



AGENDA

MONDAY, JUNE 11, 2018 @ 6:00 PM
KENNEWICK CITY HALL, COUNCIL CHAMBER
210 W. 6TH 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. Substantial Development Permit (SDP) No. 18-01/PLN-2018-01228, proposing replacement of a walkway and parking area along with construction of a deck and trash enclosure associated with a replacement golf course club house. The site is generally located at 2701 Columbia Park Trail. The site is currently zoned Open Space (OS), the Comprehensive Plan designation is Open Space. The applicant is Greg Duffy, City of Kennewick Parks & Facilities Maintenance & Operations Supervisor, 1010 E. Chemical Drive, Kennewick, WA 99337. The property owner is Benton County, PO Box 6108, Kennewick, WA 99336.

IV. ADJOURN



COMMUNITY PLANNING DEPARTMENT

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

FILE No: SDP 18-01/PLN-2018-01228

Staff Report Date: May 31, 2018

Public Hearing Date and Location: June 11, 2018, Kennewick City Hall

Report Prepared By: Steve Donovan, Planner

Report Reviewed By: Wes Romine, AIA, Development Services Manager

Summary of Proposal: A Substantial Development Permit for the replacement of a walkway and parking area along with the construction of a deck and trash enclosure associated with a replacement golf course club house.

Summary

Recommendation: The City of Kennewick RECOMMENDS that Substantial Development Permit 18-01 be APPROVED with conditions.

Proposal Location: 2701 Columbia Park Trail, Parcel Number 135991000001000

Legal Description: Section 35 Township 9 North Range 29: That Portion of Government Lots 1, 2, 3, and 4, Laying Northerly of P.S. Highway No. 3 and US Rout 410 Right of Way's: (Portion of Columbia Park in Section 35)

Property Owner: Benton County
620 Market Street
Prosser, WA 99350

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

Approval Criteria:

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

Preliminary Plat Key Application Processing Dates:

Pre-Application/Feasibility Meeting	January 24, 2018
Application Submittal	April 26, 2018
Determination of Completeness Issued	May 3, 2018
Notice of Application	May 3, 2018

Property Posting Sign	May 3, 2018
City Department Review Meeting	May 23, 2018
1 st Notice of Application Publication	May 3, 2018
2 nd Notice of Application Publication	May 10, 2018
SEPA Threshold Determination Issued	May 21, 2018
SEPA Appeal Period Ends	June 5, 2018
Date of Mailed Notice of Public Hearing	May 23, 2018
Date of Published Notice of Public Hearing	May 27, 2018
Public Hearing Date	June 11, 2018

Exhibits:

1. Staff Report
2. Application/Supplemental Materials
3. Notices of Application, Mailing List and Affidavits
4. Notice of Public Hearing, Mailing List and Affidavits
5. SEPA Determination and Affidavit
6. Site Plan
7. Public Works Comments
8. Fire Department Memorandum
9. Building Comments
10. Traffic Memorandum
11. Confederated Tribes of the Umatilla Indian Reservation Email

Staff Analysis of Proposal & Discussion:

The proposed Substantial Development Permit (SDP 18-01) is a request to replace a deck, walkways, parking area and trash enclosure associated with a proposed replacement golf course clubhouse. The proposed clubhouse is not within the 200' shoreline, it is required to be reviewed via the conditional use permit process.

Per RCW 90.58.143, construction activities shall be commenced within two (2) years of the effective date of the substantial development permit. A one (1) year extension can be granted if applied for prior to expiration of the permit.

Below are excerpts of the City of Kennewick Shoreline Master Program that are specifically applicable to the proposed development:

KMC 18.68.040: Definitions:

The proposed deck, walk way, trash enclosure and parking area replacement is within 200-feet of the ordinary high water mark and is subject to the City of Kennewick Shoreline Management Code.

Kennewick Municipal Code (KMC) 18.68.040 (40) - *Substantial Development* means any development of which the total cost or fair market value exceeds \$7,047 per RCW 90.58.030(3)(e), or any development which materially interferes with the normal public use of the water or shorelines of the State. Under current law, the dollar threshold will be recalculated every five years by the Office of Financial Management (OFM). OFM will post updated dollar thresholds in the Washington State Register. The Legislature can change the dollar threshold at any time.

KMC 18.68.050: Special Policy Goals – Shorelines of Statewide Significance

- (1) Recognize and protect state-wide interest over local interest;
- (3) Result in long-term over short-term benefit;
- (4) Protect the resources and ecology of the shorelines;
- (5) Maintain and enhance public access to the shorelines

- (6) Increase recreational opportunities for the public on the shorelines;
- (7) Promote and enhance public interest;
- (10) Provide, whenever feasible, all necessary accommodations to enhance the participation and enjoyment of persons with special needs.

KMC 18.68.060: Goals – Shoreline Development Elements

- (3) Recreational Element. Enhance the recreational facilities potential of the shorelines. Clover Island recreational uses should complement existing and proposed developments. Maintain and enhance recreational facilities along Columbia Park and the levee to provide diversification in recreational uses.

KMC18.68.070: Policies – Environment Designation of Shoreline:

The area of the proposed development is classified as “Urban Conservancy” Environment; it is staff’s opinion that the proposed development is consistent with the policies. Below are the purpose and management policies of the classification:

- (c) "Urban Conservancy" Environment.
 - (i) Purpose. The purpose of the "Urban Conservancy" Environment is to protect and restore ecological functions of open space, floodplain and other sensitive lands where they exist in urban and developed settings, while allowing a variety of compatible uses.
 - (ii) Management Policies.
 - (A) Uses that preserve the natural character of the area or promote preservation of open space, floodplain or sensitive lands either directly or over the long-term should be the primary allowed uses. Uses that result in restoration or enhancement of ecological functions will be allowed if the use is otherwise compatible with the purpose of the environment and the setting.
 - (B) Assure no net loss of shoreline ecological processes or functions occurs as a result of new development.
 - (C) The location and design of new development shall provide for public access and public recreation opportunities whenever feasible and when significant ecological impacts can be mitigated.
 - (D) Water-oriented uses shall be given priority over non-water-oriented uses. For shoreline areas adjacent to commercially navigable waters, water-dependent uses shall be given highest priority.

