualified Immunity of Watermaster from Liability. The Watermaster shall not be liable for any damages caused to the parcels or persons subject hereto so long as the Watermaster acts in good faith.
- iv. No water delivery unless a Watermaster is performing duties. If at any time a Watermaster no longer is performing his/her duties, as outlined above, for more than 30 days, KID will stop water delivery to the participants of the LID until a new Watermaster has been elected.
- v. Alternate Watermaster. An alternate Watermaster may be elected in the same manner as described above for the Watermaster. This alternate Watermaster can function as Watermaster for a limited time, not to exceed 60 days, in case of the elected Watermaster being unavailable.



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

January 26, 2018

Wes Romine  
Kennewick Development Services  
P.O. Box 6108  
Kennewick, WA 99336

Re: ED 18-01, PP 18-01, PLN-2018-00064

Dear Mr. Romine:

Thank you for opportunity to comment on the pre-threshold determination for the Vancouver Meadows subdivision on approximately 5.04 acres into 19 single-family lots. The project is proposed by Bread Beauchamp. We have reviewed the environmental checklist and have the following comment.

#### SHORELANDS/ENVIRONMENTAL ASSISTANCE

The actual platting of the parcel will not result in impacts; however, building on the parcel could produce wetland impacts. Based on aerial images (GoogleEarth) wetland signatures appear in this area and should be investigated. The parcel is noted to be surrounded by residential properties with a higher elevation, likely due to fill placement. Surrounding irrigational practices could be influencing vegetation shifts and other wetland signatures noted on aerial images. Irrigation influenced wetlands that meet all wetland criteria are regulated under City's Municipal Code, Title 18, Critical Areas, Chapter 18.58 and therefore are subject to regulation.

The Department of Ecology recommends using an environmental consultant to conduct a formal wetland delineation of the area prior to any development to locate the extent of existing wetland habitat and required buffers in the area.

Impacts to wetland habitats should be avoided and minimized to the greatest extent possible. Impacts to wetland habitat and buffers may require mitigation. Additional information can be found within Title 18, Critical Areas-Wetlands, Chapter 18.59 of the City's Municipal Code.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance comments, please contact **Lori White** at (509) 575-2616 or email at [lori.white@ecy.wa.gov](mailto:lori.white@ecy.wa.gov) .

Mr. Romine  
January 26, 2018  
Page 2

## WATER QUALITY

### Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens, Jr.** at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,



Gwen Clear  
Environmental Review Coordinator  
Central Regional Office  
(509) 575-2012  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

7245



January 26, 2018

Wes Romine, Development Services  
City of Kennewick Development Services Division  
210 W. 6<sup>th</sup> Avenue  
Kennewick, WA 99336

RE: PP 18-01/PLN-2018-00064  
4001 S Vancouver St

Dear Mr. Romine,

This office has reviewed the above referenced proposal and has no objections provided:

- 1) All development and the existing single family residence must be served by the City of Kennewick Municipal Sewer and Water.
- 2) The existing dwelling must be connected to the City of Kennewick Municipal Water and the existing single family well be properly decommissioned in accordance with the provisions of WAC 173-160 prior to approval of the plat.

If you have any questions, please contact me at 509-460-4318.

Sincerely,

JoDee A. Peyton, R.S.  
Environmental Health Specialist II

**Wes Romine**

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**From:** Shanna Everson <eversons@bentonpud.org>  
**Sent:** Monday, January 29, 2018 8:12 AM  
**To:** Wes Romine  
**Subject:** RE: [E] PP 18-01/PLN-2018-00064/ED 18-01

I need easements at the front of the properties at least 10' wide or 18' for sidewalk, curb, and utilities if the city is requiring it. Also, what are we doing with the utility easement going through lot 14,13 and lot 12? That is how the house gets fed on lot 9.

Thanks,

Shanna Everson  
 Distribution Design Tech 1  
 509-585-5367




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**From:** Michelle Dellinger [<mailto:Michelle.Dellinger@ci.kennewick.wa.us>]  
**Sent:** Tuesday, January 16, 2018 7:07 AM  
**To:** Alex Sligar Benton Clean Air; BC Planning Department; BC Planning Department Clark Posey; Ben Franklin Transit - Kevin Sliger; Ben Franklin Transit Tony Kalmbach; Benton Clean Air Authority - Rob Rodger; Benton Clean Air Authority - Tyler Thompson; Benton Franklin Health Dept - Rick Dawson; Bob Roe; David Smith; EngService; Jeff Vosahlo; Chad Brooks; Mike Irving; Shanna Everson; BPA - Deborah Rodgers; BPA - Joe Cottrell; BPA - Mike Deklyen; Cascade Gas James Thomas; Charter Communication - Dean Kelley; Charter Communications - Robert Early; City of Richland - Rick Simon; Columbia Irrigation District; Consolidated Tribes of Umatilla Indian Reservation - Carey L. Miller; CTUIR - Teara Farrow Ferman; 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](mailto:dustin.fisk@ksd.org)); Frontier - Gary Taylor; Frontier - Gregory Goodwin; Kenewick Irrigation District - Jason McShane; Kennewick Irrigation District - Ben Woodard; Kennewick School District - Doug Carl; Mike Blatman; US Army Corps of Engineers; Williams Pipeline - Audie Neuson; WSDOT; Yakama Nation - Thalia Sachtleban  
**Subject:** [E] PP 18-01/PLN-2018-00064/ED 18-01

**From:** **Wes Romine, Development Services**

**Date:** January 16, 2018

**Re:** Pre-Plat No. PP 18-01/PLN-2018-00064

The City of Kennewick wishes to inform you of a Pre-Plat application. Please review and submit comments and conditions of approval necessary to implement your agency's applicable regulations. Comments may be mailed to the Development Services Division or submitted via e-mail at [wes.romine@ci.kennewick.wa.us](mailto:wes.romine@ci.kennewick.wa.us) Please do not respond to Michelle Dellinger.

**Project description:**

A Preliminary Plat application and SEPA Checklist ED 18-01 have been submitted by Brad Beauchamp, 3411 W Canyon Lakes Dr., Kennewick, WA 99337. The proposed Preliminary Plat is located at 4001 S Vancouver St. The site consists of approximately 5.04 acres, and is proposed to be divided into 19 single-family lots. The smallest lot size is 7,631 square feet, the largest lot size is 9,072 square feet and the average lot size is 35,518 square feet with an existing single family

dwelling unit and accessory structure. The site is currently zoned Residential Low Density District (RL). The RL zoning districts allow a minimum lot size of 7,500 square feet. The Comprehensive Plan designation is Low Density Residential.

Please review and submit your comments to the City of Kennewick Development Services Division, 210 W. 6<sup>th</sup> Avenue, Kennewick, WA 99336, or email to [wes.romine@ci.kennewick.wa.us](mailto:wes.romine@ci.kennewick.wa.us) on or before January 31, 2018.



***Michelle Dellinger***

City of Kennewick Community Planning

509.585.4416

[michelled@ci.kennewick.wa.us](mailto:michelled@ci.kennewick.wa.us)



Caution: This email originated from outside of Benton PUD. Do not click links or open attachments unless you recognize the sender and know the content is safe

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Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

**Department of Energy**

Bonneville Power Administration  
2211 North Commercial Avenue  
Pasco, Washington 99301

TRANSMISSION BUSINESS LINE

January 22, 2018

In reply refer to: Preliminary Plat PP 18-01/PLN-2018-00064 and SEPA Checklist ED 18-01  
Located within a Portion of Section 14, Township 8 North,  
Range 29 East, W.M., Benton County, Washington

Wes Romine A.I.A  
City of Kennewick  
Development Services Manager  
210 W. 6<sup>th</sup> Avenue  
Kennewick, WA 99336

Dear Wes:

Bonneville Power Administration's (BPA) has had the opportunity to review, Preliminary Plat PP 18-01/PLN-2018-00064 and SEPA Checklist ED 18-01. The request is to divide approximately 5.04 acres into 19 single-family lots. The project is located at 4001 S Vancouver Street, Kennewick, WA, County parcel number 114894000005001.

In researching our records, we have found that this proposal will not directly impact BPA facilities in that 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".

Joseph E. Cottrell II  
Field Realty Specialist

**Wes Romine**

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**From:** Marshall Smith <marshall.steel.smith@gmail.com>  
**Sent:** Monday, February 26, 2018 8:58 PM  
**To:** Wes Romine  
**Subject:** Project Proposal at 4001 S Vancouver Street  
**Attachments:** Drainage.png

Wes Romine,

This email is in regards to the proposed housing development planned for 4001 S Vancouver Street by Brad Beauchamp of BMB Development.

My wife and I own the property (4007 S Waverly St ) across from the proposed project. We don't have an issue with the project, but are concerned about drainage.

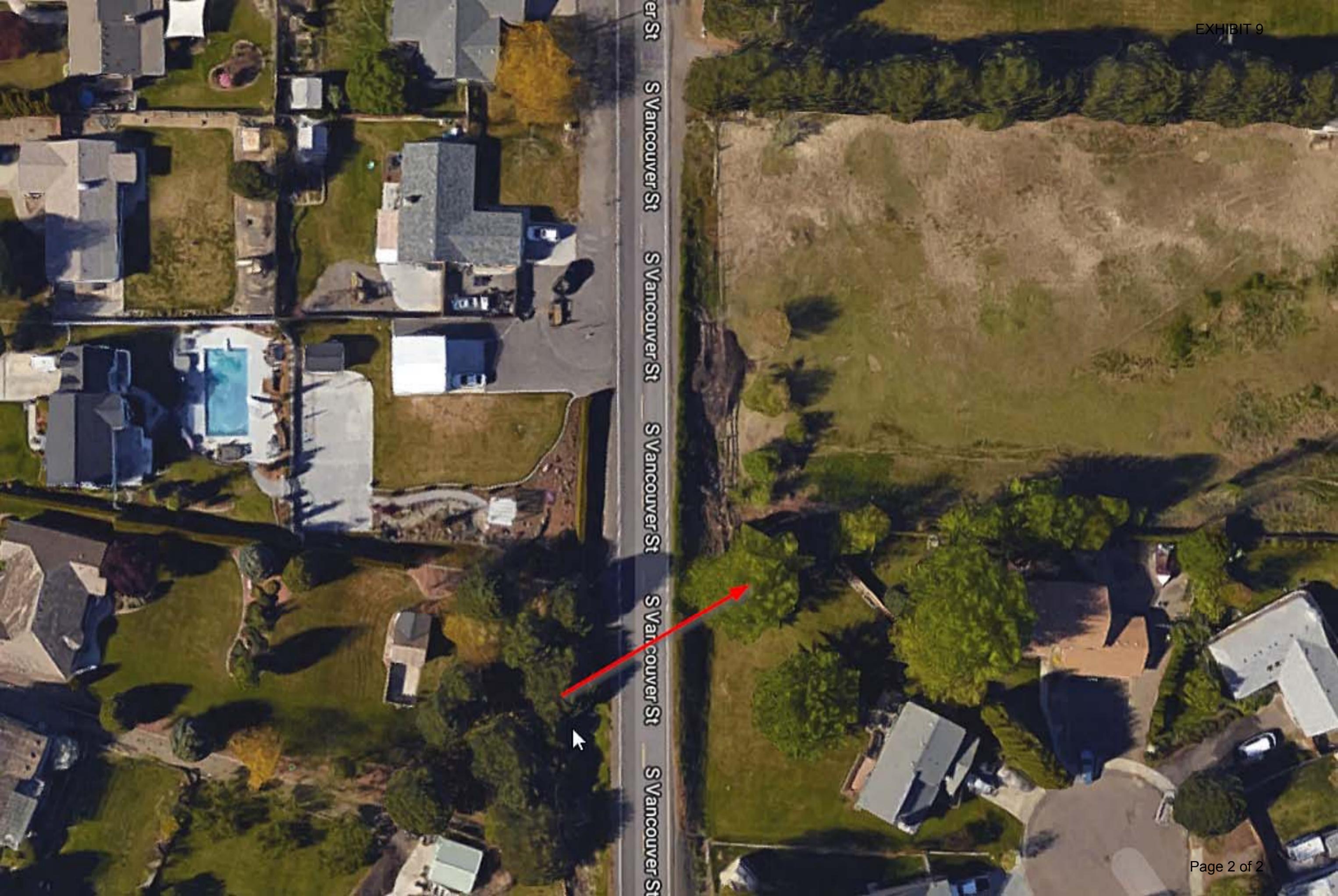
At the back of our property along S. Vancouver St is a drainage culvert that goes under Vancouver and drains (I assumed) into the project site.