KMC 18.68.110 – General Shoreline Master Program Provisions:

Construction of the proposed improvements will be subject to the provisions of the section. The provisions consist of the following:

- Archaeological and Historic Resources - The provisions of this subsection apply to archaeological and historic resources located within shoreline jurisdiction that are either recorded at the State Department of Archaeology and Historic Preservation and/or by local jurisdictions or those that are inadvertently discovered. Archaeological sites within shoreline jurisdiction are subject to 27.44 RCW and 27.53 RCW and development or uses that may impact such sites shall comply with Chapter 25-48 WAC as well as the provisions of this Chapter.
- Critical Areas - Pursuant to the provisions of RCW 90.58.090(4), as amended by ESHB 1933, this Shoreline Master Program provides for

management of critical areas designated as such pursuant to RCW 36.70A.170(1)(d) and required to be protected pursuant to WAC 173-26-221(2) and (3) and RCW 36.70A.060(2) that are located within shorelines of the State. Policies and regulations that are adopted under this Chapter shall be:

- (A) Consistent with the specific provisions of 173-26-221(2) WAC and 173-26-221(3) WAC and the policies and goals of this Chapter; and
 - (B) Provide a level of protection to critical areas within the shoreline area that is at least equal to that provided by the Kennewick Shoreline Critical Areas Regulations in Appendix A-2.
- Geologically Hazardous Areas - The provisions of this section apply to geologic hazards within the shoreline jurisdiction.
 - Flood Hazard Reduction - The provisions of this subsection apply to actions taken to reduce flood damage or hazard and to uses, development, and shoreline modifications that may increase flood hazards in shoreline jurisdiction.
 - Public Access - The provisions of this subsection apply to development in shoreline jurisdiction.
 - Shoreline Vegetation, Conservation and Enhancement - Vegetation conservation includes activities to protect, restore or enhance vegetation along or near shorelines that contribute to ecological functions. The provisions of this subsection apply to all proposed development and uses in shoreline jurisdiction.
 - Water Quality, Stormwater and Nonpoint Pollution - The provisions of this subsection apply to all development and uses in shoreline jurisdiction that affect water quality.

KMC 18.68.130: Shoreline Uses:

- (1) Applicability. The provisions of this section apply to specific common uses and types of development to the extent they occur within shoreline jurisdiction. All uses and development must be consistent with the Shoreline Master Program.
- (2) General Use Provisions.
 - (a) Principles. The following are objectives of the provisions of this section:
 - (i) Uses that are consistent with the control of pollution and prevention of damage to the natural environment, or are unique to or dependent upon uses of the State's shoreline areas, are preferred. Preference shall be given first to water-dependent uses, second to water-related uses and third to water-enjoyment uses;
 - (ii) The location, design and construction of new development in shoreline areas shall be done in a way that protects the public's health, safety, and welfare, as well as the land and its vegetation and wildlife, and protects property rights while implementing the policies of the Shoreline Management Act; and
 - (iii) Permitted uses shall result in no net loss of ecological functions associated with the shorelines.

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:

CRITICAL AREAS AND SHORELINES GOAL 2: "Protect the unique environmental elements of the critical areas and shoreline."

Policies

1. Protect critical areas and the shoreline using the Critical Areas Ordinance and the Shoreline Master Plan.
2. Use Best Available Science (BAS) to protect critical areas and shorelines and their environmental functions.
4. Existing natural resources should be conserved through regulatory and non-regulatory means that may include regulation of development within the shoreline jurisdiction, ecologically sound design, and restoration programs.

STAFF COMMENT: The proposed development will be held to applicable environmental regulations. As proposed, staff is unaware of any development activities that will degrade the shoreline.

CRITICAL AREAS AND SHORELINES GOAL 3: "Regulate or mitigate activities in or adjacent to critical areas or the shoreline to avoid adverse environmental impacts."

Policy

2. Strengthen cooperation between agencies with jurisdiction over critical areas and shorelines.

STAFF COMMENT: The project, as conditioned complies with the City of Kennewick Shoreline Management Code Requirements.

CRITICAL AREAS AND SHORELINES GOAL 4: "Encourage and support public access to the shoreline for recreational purposes."

Policy

2. Ensure that new developments along the shoreline are in compliance with public access requirements of Kennewick's Shoreline Program.

STAFF COMMENT: The proposed project does not interfere with access to the shoreline. It is the goal of the proposed development to provide members of the general public additional recreational activities adjacent to the shoreline.

The City of Kennewick hereby RECOMMENDS that Substantial Development Permit SDP 18-01 be APPROVED with the following conditions:

1. Comply with City of Kennewick regulatory controls, policies and codes, including Shoreline Management KMC 18.68.
2. An archeology professional shall be on-site at all times during excavation activities.
3. Night light must be oriented to minimize illumination of surrounding waters. Exterior lighting must also be shielded to comply with the City of Kennewick lighting ordinance.
4. Areas of the site used for construction that are disturbed must provide a means of dust control.
5. An NPDES Construction Stormwater General Permit is required from the Washington State Department of Ecology if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. It is the applicant's responsibility to obtain required stormwater permits from the Department of Ecology.

6. Building permits must be applied for within two (2) years as per the Shoreline Management Act. The entire project must be completed within five (5) years of the date of approval.

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

PROJECT # SMP 18_01 PLN- 2018 - 01228 FEE \$ 1,812.00

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. ***Incomplete applications will not be accepted.***

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 Tier 2 Tier 3 Binding Site Plan
Short Plat Conditional Use Other Shoreline Management Substantial Development Permit

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN- 2018_00126

Applicant: City of Kennewick

Address: PO Box 6108

Telephone: (509)585-4200 Cell Phone: _____ Fax: _____ E-mail _____

Property Owner (if other than applicant): Benton County - as per Benton County Assessor

Address: 620 Market Street, Prosser WA 99350

Telephone: (509)-786-5710 Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 135991000001000 Acres 154 Zoning: OS

Address of property: 2701 Columbia Park Trail

Number of Existing Parking Spaces PRE 18-01 Number of Proposed (New) Parking Spaces 4 ADA per PRE 1801

Present use of property Municipal Golf Course and Clubhouse

Size of existing structure: approx 2500 sq. ft. Size of Proposed addition/New structure: 2620 sq. ft.

Height of building: 20' 6" Cubic feet of excavation: <1000 Cost of new construction TBD

Benton County Assessor Market Improvement Value: \$6,708,240

Description of Project: Replacement of existing Golf Course Clubhouse

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

Applicant's Signature _____

Signature of owner or owner's authorized representative _____

Date: 4/24/2018



Columbia Park Golf Course Clubhouse Shoreline Management Substantial Development Permit

Project Narrative

The proposed project is within the existing 33 acre municipal golf course at Columbia Park (154 acres). Columbia Park is bordered by Washington State highway right of way and the Columbia River, and possesses many complimentary recreational opportunities for the community and visitors.

The proposed improvement will replace the pre-existing clubhouse that was determined to be structurally unsound and demolished in 2017. The proposed clubhouse improvement will include golf course operations, food and beverage service and social opportunities for the park's recreational users. These amenities will continue to complement and enhance the diverse existing uses and improvements throughout the park. The diversity of other recreational improvements and uses throughout the park includes a fishing pond, several playgrounds, open space, large playfields, walking and biking paths/trails, a performing stage, nature and interpretive trails, memorials and monuments, a disc golf course, picnic shelters, a skate/bike park, boat launches and rental facilities.

The Washington State Shoreline Management Act was passed by the State Legislature in 1971 and the voters in 1972. The overarching goal of the Act is *"to prevent the inherent harm in an uncoordinated and piecemeal development of the State's shorelines."* The replacement of the Columbia Park Golf Course Clubhouse satisfies the intent of the Shoreline Management Act and continues to complement the existing uses within the shoreline recreational area.

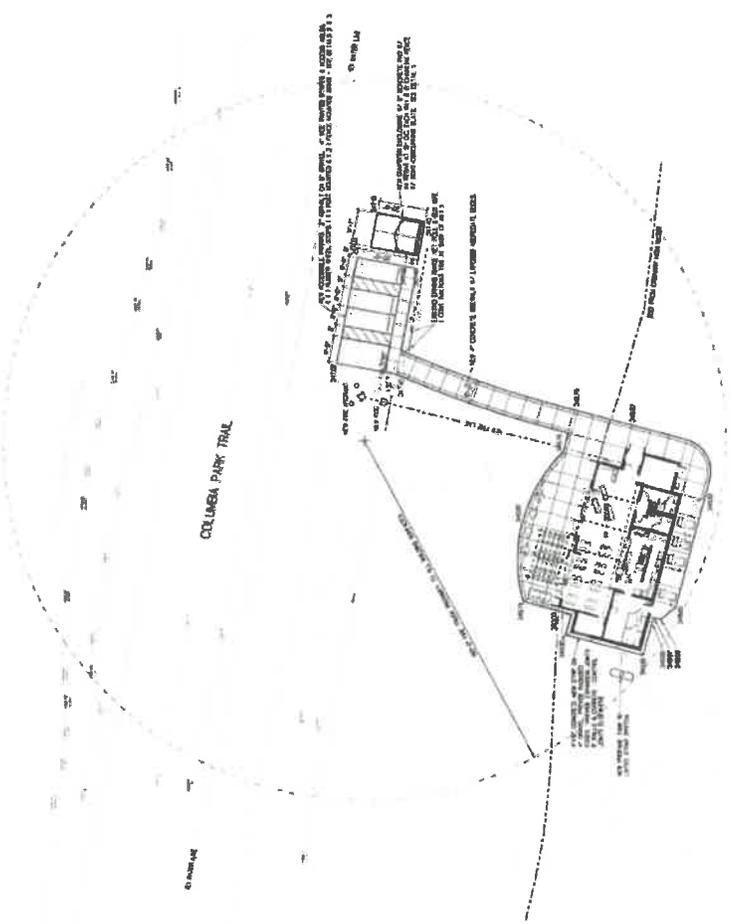
sheet
of 1

SITE PLAN
DETAILS

COLUMBIA PARK GOLF LINKS CLUBHOUSE
2701 COLUMBIA PARK TRAIL
KENNEWICK, WASHINGTON

ckit architects, pllc
SERVICES SINCE 2005
123.456.789

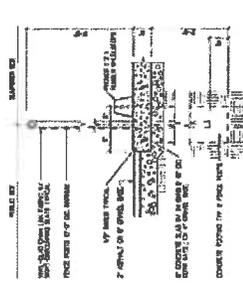
DATE: 10/20/2017
PROJECT: 170101
DRAWN BY: JAC
CHECKED BY: JAC
SCALE: AS SHOWN



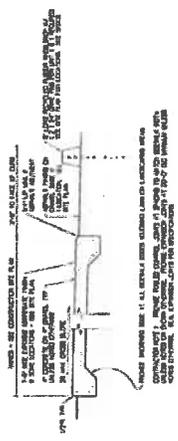
GENERAL NOTES
1. GENERAL SCALE: 1" = 40' 0"