I have included a satellite image of my property and marked with a red arrow approximately where the culvert starts and the direction it goes.

What has been planned with this culvert in regards to the building project?

Thank you,

Marshall S Smith  
4007 S Waverly st,  
Kennewick WA, 99337  
(509)654-0352



er St S Vancouver St



3411 Canyon Lakes Dr  
Kennewick, WA 99336

Office 509-308-6556  
bmbdevelopment@yahoo.com

---

**02/13/2018**

**RE:**

**Vancouver Meadows**

1. The Well House on lot 11 will be decommissioned prior to final plat approval
2. The Septic System on lot 9 will be decommissioned prior to final plat approval.  
The existing home will be connected to city services, water and sewer.
3. The 10' PUD easement that crosses lots 12,13,14 will be vacated prior to final plat.

*Brad Beauchamp*

President  
509-308-6556  
Bmbdevelopment@yahoo.com



**ECONOMIC DEVELOPMENT AND  
COMMUNITY PLANNING DEPARTMENT**

**STAFF REPORT AND RECOMMENDATION TO  
THE HEARING EXAMINER**

**FILE No: PP 18-02/PLN-2018-00146**

**Staff Report Date:** March 1, 2018

**Public Hearing Date and Location:** March 12, 2018, Kennewick City Hall

**Report Prepared By:** Wes Romine  
Development Services Manager

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

**Summary Recommendation:** The City of Kennewick RECOMMENDS that Preliminary Plat 18-02 be APPROVED with conditions.

**Summary of Proposal:** Grant Street Development, Preliminary Plat for a subdivision on a 2 parcels that total approximately 2.29 acres in size, proposed to be divided into 14 lots for single family homes.

**Proposal Location:** West of N. Grant Street and south of W. Umatilla Avenue at 1507 N. Grant Street and 5529 W. Umatilla Avenue. Parcel Nos. 1-3399-201-1560-009 and 1-3399-201-1560-008.

**Legal Description:**

1-3399-201-1560-009

SHORT PLAT #1560, LOT 5, LESS THAT PORTION DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST 502.60 FEET: THENCE SOUTH 17 DEGREES 42 MINUTES 35 SECONDS WEST 136.28 FEET: THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST 543.07 FEET PLUS OR MINUS TO THE EAST LINE OF SAID LOT 5: THENCE NORTH 00 DEGREES 26 MINUTES 00 SECONDS EAST TO THE POINT OF BEGINNING. (PER WD #97-15678, 7/1/97)

1-3399-201-1560-008

THAT PORTION OF LOT 5, SHORT PLAT NO. 1560, DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 5 THENCE NORTH 89 DEGREES 44 MINUTES 45 SECONDS WEST 502.60 FEET: THENCE SOUTH 17 DEGREES 42 MINUTES 35 SECONDS WEST 136.28 FEET: THENCE SOUTH 89 DEGREES 44 MINUTES 45 SECONDS EAST 543.07 FEET PLUS OR MINUS TO THE EAST LINE OF SAID LOT 5: THENCE NORTH 00 DEGREES 26 MINUTES 00 SECONDS EAST TO THE POINT OF BEGINNING. (PER WD #97-15678, 7/1/97)

**Property Owner:** Gerald and Kathryn Erwin  
P.O. Box 820528  
Vancouver, WA 98682

**Applicant:** Dean Maldonado  
5453 Ridgeline Drive  
Kennewick, WA 99336

**Engineer:** Jason Mattox  
HDJ – A Division of PBS  
400 Bradley Boulevard, Suite 106  
Richland, Washington 99352

**Surveyor:** Alex Matarazzo  
HDJ – A Division of PBS  
400 Bradley Boulevard, Suite 106  
Richland, Washington 99352

**Approval Criteria:**

1. Comprehensive Plan – Land Use
2. KMC Title 18 – Zoning
3. KMC Title 17 – Subdivisions
4. KMC Section 5.56 – Public Works Construction Standards
5. Washington State Environmental Policy Act

**Preliminary Plat Key Application Processing Dates:**

Pre-Application/Feasibility Meeting	November 22, 2017
Application Submittal	January 25, 2018
Determination of Completeness Issued	January 25, 2018
Notice of Application Mailed	January 29, 2018
City Department Review Meeting	February 7, 2018
SEPA Threshold Determination Issued	NA – Under 30 lot C.O.K. threshold
Property Posting Sign	January 29, 2018 & February 23, 2018
Date of Published Notice of Public Hearing	February 25, 2018
Date of Mailed Notice of Public Hearing	February 22, 2018
SEPA Appeal Period Ends	NA
Public Hearing Date	March 12, 2018

**Exhibits:**

- 1 Staff Report
- 2 Application
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Preliminary Plat Plans
- 6 Conceptual Grading Plan
- 7 City Department Comments
- 8 Outside Agency Comments

**Staff Analysis of Proposal & Discussion:**

The Grant Street Development, Preliminary Plat (PP 18-02) is a request for a 14 lot single-family home subdivision on two parcels of land that total approximately 2.29 acres, and proposed to be developed in one phase. The lots range in size from 6,721 square feet to 11,439 square feet and an average lot size of 7,602 square feet. The project is located west of N. Grant Street and south of W. Umatilla Avenue at 1507 N. Grant Street and 5529 W. Umatilla Avenue. Access to the lots will be from N. Grant Street and W. Umatilla Avenue. The site is zoned Residential Medium Density (RM-6) which allows a minimum lot size of 4,000 square feet. The City of Kennewick's Single-Family Residential Design Standards apply to this project.

A Preliminary Plat (KMC 17.10) is the first step in a subdivision process for subdivisions with more than nine (9) lots and is an approval for overall lot layout and compliance with land use regulations. A Final Plat is required to create legal lots for preliminary plats and is the last phase in the subdivision process, and must be recorded prior to the creation of individual lots. Final plat approval is based on the Preliminary Plat conditions of approval. A civil permit with a detailed review of street, utility and stormwater construction standards, and street and utility construction or bonding for incomplete work is required prior the final plat approval.

**Property History:**

1. The subject parcels were annexed into the City in April of 1986 with a Residential Low Density (RL) zoning designation (Ord. 2995).
2. The zoning for the subject parcels was changed from Residential Low Density (RL) to Residential Medium Density – 6000 (RM-6) in May of 1992 (COZ 92-04 (Ord 3393)).

**Density/Lot Size:**

Per the Table of Residential Development Standards (KMC 18.12.010 A.2) the Residential Medium Density (RM) zoning district does not have a minimum density requirement but does have a maximum density requirement of 13 units per acre. The proposed density is 6.11 units per acre. The minimum lot size allowed is 4,000 square feet. The smallest lot is proposed is 6,721 square feet.

**STAFF COMMENT:** The preliminary plat as proposed meets the Residential Development Standards contained in KMC 18.12.010(A.2). As well as the Single-Family Residential Design Standards.

**Traffic:**

The City's traffic engineer has determined that this project meets concurrency for transportation.

Both N. Grant Street and W. Umatilla Avenue will require half street improvements to include a minimum 24-foot wide pavement to allow for 2 travel lanes. Half street improvements will include new sidewalks on both N. Grant Street and W. Umatilla Avenue.

Traffic mitigation fees of approximately \$938 per dwelling unit will be required per the City of Kennewick's traffic mitigation ordinance (Ord. 5596). The \$938 per dwelling unit Traffic Impact Fee may have a cost of living increase adjustment in 2018. Traffic mitigation fees can be paid at the time of building permit issuance or deferred until occupancy with a recorded covenant of payment obligation form.

Storm Water:

The City stormwater standard for residential subdivisions is to 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. Prior to Final Plat approval the applicant will be required to submit detailed civil engineering drawings for review and approval to the City's Public Works department. This submittal will include a stormwater plan that meets City standards.

Streets & Utilities:

A separate permit will be required from the Department of Public Works prior to construction for driveways, sidewalks, wheelchair ramps and utility extensions (water, sewer, street, storm drainage, street lights, fire hydrants, etc.). Half street improvements for N. Grant Street and W. Umatilla Avenue will be required per KMC 5.56.270 and are required to be constructed per Kennewick Standard Detail 2-1, sheet 2 of 4. The Residential Design Standards allow curb tight sidewalks as an option to separated sidewalks; however the sidewalk at driveway curb cuts needs to meet ADA standards.

There is an existing 8-inch waterline at the southern portion of N. Grant Street which will need to be extended to serve all homes in the subdivision. The developer will be required to loop the water mains to avoid buildup of stagnant water and minimize bacteria regrowth.

There are existing 8-inch sanitary sewer lines at N. Edison/W. Umatilla and N. Harrison Street/W. Umatilla. The developer will be required to extend sewer service to each lot.

Parks:

The City of Kennewick adopted a Park Impact Fee ordinance on December 5, 2017 that became effective January 1, 2018 (Ord. 5736). The proposed subdivision is located west of US 395 (Service Area 1). Park Impact Fees per the rate for Service Area 1 are \$920 per single-family unit and are due at the time of Building Permit application, or can be deferred until occupancy with a recorded covenant of payment obligation form.

Critical Areas:

Per the City of Kennewick Critical Area maps, there are not critical areas on the subject site.

Schools:

Per a memo from Doug Carl of the Kennewick School district, the schools that will serve the subdivision are Vista Elementary School, Chinook Middle School, and Kamiakin High School. Students living in the proposed subdivision are in a walking zone for Kamiakin High

School. Vista Elementary School and Chinook Middle School is in a bussing zone. All new streets for the subdivision will be required to have 5-foot wide sidewalks. With the exception of a small section of N. Grant Street with low volumes of traffic, sidewalks will connect to Canal Drive and N. Edison Street to allow a safe walking route for students attending Kamiakin High School.

Per the memo the Kennewick School District has the capacity to add students at all levels at the three schools mentioned above.