LEGAL DESCRIPTION
SECTION 26, TOWNSHIP 4 NORTH, RANGE 30 EAST, COUNTY OF KING, WASHINGTON
SECTION 27, TOWNSHIP 4 NORTH, RANGE 30 EAST, COUNTY OF KING, WASHINGTON
SECTION 28, TOWNSHIP 4 NORTH, RANGE 30 EAST, COUNTY OF KING, WASHINGTON

SITE PLAN
11/2/17

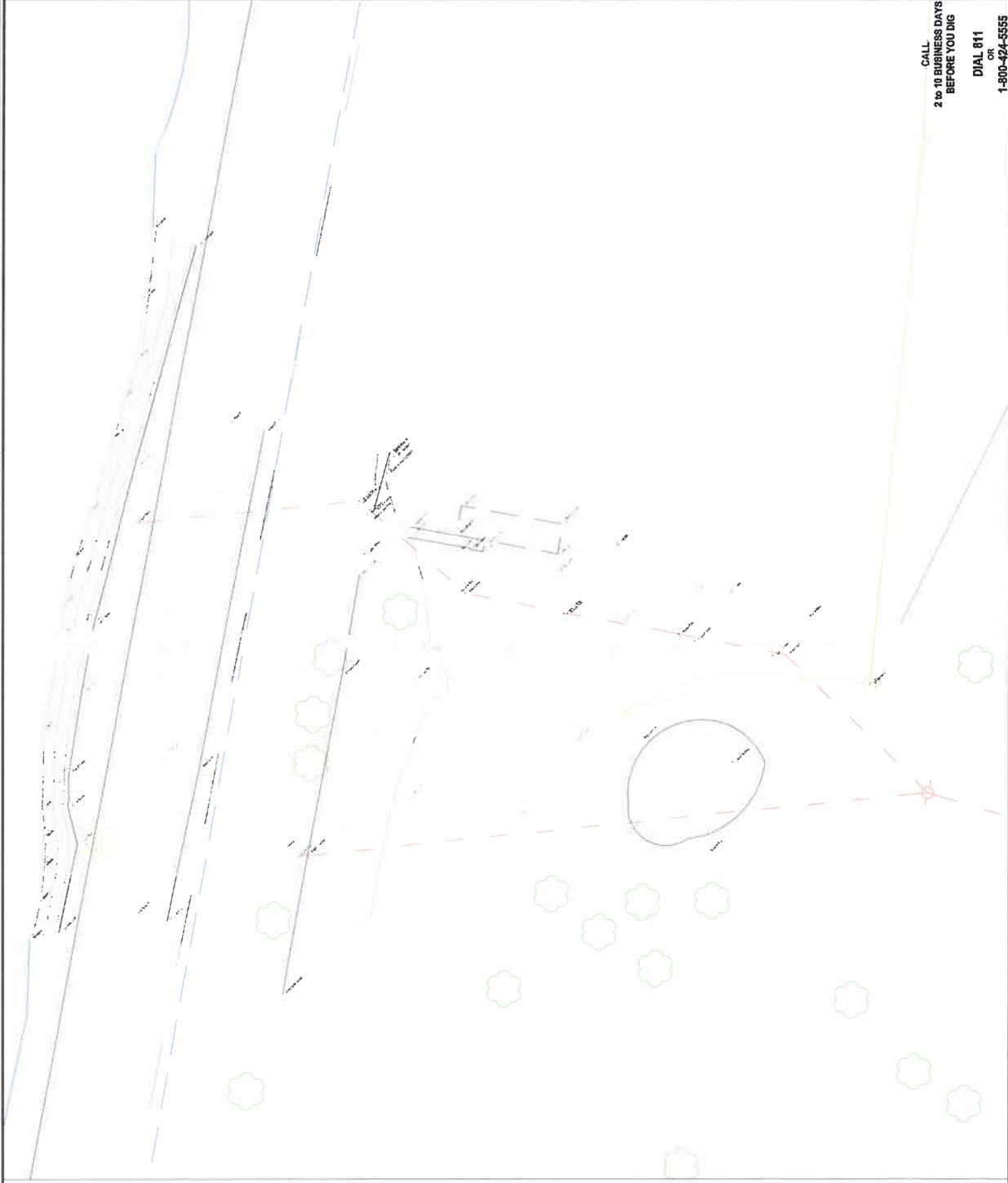
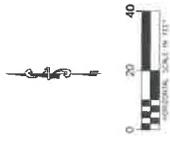