**Surrounding Property:**

The surrounding property to the east and north is in the City's Urban Growth Area, but in the County and occupied by single-family homes. Property to the southwest of the two subject parcels is vacant and zoned Commercial Office (CO). Property to the west is zoned Residential High Density –Limited (RH-L) and occupied by a multi-family retirement home. The adjacent retirement home currently has signage and landscaping that encroaches on lot 1 of the proposed subdivision. The applicant has shown a proposed landscape easement for that lot. City staff is proposing a Condition of Approval that will require a maintenance agreement if the landscape and signage remains with a landscape easement placed on the lot.

Staff Comment: It is staff's opinion that the proposed Preliminary Plat will be harmonious with the surrounding properties.

**Provisions for Public Health, Safety, and Welfare:**

Staff Comment: It is Staff's opinion that appropriate provisions have been made for, but not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, public sidewalks, utility easements and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, and the proposed subdivision has considered all other relevant facts and other planning features that assure safe walking conditions for students who walk to and from school.

**Comprehensive Plan:**

Staff is of the opinion that this request is consistent with and generally conforms to the City's Comprehensive Plan, and it will implement, goals and policies of the Comprehensive Plan. Particularly the following:

RESIDENTIAL GOAL 1: *"Provide for attractive, walkable, and well designed residential neighborhoods, with differing densities and compatible with neighboring areas."*

Staff Comment: The proposed Preliminary Plat is consistent with the Comprehensive Plan Land Use, is zoned similar to much of the surrounding property and complies with development standards for Residential Medium Density (RM) zoning.

RESIDENTIAL GOAL 2: *"Provide appropriate public facilities supporting residential areas."*

Staff Comment: City water and sewer is available at N. Grant Street and/or W. Umatilla Avenue. Half street improvements will be required for the subdivision.

RESIDENTIAL GOAL 3: *“Promote a variety of residential densities with a minimum target of 3 units per acre as averaged throughout the urban area.”*

Staff Comment: The density for the proposed development area is 6.11 units per acre.

CRITICAL AREAS AND SHORELINE GOAL 3: *“Regulate or mitigate activities in or adjacent to critical areas or the shoreline to avoid adverse environmental impacts”.*

Staff Comment: City of Kennewick critical area maps do not show any critical areas on or near the proposed project.

**The City of Kennewick hereby RECOMMENDS that Preliminary Plat 18-02 be APPROVED with the following conditions:**

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Single-family Residential Design Standards.
2. All fees required by the City shall be paid prior to the approval of the final plat.
3. Construct residential streets per City of Kennewick Standard Detail 2-1, sheet 2 of 4. The Single-Family Residential Design Standards allow an option for curb tight sidewalks which may be used.
4. Development shall be in conformance with the plat drawing (Exhibit 5).
5. Comply with Traffic Engineer memorandum dated February 9, 2018 (Exhibit 7).
6. Comply with Public Works memorandum dated February 6, 2018 (Exhibit 7).
7. Comply with Kennewick Irrigation District letter dated February 12, 2018 (Exhibit 8).
8. Geo-Tec reports are required for each lot at the time of building permit submittal. With prior approval a blanket geological report may be accepted as long as all applicable codes are met regarding soil bearing capacity.
9. Provide dust control method(s) such as hydroseeding for all areas of the site that are disturbed. Re-hydroseeding may be required.
10. Residential street trees are required to be installed prior to issuance of the Certificate of Occupancy for each new home. Provide a list of street trees to be used for approval prior to planting.
11. Existing landscape and signage that encumbers lot 1 to be removed prior to signing the final plat. If the landscape and signage is to remain with the proposed landscape easement, execute a written agreement to the satisfaction of the City Attorney which will allow the City to make arrangements for maintenance landscape areas should the Homeowner's Association or defined entity responsible for maintenance fail or refuse to maintain this area(s).

12. The Preliminary Plat (PP 18-02) expires 5 years from the approval date. The City may grant an extension, but any extension application must be applied for before the approved preliminary plat expires.

Report Prepared By and Contact Person:

Wes Romine

Development Services Manager

[wes.romine@ci.kennewick.wa.us](mailto:wes.romine@ci.kennewick.wa.us) 509-585-4558

Department only



PP 18 - 02 / PLN- 2018 - 00146 Fee \$ 1,469.00

Preliminary Plat Application

pd 11/25/18

Date: 12-26-17 Name Of Plat Grant Street Development

Area Of Plat: 2.29 Acres Zoning: RM-6 #/Lots: 14

Min. Lot Size: 6,721 SF Average Lot Size: 7,602 SF

Proposed Land Use: Residential Subdivision

General Location: Umatilla Ave and Grant Street Intersection

Parent Parcel Numbers: 133992011560008 and 133992011560009

Applicant Name: Dean Maldonado

Address: 5453 Ridgeline Drive, Ste 160

City, State, Zip: Kennewick, WA 99336

Phone Number: (509)987-2334 E-mail dean@fdmdevelopment.com

Owner's Name: Gerald and Kathryn Erwin

Address: PO Box 820528

City, State, Zip: Vancouver, WA 98682-00011

Phone Number: N/A E-mail N/A

Surveyor's Name: Alex Matarazzo, PLS

Address: 400 Bradley Blvd; Suite 106

City, State, Zip: Richland, WA 99352

Phone Number: (509) 942-1600 E-mail alex.matarazzo@pbsusa.com

Engineer's Name: Jason Mattox

Address: 400 Bradley Blvd; Suite 106

City, State, Zip: Richland, WA 99352

Phone Number: (509) 942-1600 E-mail jason.mattox@pbsusa.com

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: KID Power: PUD Benton



**NOTICE OF MAILING**

I, Bianca Orozco, on 2/22, 2018  
mailed 28 copies of 37  
PP 18-02 / PLN-2018-00146  
GRANT STREET DEVELOPMENT  
for 1-3399-201-1560-008 & -009  
DEAN MALDONADO  
to \_\_\_\_\_

**as shown on the attached list.**

Bianca Orozco  
**Signature**

### EXHIBIT 3

37  
WARREN M & MAE C AABERG  
5416 W UMATILLA AVE  
KENNEWICK WA 99336

37  
TRACY KATHLEEN WEATHERBY  
1601 N HARRISON ST  
KENNEWICK WA 99336

37  
ADAM M MILLER  
1604 N HARRISON ST  
KENNEWICK WA 99336

37  
BEVERLY JEAN OLIVER  
5500 W UMATILLA  
KENNEWICK WA 99336

37  
ROYAL COLUMBIAN WA LLC  
C/O HARBERT MANAGEMENT CORP.  
2100 THIRD AVENUE NORTH STE 600  
BIRMINGHAM ALABAMA 35203

37  
GERALD L & KATHERYN E ERWIN  
PO BOX 820528  
VANCOUVER WA 98682

37  
GREGORY G BRODACZYNSKI  
5420 W SKAGIT AVE  
KENNEWICK WA 99336

37  
MATTHEW WIRFS  
5404 W TUCANNON AVE  
KENNEWICK WA 99336

37  
NATHAN J WANNARACHUE  
1227 W KENNEWICK AVE  
KENNEWICK WA 99336

37  
DEAN MALDONADO  
5453 RIDGELINE DR #160  
KENNEWICK, WA 99336

37  
DALE L & GAIL L JOHNSON  
5611 W VICTORIA AVE  
KENNEWICK WA 99336

37  
ROMAN & NATASHA WATSON  
5614 W UMATILLA AVE  
KENNEWICK WA 99336

37  
ROBERT T & BETTE S GUDGEL  
5510 W UMATILLA AVE  
KENNEWICK WA 99336

37  
BENTON COUNTY  
KENNEWICK OFFICE ANNEX  
PO BOX 190  
PROSSER, WA 99350

37  
GERALD L & KATHERYN E ERWIN  
PO BOX 820528  
VANCOUVER WA 98682

37  
CARLTON CADWELL  
1361 GAGE BVLD  
RICHLAND WA 99352

37  
PERRY D & KATHLEEN SMITH  
3849 S LINCOLN ST  
KENNEWICK WA 99336

37  
GERALD D & DELORIS SLEATER  
104105 E BADGER RD  
KENNEWICK WA 99336

37  
ROD J SMITH  
5411 W UMATILLA AVE  
KENNEWICK WA 99336

37  
PP 18-02 / PLN-2018-00146  
GRANT STREET DEVELOPMENT  
1-3399-201-1560-008 & -009  
DEAN MALDONADO

37  
ALBERT H & MARCIA LEAVITT  
5603 W VICTORIA AVE  
KENNEWICK WA 99336

37  
MIGUEL A & MARIA E SERRANO  
5618 W UMATILLA AVE  
KENNEWICK, WA 99336

37  
GREG & LORI SELBY  
5504 W UMATILLA AVE  
KENNEWICK WA 99336

37  
ROBERT S BUNCH  
5422 W UMATILLA AVE  
KENNEWICK WA 99336

37  
GARDENS WA LLC CALLAWAY  
C/O HARBERT MANAGEMENT CORP  
2100 THIRD AVENUE STE 600  
BIRMINGHAM ALABAMA 35203

37  
CAROL ANN ANDERSON  
5412 W SKAGIT AVE  
KENNEWICK WA 99336

37  
JERRY TA  
5411 W TUCANNON AVE  
KENNEWICK WA 99336

37  
DOUGLAS J & SHAWNA D DURHAM  
1504 N GRANT ST  
KENNEWICK WA 99336

37  
MYRON G & KIMBERLY L E SCHAUSS  
5329 W UMATILLA AVE  
KENNEWICK WA 99336

37



## NOTICE OF APPLICATION

**Proposal:** An application for a preliminary plat has been submitted by Dean Maldonado (5453 Ridgeline Drive, Kennewick, WA 99336). The site is located north of Canal Drive at the southwest corner of W. Umatilla Avenue and N. Grant Street. The plat area consist of 2 parcels of land approximately 2.29 acres in total size and proposed to be subdivided into 14 lots. The smallest lot size is 6,721 square feet and, the average lot size is 7,602 square feet. The site is currently zoned Residential Medium Density (RM-6) which allows a minimum lot size of 4,000 square feet. The Comprehensive Plan designation is Medium Density Residential. The file number is PP 18-02/PLN-2018-00146.

**Open Record Hearing:** The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **March 12, 2018** in the Council Chambers in Kennewick City Hall at 210 W. 6<sup>th</sup> 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 **March 1, 2018**, before 4:30 p.m. Comments submitted on or before March 1, 2018 will be included in the Hearing Examiner's meeting packet. Comments after March 1, 2018 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](mailto:wes.romine@ci.kennewick.wa.us).

**Environmental Documents and/or Studies Applicable to this Study:** The project is exempt from SEPA since it is less than 30 lots and under the City of Kennewick's threshold for environmental review requirements.

**Determination of Completeness:** The application was declared complete on January 9, 2018 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 March 12, 2018.