1 TYP. CHAINLINK FENCE DETAIL
SCALE: 3/4" = 1'-0"



2 TYPICAL SERRAVALLO & PARDO DETAIL
SCALE: 3/4" = 1'-0"

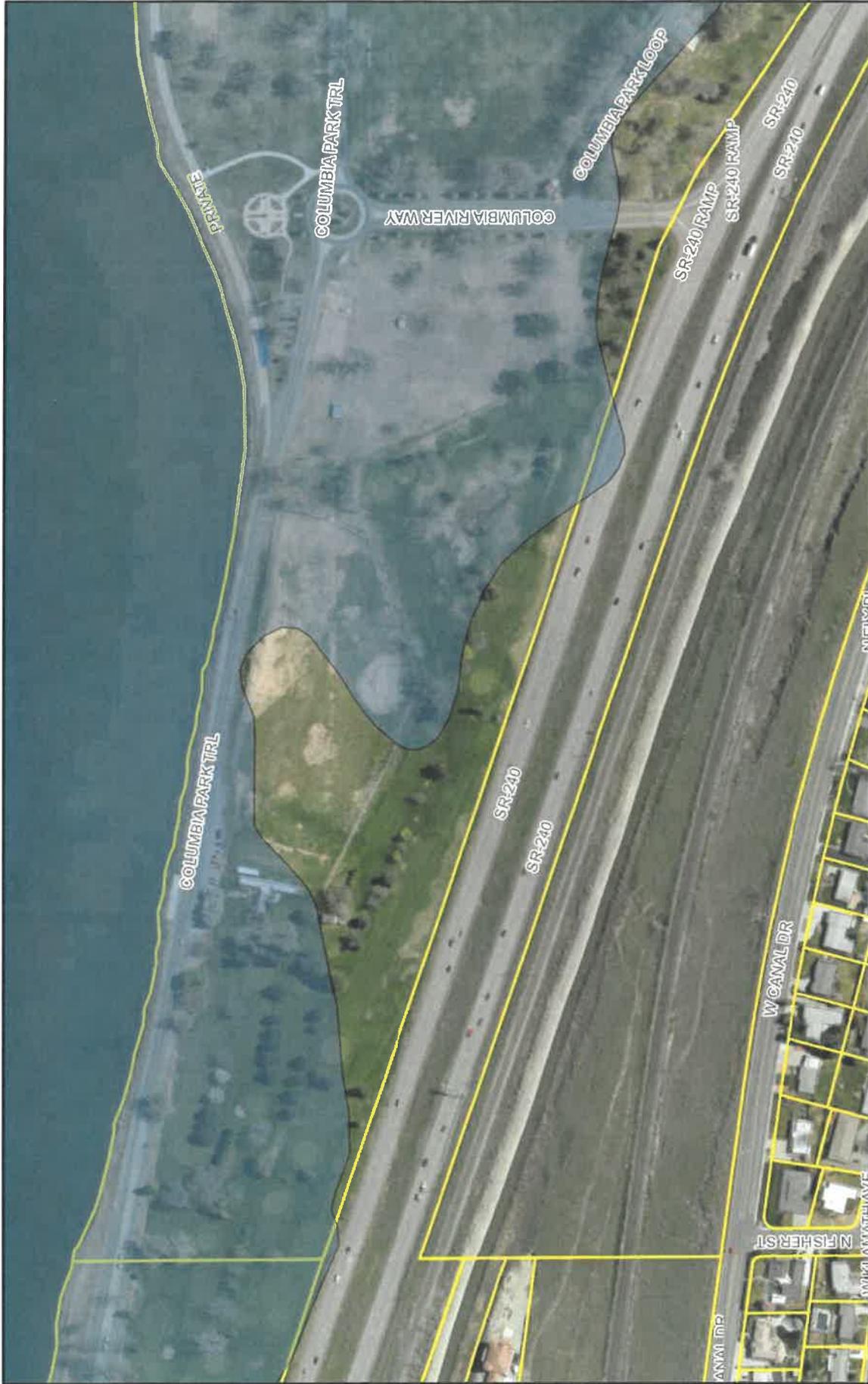
COLUMBIA PARK
GOLF COURSE
CLUB HOUSE



CALL
2 to 10 BUSINESS DAYS
BEFORE YOU DIG
DIAL 811
OR
1-800-424-5555

	DATE: 4/23/18	DWN: DJW
	DES: DJW	CHK: GREG
	SHEET: 1 OF 1	DWG. NO.:
	PROJECT ACCOUNTING: #:	

Permitting Map



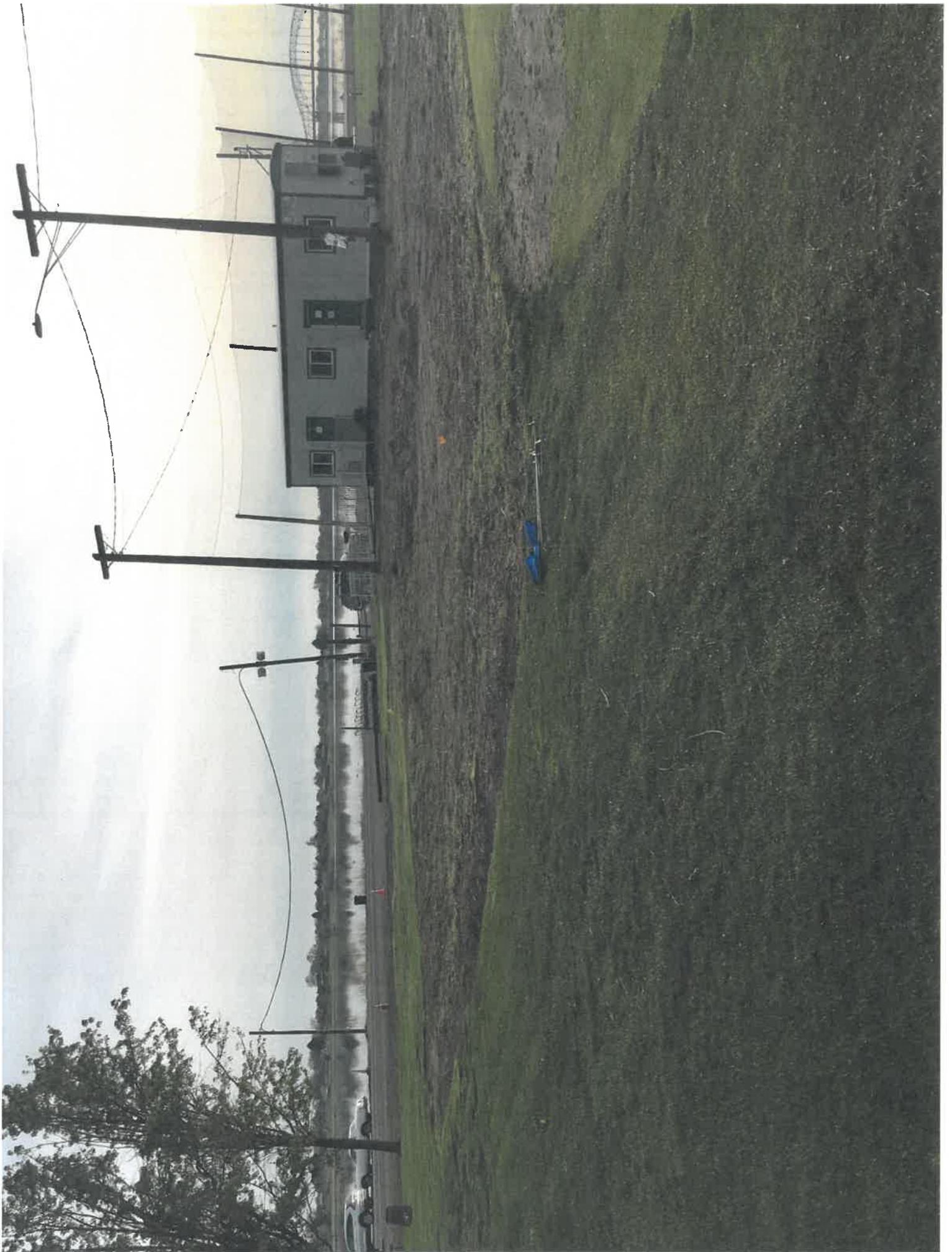
April 24, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

- SurfaceQ3FloodPolygon
- Parcel
- SurveyParcel
- Building
- Condo
- Mobile Home
- <all other values>
- Apartment
- SurveyAddressPoint

1 inch = 300 feet 1:3,600



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







Street/Traffic Map



April 11, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

SurveyCityLimits

-  SV_CI_KENNEWICK_10
-  SV_CI_RICHLAND_10
-  SV_CI_COUNTY_10
-  SurveyUrbanGrowthBoundary



1 inch = 600 feet
1:7,200

0 300 600 90 180 360 m

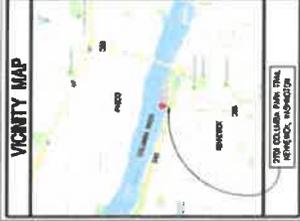
Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,



COLUMBIA PARK GOLF COURSE CLUBHOUSE

LANDSCAPING

① INSTALL ORNAMENTAL SHRUBS ALONG BORDER OF PATIO PLANT SHRUBS 18 INCHES ON CENTER.
NOTE: REPAIR ALL DISTURBED AREAS WITH NEW SOGGED TURF GRASS.



LEGAL DESCRIPTION
 PART OF THE 1/4 SECTION 16, T4S, R12E, S10W, WA COUNTY, WASHINGTON, BEING MORE OR LESS THE 20.7000 AC. OF LAND MORE OR LESS AS SHOWN ON PLAT 11, 2007, 2P.

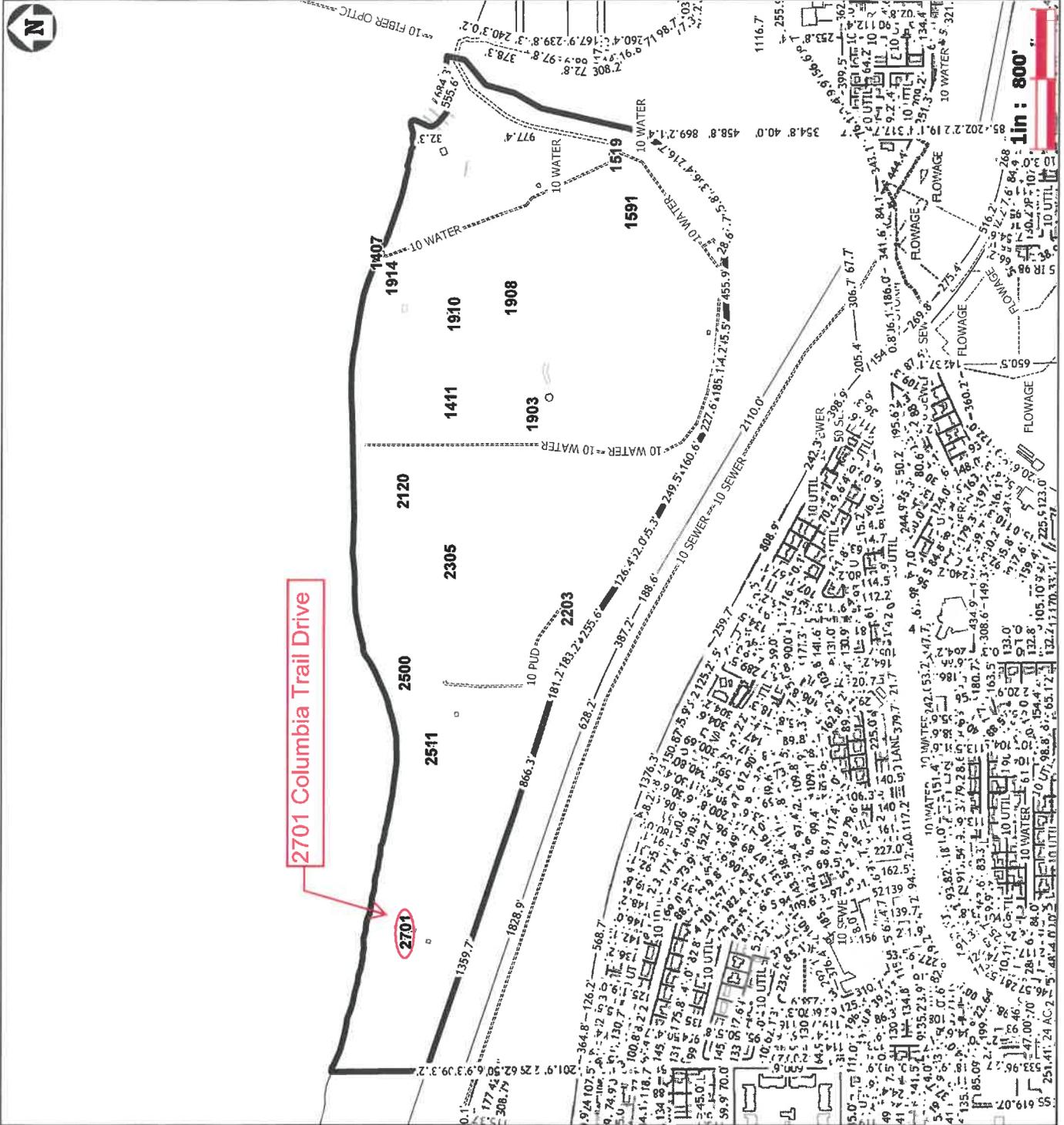
2701 W COLUMBIA PARK TRAIL
 KENNEWICK, WA 98337