**To Receive Notification of the Decision and/or the Environmental Determination:** Contact the Development Services Division at 210 W. 6<sup>th</sup> 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





**AFFIDAVIT OF PROPERTY POSTING**

The Notice of Preliminary Plat Application

sign was posted on January 29, 2018 (date) at this location:

Southwest corner of W. Umatilla and N. Grant

Project/Permit # PP 18-02/PLN-2018-00146

Proposal 14 lot Preliminary Plat

Posted by Wes Romine

Signature  Phone # 509-585-4558

Date 1/31/18

Signature Witnessed by 





**AFFIDAVIT OF PROPERTY POSTING**

The Public Hearing Notice

sign was posted on February 23, 2018 (date) at this location:

Southwest corner of W. Umatilla and N. Grant

Project/Permit # PP 18-02/PLN-2018-00146

Proposal 14 lot Preliminary Plat

Posted by Wes Romine

Signature  Phone # 509-585-4558

Date 2/23/18

Signature Witnessed by \_\_\_\_\_





## Order Confirmation

**Customer**

KENNEWICK CITY OF/LEGALS

**Customer Account**

450496

**Customer Address**

PO BOX 6108  
 KENNEWICK WA 99336 USA

**Customer Phone**

509-585-4200

**Customer Fax**

**Sales Rep**

ccortez@tricityherald.com

**Payor Customer**

KENNEWICK CITY OF/LEGALS

**Payor Account**

450496

**Payor Address**

PO BOX 6108  
 KENNEWICK WA 99336 USA

**Payor Phone**

509-585-4200

**Customer EMail**

**Order Taker**

ccortez@tricityherald.com

<u>PO Number</u>	<u>Payment Method</u>	<u>Blind Box</u>	<u>Tear Sheets</u>	<u>Proofs</u>	<u>Affidavits</u>
	Invoice		0	0	1

<u>Net Amount</u>	<u>Tax Amount</u>	<u>Total Amount</u>	<u>Payment Amount</u>	<u>Amount Due</u>
\$239.77	\$0.00	\$239.77	\$0.00	\$239.77

<u>Ad Order Number</u>	<u>Order Source</u>	<u>Ordered By</u>	<u>Special Pricing</u>
0003540037		Melinda Didier	

<u>Invoice Text</u>	<u>Promo Type</u>
NOA -PP 18-02 Grant Street Development	

<u>Package Buy</u>	<u>Materials</u>

**Ad Order Information**

<b><u>Ad Number</u></b>	<b><u>Ad Type</u></b>	<b><u>Production Method</u></b>	<b><u>Production Notes</u></b>
0003540037-01	TRI-Legal Liner	AdBooker	

<b><u>External Ad Number</u></b>	<b><u>Ad Attributes</u></b>	<b><u>Ad Released</u></b>	<b><u>Pick Up</u></b>
		No	

<b><u>Ad Size</u></b>	<b><u>Color</u></b>
1 X 96 li	

<b><u>Product</u></b>	<b><u>Placement</u></b>	<b><u>Times Run</u></b>	<b><u>Schedule Cost</u></b>
TRI- Tri-City Herald	0300 - Legals Classified	1	\$239.77

<b><u>Run Schedule Invoice Text</u></b>	<b><u>Position</u></b>
NOA -PP 18-02 Grant Street Development	0301 - Legals & Public Notices

**Run Dates**  
02/25/2018

# Permitting Map

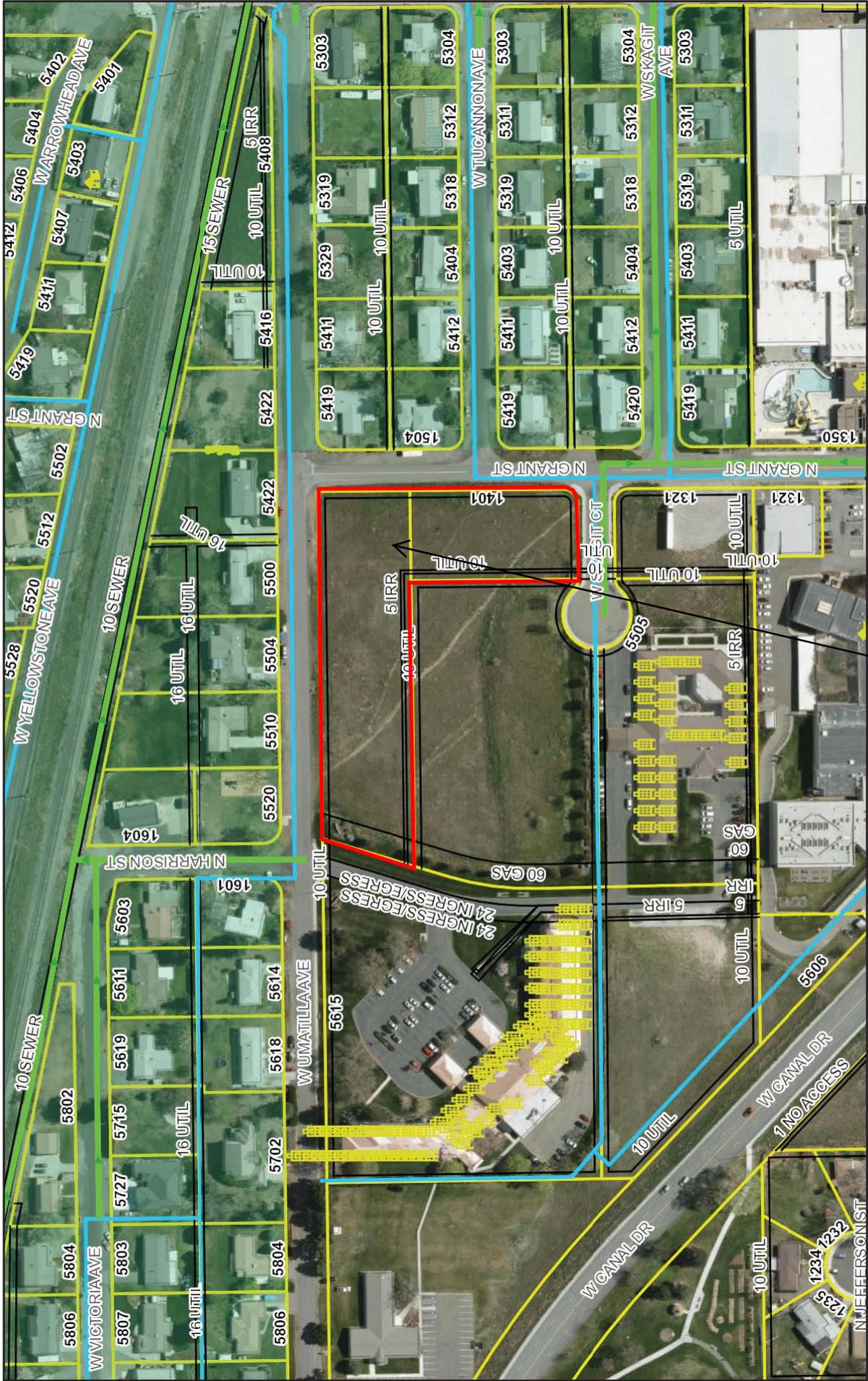
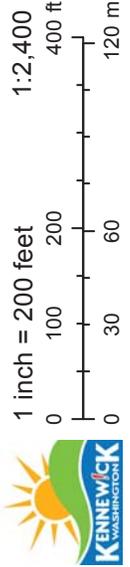


EXHIBIT 4



January 29, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

**Project Location**  
**Parcel #1-3399-201-1560-008 & #1-3399-201-1560-009**  
**PP 18-02**

- Sewer/Mainline
- StreetName
- Water/Mainline
- <all other values>
- Apartment

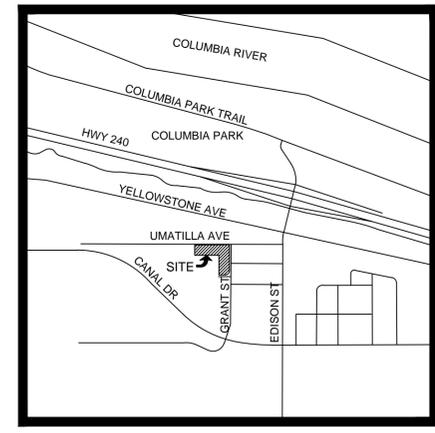
Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,

ArcGIS WebApp Builder  
 City of Kennewick

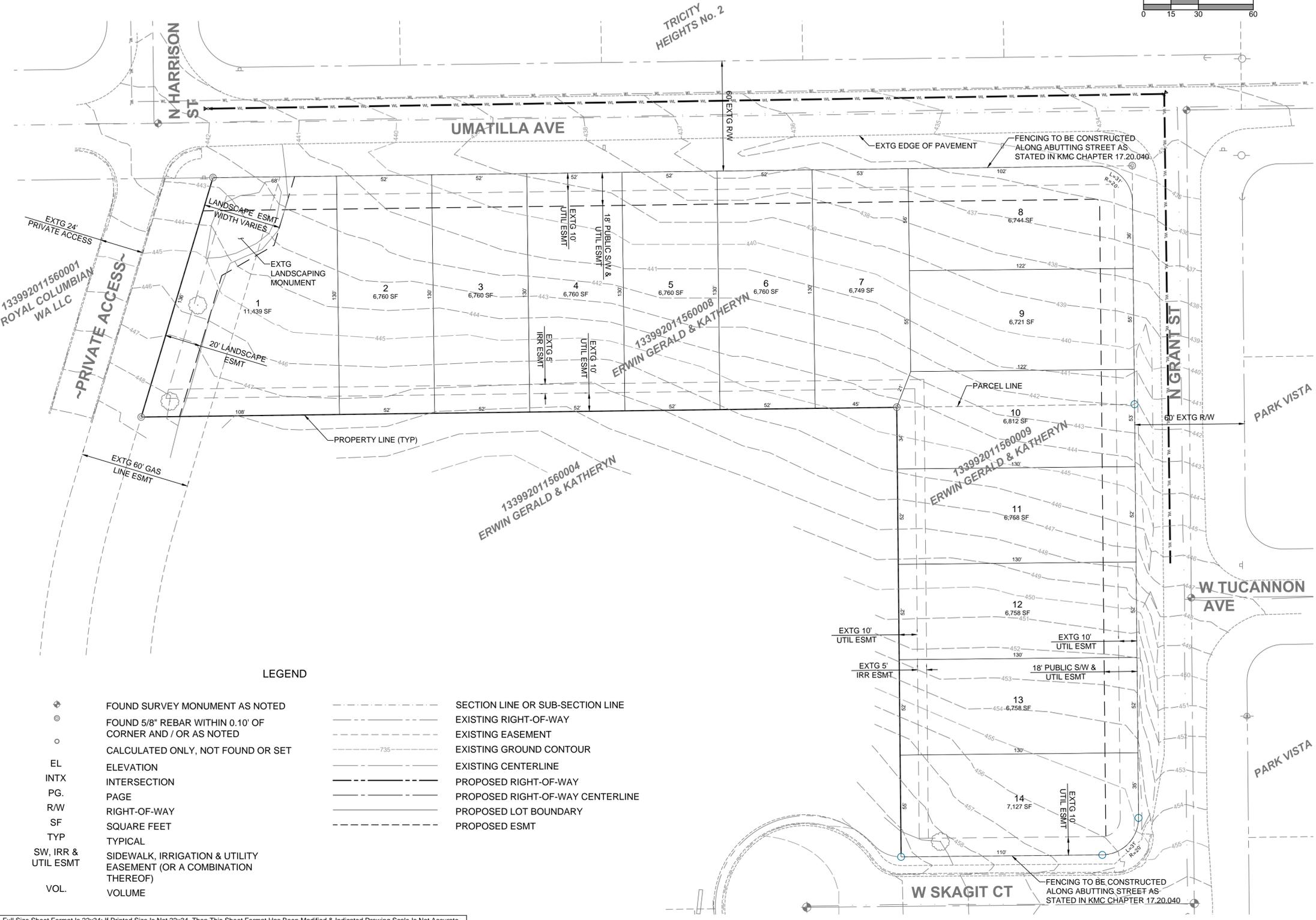
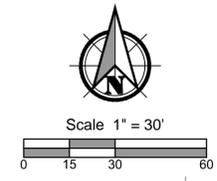
# GRANT STREET DEVELOPMENT

## PRELIMINARY PLAT

Located In The NW 1/4 Of Sec. 33, T. 9 N., R. 29 E., W.M.