CALL
 21 to 48 BUSINESS DAYS
 BEFORE YOU DIG
 DIAL 811
 1-800-424-5585



KENNEWICK
 COLUMBIA PARK GOLF COURSE CLUBHOUSE
 SITE/LANDSCAPING PLAN
 PROJECT A: COUNTRIC # G1002

DATE	4/22/18
DRAWN	DJW
DESIGNED	OKT
CHECKED	GREG
SHEET	1 OF 1
DWG. NO.	N/A



Tax# 1-3599-100-0001-000

PLOT PLAN REVIEW

PERMIT # _____

BY _____

DATE _____

SOIL REPORT REQUIRED?
YES ___ NO ___

CONTACT CITY OF KENNEWICK
ENGINEERING DEPARTMENT AT
(509) 585-4284 FOR SIDEWALK
REQUIREMENTS.

LEGEND

Parcel Boundary _____

Easement _____

Building Footprint

Disclaimer

The City of Kennewick authorizes the user access, for non-commercial use only, to the information that has been made available by the city pursuant to any and all restrictions, limitations, and prohibitions imposed by Federal and State laws. The user shall be responsible for interpretation or otherwise any license or right under any patent or trademark of the City or any third party. It is the users own responsibility to know what those restrictions, limitations, and prohibitions are and how they apply to their purpose and use of the information provided and agree to abide by the impacts imposed. The user accepts this information provided by the City with the understanding that it is not guaranteed to be accurate, correct, or complete. Conclusions drawn from this information are the responsibility of the user. Every effort has been made to ensure the accuracy, correctness, and timeliness of the materials presented. However, the City assumes no responsibility in the event that any information is incorrect. The user of this information accepts it "as-is" and assumes all liability for any dependence on this information and assumes responsibility for the information.



NOTICE OF MAILING

I, Steve Donovan, on May 3, 2018
mailed 6 copies of Notice of application
for SDP 18-01/PLN-2018-01228
to property owners within 300 feet of site.

as shown on the attached list.

A handwritten signature in black ink, appearing to read "Steve Donovan".

Signature

SDP 18-01
PLN-2018-01225
CITY OF KENNEWICK PARKS DEPT.
TO REPLACE THE GOLF COURSE CLUB
HOUSE AT COLUMBIA PARK

37
Clover Island Yacht Club
Commodore
355 Clover Island Drive
Kennewick WA 99336

37
Port of Kennewick
Larry Peterson
350 Clover Island Dr, Ste 200
Kennewick WA 99336

37
Columbia Basin Audubon Society
Mike Lilga
317 Fuller St
Richland WA 99352

37
City of Kennewick
Parks and Recreation Commission
Attn. Isabel

37
Department of Army
Walla Walla District
Corps of Engineers
201 N 3rd Avenue
Walla Walla WA 99362

37
WA Department of Transportation
2809 Rudkin Road
Union Gap, WA 98909



**Notice of Application
for
Shoreline Substantial Development Permit**

Application Date: April 26, 2018
Notice of Completion: April 30, 2018
Notice of Application: May 3, 2018

Notice is hereby given that the City of Kennewick has filed an application for Shoreline Substantial Development Permit #SDP 18-01, for the replacement of an existing parking area, walk ways, the construction of a new trash enclosure and deck at 2701 Columbia Park Trail (Columbia Park). A Conditional Use Permit is required for the replacement of the previously existing golf course club house.

It is anticipated that the City of Kennewick will be issuing an Environmental Determination of Non-Significance (DNS) and that the Optional DNS process is being utilized for the proposal. This may be the only opportunity to comment on possible environmental impacts of the proposal. The proposal may include mitigation measures under applicable codes, and the review process may incorporate or require mitigation measures regardless of whether an EIS is prepared. A copy of the subsequent threshold decision for the specific proposal may be obtained upon request. The comment period for SEPA ends on May 18, 2018

The application and its supporting documents may be reviewed at the Community Planning Department at the City Hall of Kennewick, 210 W. 6th Avenue, Kennewick, WA 99336. Any person wanting to comment, be notified of the action taken and appeal the final decision of this application should notify Steve Donovan, Planner, City of Kennewick, 210 W. 6th Avenue, Kennewick, WA 99336, in writing, of his/her interest within thirty days of the final date of notice publication.



**Notice of Application
for
Shoreline Substantial Development Permit**

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Notice of Completion: April 30, 2018
Notice of Application: May 10, 2018

Notice is hereby given that the City of Kennewick has filed an application for Shoreline Substantial Development Permit #SDP 18-01, for the replacement of an existing parking area, walk ways, the construction of a new trash enclosure and deck at 2701 Columbia Park Trail (Columbia Park). A Conditional Use Permit is required for the replacement of the previously existing golf course club house.

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AFFIDAVIT OF PROPERTY POSTING

The Notice of Application

sign was posted on 5/3/2018 (date) at this location:

2701 Columbia Park Trail

Project/Permit # SDP 18-01/PLN-2018-01228

Proposal To reconstruct a parking area, walk ways, trash enclosure and new deck for a golf club house.

Posted by Steve Donovan

Signature  Phone # 509-585-4361

Date 5/3/2018

Signature Witnessed by 





NOTICE OF MAILING

I, Steve Donovan, on May 23, 2018
mailed 6 copies of Public Hearing Notice
for SDP 18-01/PLN-2018-01228
to property owners within 300 feet of site.

as shown on the attached list.