VICINITY MAP  
NOT TO SCALE



**APPLICANT/DEVELOPER:**  
JERRY ERWIN  
ATTN: DEAN MALDONADO  
5453 RIDGELINE DRIVE, STE 160  
KENNEWICK, WA 99338  
(509) 987-2334

**ENGINEER:**  
PBS ENGINEERING AND ENVIRONMENTAL  
ATTN: JASON MATTOX, PE  
400 BRADLEY BLVD, SUITE 106  
RICHLAND, WA 99352  
PHONE: (509) 942-1600

**SURVEYOR:**  
PBS ENGINEERING AND ENVIRONMENTAL  
ATTN: ALEX MATARAZZO, PLS  
400 BRADLEY BLVD, SUITE 106  
RICHLAND, WA 99352  
PHONE: (509) 942-1600

**LEGAL DESCRIPTION**

LOT 5 OF SHORT PLAT NO. 1560 FILED IN BOOK 1 OF SHORT PLATS AT PAGE 1560 UNDER AUDITOR'S FILE NUMBER 86-7602 RECORDS OF BENTON COUNTY, STATE OF WASHINGTON

**BASIS OF BEARINGS**

CITY OF KENNEWICK: NAD 83/2011 WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE, PARTICULARLY S01°00'58"E ALONG THE WEST LINE OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 9 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON. SEE CONTROL TABLE

**BASIS OF ELEVATION**

**CITY OF KENNEWICK SURVEY  
GPS CONTROL TABLE  
NAD83(2011) & NAVD88**

CONTROL POINT	NORTHING	EASTING	ELEVATION	DESCRIPTION
K0891	328594.74	1971555.74	424.26	SMIC 3.25IN BC
K0892	325956.42	1971571.68	501.80	SMIC 3.25IN BC
K0929	325920.38	1968878.94	510.95	SMIC 2IN PIPE
K0930	328559.52	1968832.13	450.39	SMIC 2.5 SQ BOLT

**LAND USE TABLE**

SITE AREA:	2.29 ACRES
TOTAL LOT COUNT:	14 LOTS
SINGLE FAMILY RESIDENTIAL LOTS:	14 LOTS (13 UNITS PER ACRE MIN)
MINIMUM LOT AREA:	6,721 SF
MAXIMUM LOT AREA:	11,439 SF
OVERALL AVG. LOT AREA:	7,602 SF

CITY OF KENNEWICK FILE #:  
PRE 17-49 / PLN-2017-0287

**LEGEND**

- ⊕ FOUND SURVEY MONUMENT AS NOTED
- ⊙ FOUND 5/8" REBAR WITHIN 0.10' OF CORNER AND / OR AS NOTED
- CALCULATED ONLY, NOT FOUND OR SET
- EL ELEVATION
- INTX INTERSECTION
- PG. PAGE
- R/W RIGHT-OF-WAY
- SF SQUARE FEET
- TYP TYPICAL
- SW, IRR & UTIL ESMT SIDEWALK, IRRIGATION & UTILITY EASEMENT (OR A COMBINATION THEREOF)
- VOL. VOLUME
- SECTION LINE OR SUB-SECTION LINE
- - - EXISTING RIGHT-OF-WAY
- - - EXISTING EASEMENT
- - - EXISTING GROUND CONTOUR
- - - EXISTING CENTERLINE
- - - PROPOSED RIGHT-OF-WAY
- - - PROPOSED RIGHT-OF-WAY CENTERLINE
- - - PROPOSED LOT BOUNDARY
- - - PROPOSED ESMT

File: L:\Projects\6600066052\66052-001\Civil\CAD\Working\Sheets\Preliminary\Plat\66052-001\_Preliminary-Plat.dwg  
 User: Jason L. Mattox  
 CAD Plot Date/Time: 1/23/2018 10:48:57 AM  
 Layout Tab: LAYOUT1

Full Size Sheet Format Is 22x34; If Printed Size Is Not 22x34, Then This Sheet Format Has Been Modified & Indicated Drawing Scale Is Not Accurate.

PBS Engineering and Environmental, Inc.  
400 Bradley Blvd, Suite 106  
Richland, WA 99352  
509.942.1600  
pbsusa.com



**PRELIMINARY PLAT FOR:**  
**GRANT STREET DEVELOPMENT**  
 A SITE LOCATED IN KENNEWICK, WASHINGTON



Know what's below.  
Call before you dig.



DESIGNED: SG  
CHECKED: JLM  
DECEMBER 2017  
66052.001

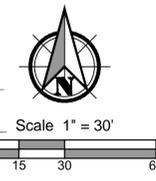
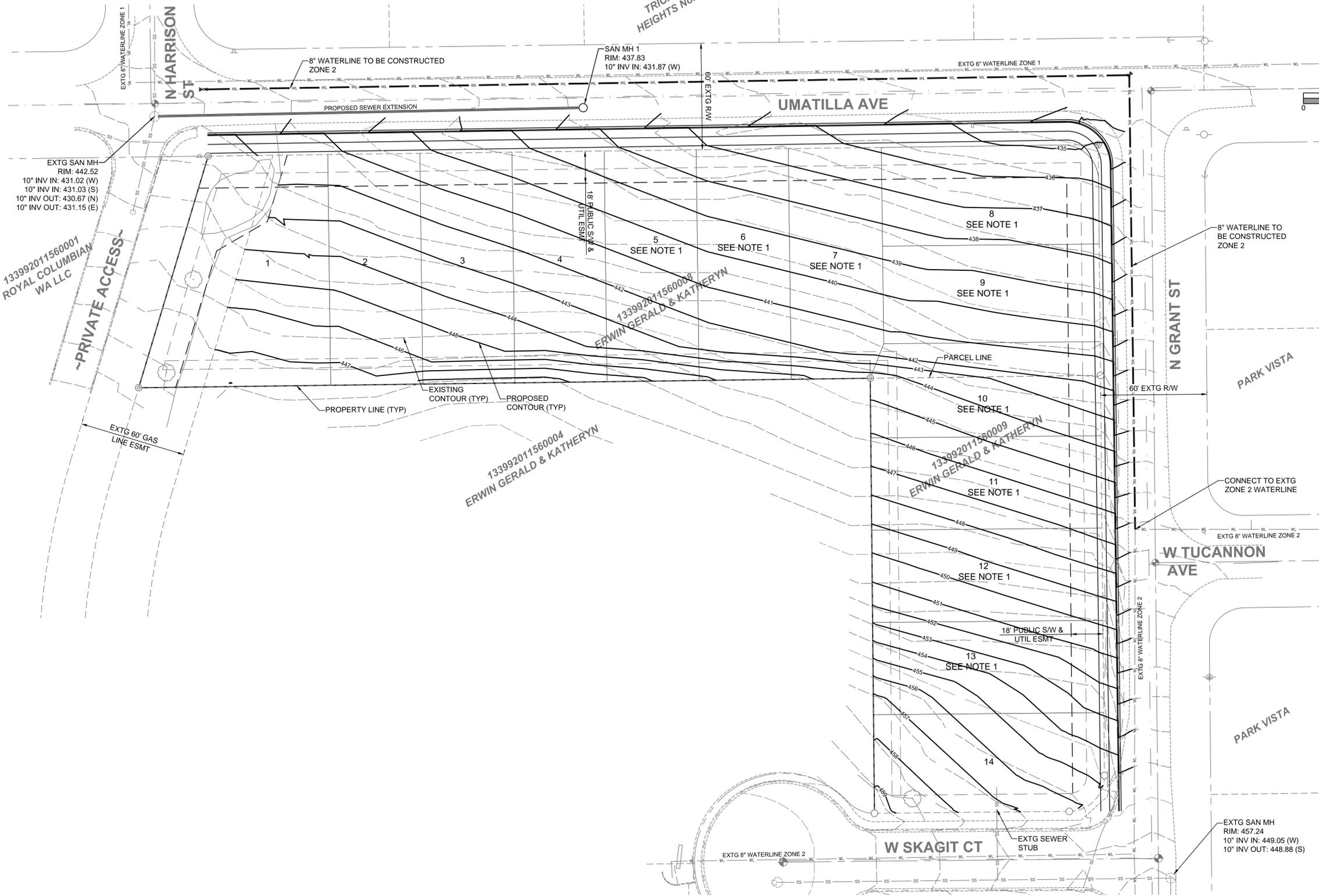
SHEET ID

# GRANT STREET DEVELOPMENT

## PRELIMINARY GRADING & UTILITY PLAN

Located In The NW 1/4 Of Sec. 33, T. 9 N., R. 29 E., W.M.

PBS Engineering and  
Surveying, Inc.  
4000 1st Ave. NE  
Richland, WA 99362  
509.942.1600  
pbsusa.com



**GENERAL NOTES**  
1. LOTS 5-13 WILL BE SERVICED WITH A PRIVATE PRESSURIZED SEWER SYSTEM. THE PRIVATE SYSTEM WILL CONNECT TO SAN MH 1 IN UMATILLA AVENUE OR THE EXISTING MANHOLE AT THE INTERSECTION OF GRANT STREET AND SKAGIT COURT.

File name: L:\Projects\6600066052\66052-001\Civil\CAD\Working\Sheets\Preliminary\Plate66052-001\_Preliminary-Grading.dwg Layout Tab: LAYOUT1 User: Kimberly A. Selph CAD Plot Date/Time: 12/13/2017 8:26:49 AM

PRELIMINARY GRADING & UTILITY PLAN FOR:  
**GRANT STREET DEVELOPMENT**  
A SITE LOCATED IN KENNEWICK, WASHINGTON



DESIGNED: SG  
CHECKED: JLM  
DECEMBER 2017  
66052.001  
SHEET ID



Memorandum  
Public Works

*Leading the Way*

To: Wes Romine, Development Services Manager  
 From: Fernando Garcia, Development Services Supervisor  
 Date: February 6, 2018  
 Re: Public Works Consolidated Comments  
 Project: PP No.18-02 / PLN-2018-00146

1. Developer will be required to provide construction of half street improvements 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. 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 7-10. Combine signing, striping, and illumination plans on the same drawing with other elements left off.
3. Sidewalks shall be widened an additional 18-inches when adjoining a wall, or fence, per COK detail 2-10, sheet 1 of 8, note 4.
4. There is an existing Pressure Zone 1, 6 inch water line in W. Umatilla Street. There is also a Pressure Zone 2, 8 inch waterline running through W. Tucannon Ave., turning south through N. Grant St. and west through W. Skagit Ct. See record drawings A-1026, and E-1126. Homes fronting Umatilla shall not be serviced from the existing 6-inch line in Zone 1; pressures for some of those homes would be substandard. All homes associated with this development to be serviced from Zone 2 and extending the water main an additional 500 LF west to connect up with existing zone 2 water main, individual pressure reducing laves (PRVs) to be installed on homes exceeding 80 psi static. A hydraulic analysis will not likely be required as this development is located near the bottom of the pressure zone with lots of static head available.
5. The Developer shall provide and install 1-inch water services for each lot at his or her expense per City of Kennewick Standard Specification Section 4-3.01. The meter shall be placed as close to the main line as possible (not in a drive way or parking area) per KMC 14.12.080.
6. Developer will be required to loop all water mains to the same zone 2 water mains to avoid the buildup of stagnant water and be able to assist in minimizing bacteria re-growth and

**PUBLIC WORKS**

also taste and odor concerns associated with stagnant water. All proposed extensions must conform to the adopted master plan, as amended and all proposed extensions of water mains must conform to an overall program for a grid system, with provisions made for extensions or looping for circulation where at all possible. Per KMC 14.10.010.

7. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat.
8. Provide water lines and hydrants as required by Fire Department to meet fire protection.
9. There is an 8 inch Sewer mainline stubbed to the west side of the intersection of the N. Edison St. and W. Umatilla Ave. See Record Drawing E-1163. There is also a sanitary sewer main located at the intersection of N Harrison St and W Umatilla Ave installed by Record Drawing F1038. The developer shall provide a sewer service to each lot at his or her own expense.
10. All plans showing existing water or sewer utilities will need to call out the plan set number that installed such utilities as part of the design. All plans need to clearly identify the size and type of water/sewer utility that is being proposed or connected to (ie "Existing 8-inch Water" or similar).
11. The City has formally adopted the Storm Management Manual of Eastern Washington. All design, construction, and post construction management of storm drainage facilities shall be in accordance with the Storm Management Manual of Eastern Washington and City Standards.
12. Residential sub-divisions storm drainage systems to be dedicated to the public 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. Provide infiltration testing at the location and depth of the planned infiltration structures as well as a soils log 5 feet below that point.
13. Provide a Storm Water Site Plan (drainage report) and storm water design following the Storm Water Management Manual for Eastern Washington (SMMEW).
14. All injection control wells (infiltration structures) must be installed and registered per the Washington State Underground Injection Control (UIC) rule prior to construction. Provide UIC registration numbers for all drywells or other infiltration structures on the Record Drawings and before Public Works construction permit is accepted. See UIC Registration link; <http://www.ecy.wa.gov/PROgrams/wq/grndwtr/uic/index.html>
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

## PUBLIC WORKS

percent (5%), and the construction cost shall be determined by the actual bid document reviewed, and approved, by the City Engineer.

17. Kennewick Survey Data requirements:
  - a. All projects will be built with current City Survey Data.
  - b. For detailed information on Kennewick Survey Data and Record Drawings & Easements go to COK website @ <https://www.go2kennewick.com/314/Civil-Plan-Review>
  - c. Questions contact Matt Garrity at [matthew.garrity@ci.kennewick.wa.us](mailto:matthew.garrity@ci.kennewick.wa.us) 509-585-4531

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## PUBLIC WORKS



## MEMORANDUM

### Traffic Engineering Division

To: Wes Romine, Development Services Manager

From: Joe Seet, Assistant Traffic Engineer

Date: February 9, 2018

Re: Traffic Engineering Comments for SW Corner of W Umatilla Ave & N Grant St - 14 Lots

Project: PP 18-02 / PLN-2018-00146

### **KMC 13.16 Transportation Impact Fees**

1. The 2017 Traffic Impact Fees is \$938/ Dwelling Unit based on a land use of Single-Family Detached Housing. Based on the submitted project documents, Traffic Impact Fees are estimated at \$13,132 based on an estimated project size of 14 Dwelling Units.
2. Residential single family and duplexes – The final fee may be deferred until the time of closing of the sale of the unit by recording a covenant against the property.

### **Proposed Driveway(s)**

1. Refer to CoK Dwg. No. 2-10 (9 & 10 of 10), for the maximum residential driveway width(s) at bottom of curb cut.
2. Residential driveway width(s) at bottom of curb:
  - 2 car garage – 24' maximum;
  - 3 car garage – 30' maximum.
3. Driveway curb cut transition is 6' minimum at 12:1 maximum longitudinal slope. Landing pad at the end of the curb cut transition is 5' minimum (or 2.5' minimum if abuts a common property line.)

### **Right of Way and Easement**

1. W Umatilla Ave and N Grant St are functionally classified as Local Street.
2. Half street improvements are required for W Umatilla Ave and N Grant St, which includes pavement widening to match into existing asphaltic roadway, curb, gutter, sidewalk and street lighting per City of Kennewick Standard Drawing 2-1.

The street improvements are to maintain a minimum of 24' pavement width for 2 travel lanes.

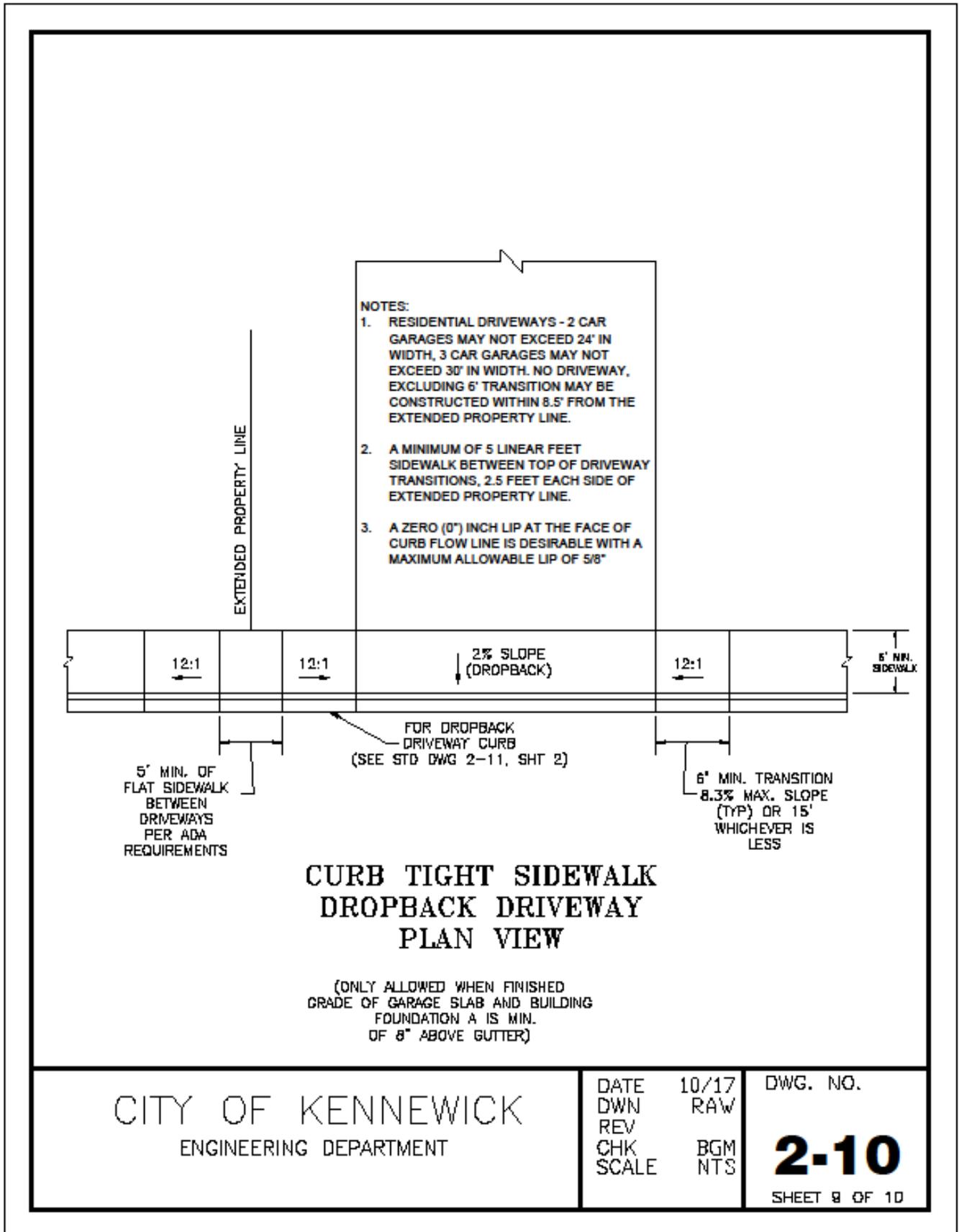
3. W Umatilla Ave and N Grant St, was constructed to a previously adopted City standards and does not match the current CoK Std. Dwg. 2-1. The roadway at the development limits will require transitional tapers for the roadway's travel lanes to maintain a consistent traffic path.
4. An additional 8' of public utility easements are required to be recorded along the proposed development's frontages on W Umatilla Ave and N Grant St. to provide an 18' public utility easement per Std. Dwg. 2-1
5. The Civil plans will need to include a signing/stripping and street lighting plan sheets.
6. Note any required or recommended signing or marking. All traffic signage must be delivered to the City Sign Shop prior to installation. The City will need 10 working days to inspect and bar code the signs for the City sign inventory. Contact Josh Soggie, Street Supervisor, at 585-4510 to arrange for delivery time.

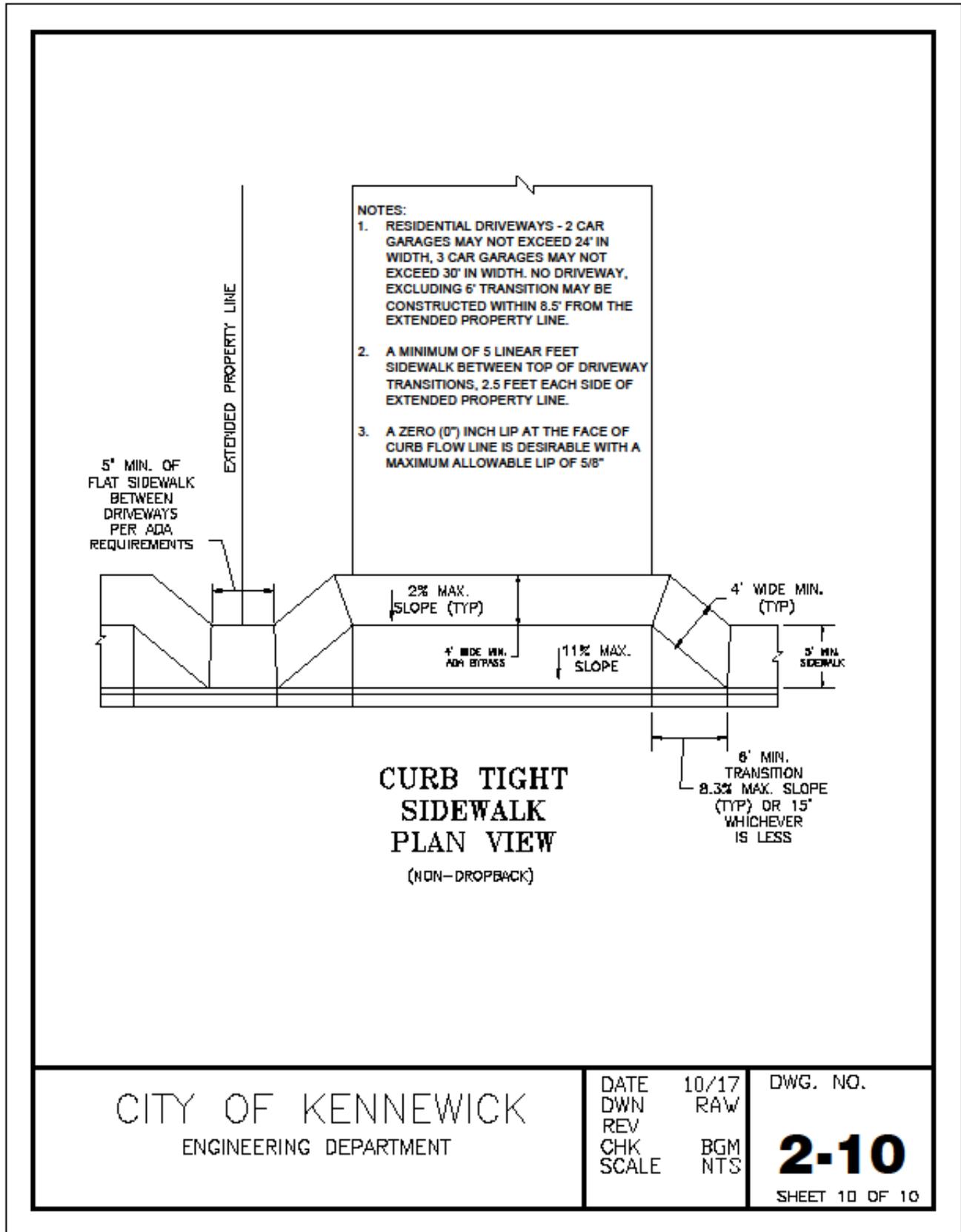
### **American Disability Act (ADA) Compliance**

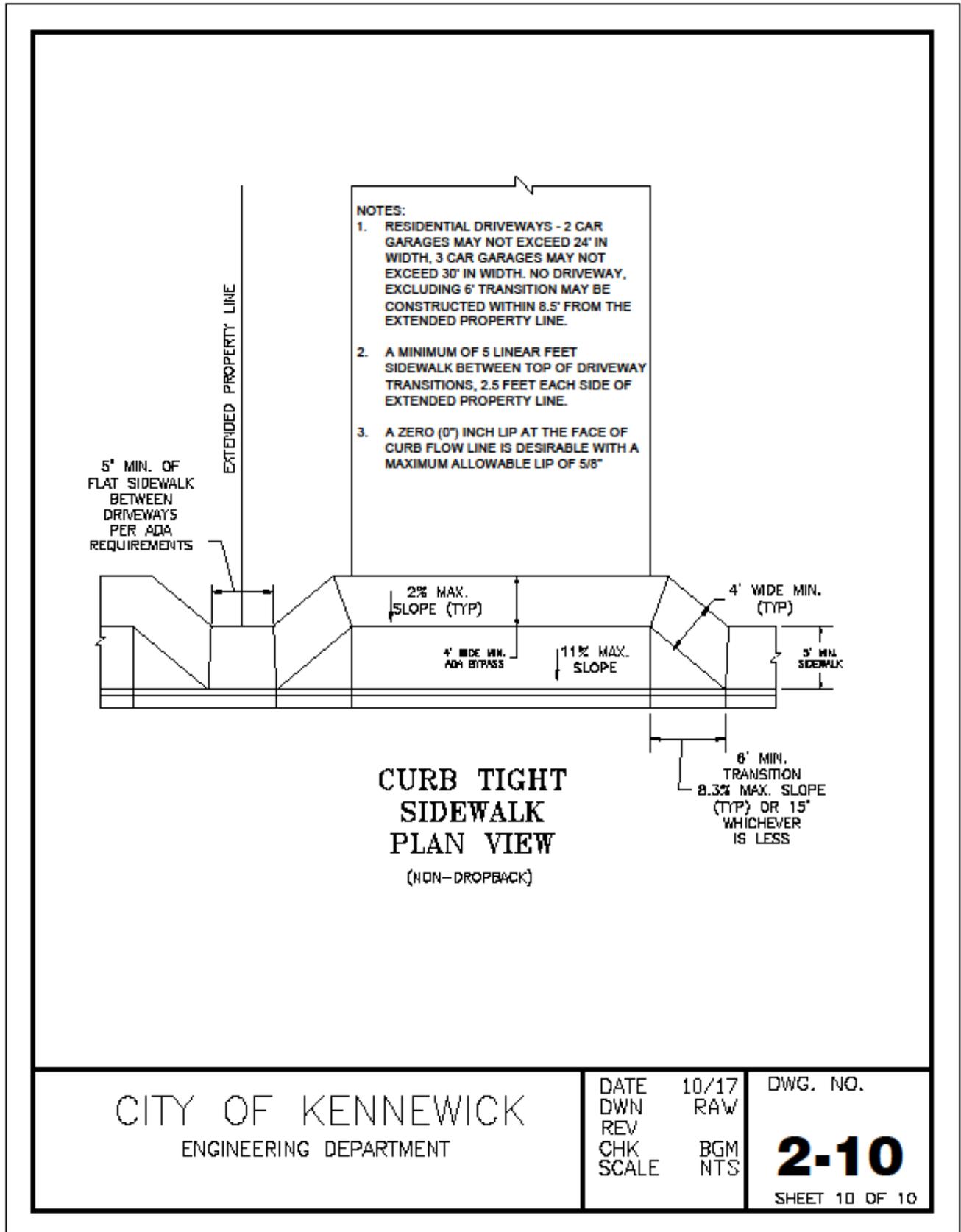
1. All proposed pedestrian facilities within the public right of way and easement, including but not limited to driveways, sidewalks, curb ramps, etc., shall be ADA compliant while maintaining Pedestrian Accessibility Route (PAR) accessibility, continuity and connectivity.
2. At all proposed sidewalk termini, provide asphalt transition ramps or match into existing sidewalks for ADA compliance.

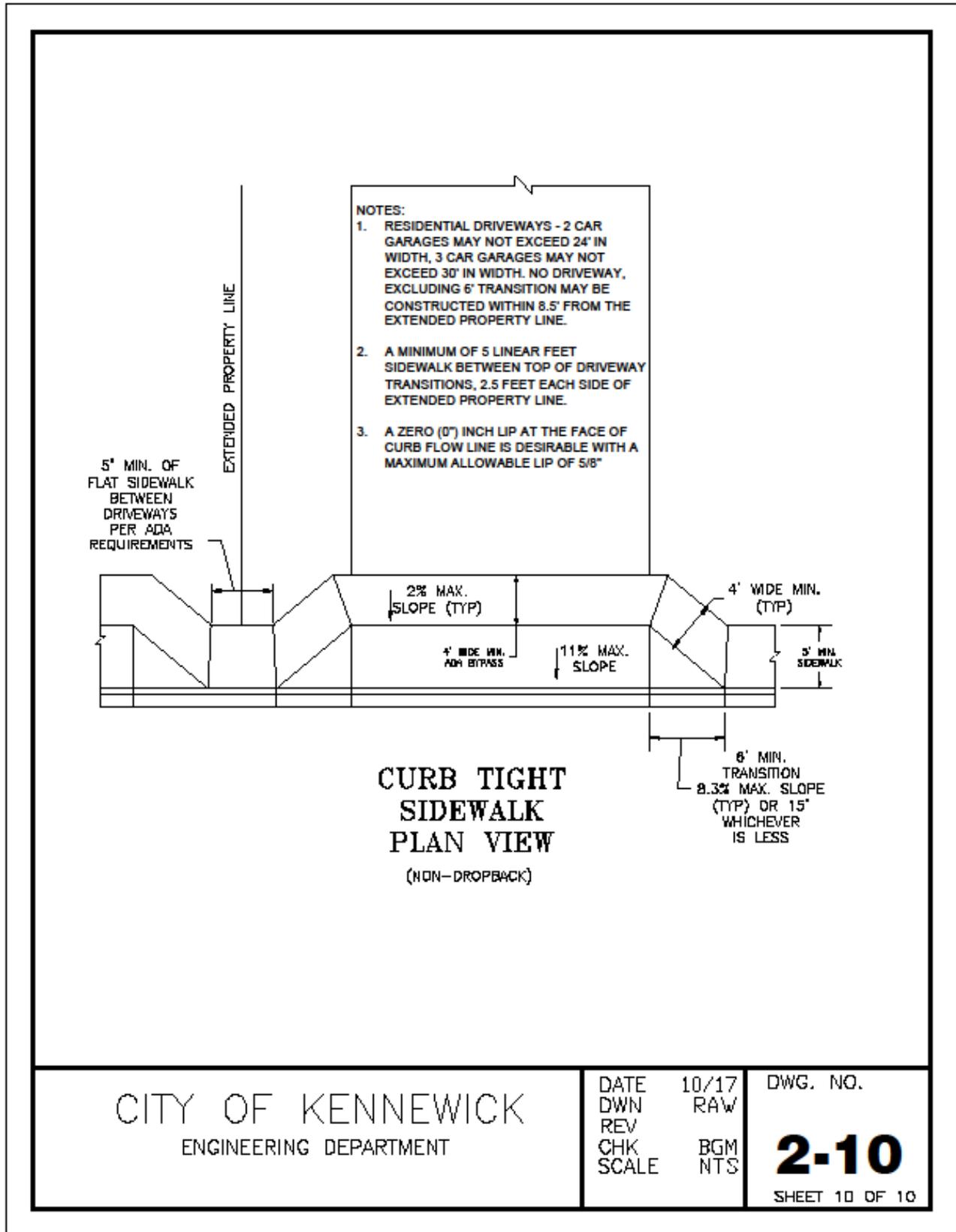
### **Street Lights**

1. Per KMC 5.53, Public Works Construction Standard Chapter 6 requires the design and installation of roadway lighting per City of Kennewick Standard Drawings 6-1 and 6-2 along W Umatilla Ave and N Grant St.
2. Roadway lighting plan sheet – Per CoK Standard Specifications 6-1.02, the lighting plan sheet needs to include details and call-outs for the power source, meter locations, junction boxes, conduits and conduits.
3. A new power source is needed for the new roadway lighting. The new roadway lighting is not allowed to connect into existing street light circuits for power source.









CITY OF KENNEWICK  
ENGINEERING DEPARTMENT

DATE 10/17  
DWN RAW  
REV  
CHK BGM  
SCALE NTS

DWG. NO.

**2-10**

SHEET 10 OF 10



# MEMORANDUM

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## Fire Department

To: Wes Romine, Development Services Manager  
From: Joe Terpenning, Deputy Fire Marshal  
Date: Tuesday, February 06, 2018  
Re: Grant Street Dev. (S.W. corner of Umatilla & Grant)  
Project: PLN 2018-00146

1. In accordance with City of Kennewick Engineering standards, fire hydrants shall be installed at all intersections, and average 500' spacing along streets. IFC Appendix C
2. The Fire Main shall be looped and capable of providing a minimum fire flow of 1000 gpm at 20 psi. IFC Appendix B



EXHIBIT 7  
**Building Safety Division**

210 West 6th Avenue  
Kennewick, WA 99336  
Phone: (509) 585-4276  
[onestop@ci.kennewick.wa.us](mailto:onestop@ci.kennewick.wa.us)

---

Date 01/31/18  
RE: PP 18-02 PLN-2018-00146

Building has no comments at this time.

*Tony Ostoja ICC CBO*

Building Official  
[Tony.Ostoja@ci.kennewick.wa.us](mailto:Tony.Ostoja@ci.kennewick.wa.us)  
(509) 585-4387

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**The solemn duty of a Building Official, is the protection of health, safety and welfare of the public by creating safe buildings and communities**

2015 South Ely Street  
 Kennewick, WA 99337  
 Customer Service 509-586-9111  
 Business 509-586-6012  
 FAX 509-586-7663  
[www.kid.org](http://www.kid.org)



February 12, 2018

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

Subject: KID Comments PP 18-02/PLN-2018-00146 – Grant Street Development - Wet

Dear Mr. Romine:

This letter provides Kennewick Irrigation District (KID) review comments on Preliminary Plat 18-02 for Grant Street Development submitted by Dean Maldonado, 5453 Ridgeline Dr., Kennewick, WA. 99336. **These comments/conditions of approval are preliminary and subject to change pending KID Board Action on February 20, 2018, at which time an updated letter will be provided to the City of Kennewick.** This preliminary plat is generally located south of W. Umatilla Ave. and west of N. Grant St., and includes the following parcels:

- 1-3399-201-1560-008 (1.68 irrigable acres)
- 1-3399-201-1560-009 (0.61 irrigable acres)

The properties identified on the proposed preliminary plat are located within the KID boundaries. The properties within this preliminary plat are classified as irrigable land and consist of **2.29 irrigable acres**. KID provides the following comments as a condition of approval by the legislative authority for R.C.W. 58.17.310:

- 1) 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 a “Sidewalk, Utility and Irrigation easement” and an “Access and Irrigation easement.” Please change the easements to reflect this.
- 2) The property owner or developer is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to the KID upon completion, at the time of final plat.

- a. Please note, **it is recommended that the land owner or developer meet with KID to discuss options that satisfy this requirement**, which may include one of the following:
  - i. The installation of completed irrigation facilities which include a pump station, storage, irrigation piping within the street right-of-way and appurtenant irrigation facilities to provide pressurized irrigation water to the subdivision.
  - b. Please note, as an alternative to immediate construction the owner may choose to delay installation of the irrigation system by entering into a facilities installation agreement with the KID. The owner must provide the KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is \$350.00. The owner must establish an approved bonding mechanism with the KID in an amount approved by KID.
- 3) The property owner or developer is required to submit an irrigation plan designed by a professional engineer for review and approval by the KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. After approval of the plan, completion of all the facilities is required prior to KID signature on the Final Plat. Please contact me at 586-9111 for more information regarding this irrigation plan.
  - a. In addition, this plan shall ensure all reasonable measures are taken to protect any easements, ROW's, and facilities. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
  - b. For each phase of the Project, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and ROW's. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.
  - c. No permanent structures are allowed within the KID's ROW.
- 4) The KID must inspect any new irrigation system installations or modifications. The property owner or developer shall contact the KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
- 5) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31<sup>st</sup> of a given year or submitted for review prior to May 31<sup>st</sup> but not submitted for final approval prior to June 15<sup>th</sup>, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.
- 6) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan for **all parcels** owned by the property owner within the boundaries of the KID must be paid and all other USBR requirements associated with this payout must be completed.

- 7) The Review and Inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
  - a. A Preliminary Plat review fee of \$825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
  - b. For each Phase, an inspection fee \$350 for the first 20 lots/tracts plus \$25 per lot/tract after 20 lots/tracts.
  - c. Final Plat review fee for each phase of \$225.00.
- 8) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the boundaries of the KID is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.
- 9) In order to receive KID irrigation water delivery, a Watermaster (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Home Owners Association (or similar organization) officers, or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, than an election method similar to the attached document is required.
- 10) Prior to approval of each phase, an electronic file (AutoCAD 2004 format) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.
- 11) 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 two weeks prior to a regularly scheduled Board Meeting in order to be considered at that meeting.
- 12) Conditions Related to Design, Grading, and Construction
  - a. Provisions should be made to allow canal, flood waters and irrigation return flows from up gradient water users to drain through existing drainage paths.
  - b. For each phase of the Project, KID review and approval of construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.
- 13) Conditions Related to Residential Use, The Applicant Shall:
  - a. Include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser"; and
- 14) 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 where 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,



Ben Woodard, P.E.  
Assistant Engineering Manager

Enc: Sample Water Master Information

C: LB\correspondence\File: [33-09-29]

### Sample Watermaster Election Process

That the Water Users are deemed to agree as a condition of water delivery as follows::

- i. The LID participants will elect a Watermaster from among themselves, as follows:
  - a. Election of First Watermaster. The first Watermaster shall be elected prior to April 1, 2011, and shall be elected as described in paragraph d. below.
  - b. Resignation of Watermaster. If the Watermaster resigns, the parties shall meet at a place and time designated by the resigning Watermaster in a written notice and elect a new Watermaster, or if the Watermaster does not designate a time and a place for such a meeting, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.
  - c. Death or Incapacity of Watermaster. If the Watermaster dies or becomes incapacitated, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.
  - d. Elections and Replacement of Watermaster. The Watermaster shall be assigned by the elected members of the Royal Ann Estates Homeowner Association Board of Directors. If the Homeowner's Association defaults or stops functioning, the Watermaster shall be elected by and may be replaced by a sixty percent (60%) majority of the Water Users participating in the LID at an election called for by a majority of the properties that are subject hereto. Each property shall have one (1) vote. If more than one person owns a property, the owners of the property shall designate in writing the person who shall have the right to vote for that property. If the owners of the property cannot agree on the person who shall vote for the property, that property shall have no vote in the election. The owners' properties which are calling for an election or replacement of a new Watermaster shall give or cause the other parties to be given a written notice stating the place and time of the election. Any notice required under this paragraph, which notice shall be mailed by U.S. Mail as certified mail to the common address identified above for the property not more than thirty days and not less than ten days

prior to the election. Any election held hereunder shall be held in Benton County, Washington, between 6:00 p.m. and 9:00 p.m.

- ii. Powers and Duties of Watermaster. The Watermaster shall have the power and it shall be his or her duty to take all actions reasonably necessary to fulfill the purposes of this agreement, including but not limited to:
  - a. Provide a primary point of contact for KID to communicate system problems, outages, schedules, drought mitigation measures, etc.
  - b. Assist KID in providing the LID participants information regarding system problems, outages, water schedules, drought mitigation measures, etc.
- iii. Qualified Immunity of Watermaster from Liability. The Watermaster shall not be liable for any damages caused to the parcels or persons subject hereto so long as the Watermaster acts in good faith.
- iv. No water delivery unless a Watermaster is performing duties. If at any time a Watermaster no longer is performing his/her duties, as outlined above, for more than 30 days, KID will stop water delivery to the participants of the LID until a new Watermaster has been elected.
- v. Alternate Watermaster. An alternate Watermaster may be elected in the same manner as described above for the Watermaster. This alternate Watermaster can function as Watermaster for a limited time, not to exceed 60 days, in case of the elected Watermaster being unavailable.



Doug Carl • *Capital Projects Director*  
5501 W. Metaline • Kennewick, WA 99336  
P: (509) 222-7667 • F: (509) 222-5057  
doug.carl@ksd.org • www.ksd.org

February 27, 2018

Wes Romine  
Development Services Manager  
City of Kennewick  
210 W. 6<sup>th</sup> Ave.  
Kennewick, WA 99336

Wes,

This memo is written in regards to your request for the Kennewick School District #17 to address capacity questions in regards to the Grant Street Development preliminary plat application. The school district was asked to identify the boundary schools for this development and state if each of the schools were within walking zones or received bussing. The boundary schools for this development are Vista Elementary (Bussing Zone), Chinook Middle School (Bussing Zone) and Kamiakin High School (Walking Zone).

The Kennewick School District has a Ten-Year Plan in place that forecasts future growth. It is impossible to know exactly where pockets of growth may occur, but the district works closely with the City of Kennewick and Benton County to make sure that we own property near projected areas of growth. Having property near potential growth areas allows us to add schools where the students are living, and to avoid additional bussing or redistricting of our boundaries. That being said, we do occasionally have to redistrict to keep our schools within our preferred enrollment numbers.

The Kennewick School District has the capacity to add students at all levels and at the three schools mentioned in this letter. Forecasted growth in additional boundary areas of the Kennewick School District makes it difficult to know if any redistricting could result because of this proposed development.

Sincerely,

A handwritten signature in blue ink that reads "Doug Carl". The signature is written in a cursive style with a long horizontal stroke at the beginning.

Doug Carl



January 29, 2018

Wes Romine, Planner  
City of Kennewick  
210 W 6<sup>th</sup> Avenue  
Kennewick, WA 99336

RE: Preliminary Plat PP 18-02/PLN-2018-00146  
Applicant: Dean Maldonado  
Parcels: 1-3399-201-1560-008 and -009

Dear Mr. Romine:

This office has reviewed the above referenced proposal and has no objections provided municipal services, such as sewer and water, are provided to the proposed lots.

In an effort to promote active lifestyles, we would encourage you to consider and include the development of safe bicycle paths, the adoption of zoning rules favoring sidewalks in residential and commercial areas, traffic-free areas and traffic patterns that encourage people to walk, measures to ensure safe streets, and incentives to encourage the public to use mass transit rather than private cars, in this and in all future developments within the City of Kennewick.

If you have any questions, please contact me at the Kennewick Health Office, phone 460-4318.

Sincerely,

JoDee A. Peyton, R.S.  
Environmental Health Specialist II

**Department of Energy**

Bonneville Power Administration  
2211 North Commercial Avenue  
Pasco, Washington 99301

TRANSMISSION BUSINESS LINE

January 29, 2018

In reply refer to: Preliminary Plat Application PP 18-02/PLN-2017-00146  
Located within a Portion of Section 33, Township 9 North,  
Range 29 East, W.M., City of Kennewick, Benton County, Washington

Wes Romine A.I.A  
City of Kennewick  
Development Services Manager  
210 W. 6<sup>th</sup> Avenue  
Kennewick, WA 99336

Dear Wes:

Bonneville Power Administration (BPA) has had the opportunity to review, Preliminary Plat Application PP 18-02/PLN-2017-00146. The plat area consists of 2 parcels approximately 2.29 acres in total size with 14 lots. The project is generally located north of Canal Drive at the southwest corner of W. Umatilla Avenue and N. Grant Street, Kennewick, WA, County parcel number 133992011560008 and 133992011560009.

In researching our records, we have found that this proposal will not directly impact BPA facilities in that 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".

Joseph E. Cottrell II  
Field Realty Specialist