A handwritten signature in black ink, appearing to read "Steve Donovan", written over a horizontal line.

Signature

SDP 18-01
PLN-2018-01225
CITY OF KENNEWICK PARKS DEPT.
TO REPLACE THE GOLF COURSE CLUB
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Parks and Recreation Commission
Attn. Isabel

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Department of Army
Walla Walla District
Corps of Engineers
201 N 3rd Avenue
Walla Walla WA 99362

37
WA Department of Transportation
2809 Rudkin Road
Union Gap, WA 98909



NOTICE OF PUBLIC HEARING

SITE PLAN BACK

Proposal: An application for a Substantial Development Permit has been submitted by the City of Kennewick for the replacement of an existing parking area, walk ways and the construction of a new trash enclosure and deck. The proposal is located on a 154 acre site on the Columbia Park Golf Links at 2701 Columbia Park Trail. The Comprehensive Plan designation for the site is Open Space and it is zoned Open Space. The file number is SDP 18-01/PLN-2018-01228.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **June 11, 2018** in the Council Chambers in Kennewick City Hall at 210 W. 6th Avenue, Kennewick, WA 99336. Testimony will be taken at this meeting.

Public Comment Period: Comments submitted before 4:30 p.m. on June 1, 2018 will be included in the Hearing Examiner's meeting packet. Comments after June 1, 2018 can be submitted at the Public Hearing. If you have questions on the proposal, contact Steve Donovan, Planner at (509) 585-4361 or via e-mail at steve.donovan@ci.kennewick.wa.us.

Environmental Documents and/or Studies Applicable to this Proposal: A Determination of Non-significance, ED 18-14 was issued on May 21, 2018.

Determination of Completeness: The application was determined complete on April 30, 2018 for the purpose of processing.

Project Permits Associated with this Proposal: None

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

Estimated Date of Decision: Within 10 business days of the Hearing Date of June 11, 2018.

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

Appeal: Any person aggrieved by the decision of the Kennewick Hearing Examiner on this proposal may appeal to the Shorelines Hearing Board within twenty-one (30) days of the date of decision.

Steve Donovan, Planner

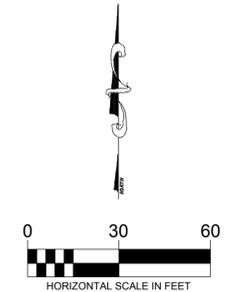
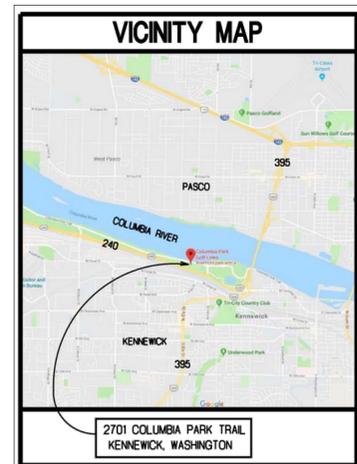
The City of Kennewick welcomes full participation in public meetings by all citizens and does not discriminate on the basis of disability, pursuant to the requirements of the American with Disabilities Act of 1990, pub. L 101-336. No qualified individual with a disability shall be excluded or denied 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, Steve Donovan, Development Services Department at (509) 585-4361 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



COLUMBIA PARK GOLF COURSE CLUBHOUSE

LANDSCAPING
 1 INSTALL ORNAMENTAL SHRUBS ALONG BORDER OF PATIO. PLANT SHRUBS 18 INCHES ON CENTER.
NOTE: REPAIR ALL DISTURBED AREAS WITH NEW SODDED TURF GRASS.



LEGAL DESCRIPTION
 SECTION 35 TOWNSHIP 9 NORTH RANGE 29 THAT PORTION OF GOVERNMENT LOTS 1, 2, 3, AND 4, LYING NORTHERLY OF PS HIGHWAY NO. 3 AND US. ROUTE 410 RIGHT OF WAYS: (PORTION OF COLUMBIA PARK IN SECTION 35)

**2701 W COLUMBIA PARK TRAIL
 KENNEWICK, WA 99337**

CALL
 2 to 10 BUSINESS DAYS
 BEFORE YOU DIG
 DIAL 811
 OR
 1-800-424-5555



KENNEWICK WASHINGTON
 COLUMBIA PARK GOLF COURSE CLUBHOUSE
 SITE / LANDSCAPING PLAN
 PROJECT ACCOUNTING #:
 G1002

DATE: 4/23/18
 DWN: DJW
 DES: CKJT
 CHK: GREG
 SHEET 1 OF 1
 DWG. NO. N/A



AFFIDAVIT OF PROPERTY POSTING

The Notice of Public Hearing

sign was posted on 5/23/2018 (date) at this location:

2701 Columbia Park Trail

Project/Permit # SDP 18-01/PLN-2018-01228

Proposal To make improvement to an existing golf facility.

Posted by Steve Donovan

Signature  Phone # 509-585-4361

Date 5/23/2018

Signature Witnessed by 





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

FILE/PROJECT NUMBER: ED 18-14/PLN-2018-01228 and PLN-2018-01225

DESCRIPTION OF PROPOSAL: A Substantial Development Permit and Conditional Use Permit have been submitted by the City of Kennewick for the replacement of a golf course club house, parking area, walk ways and the construction of a new trash enclosure and deck. The proposal is located on a 154 acre site on the Columbia Park Golf Links.

PROPONENT: City of Kennewick, Terry Walsh P.O. Box 6108, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 2701 Columbia Park Trail

LEAD AGENCY: City of Kennewick

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

___ There is no comment period for this DNS.

X This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

___ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP

POSITION/TITLE: Community Planning Director

ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336

PHONE: (509) 585-4463

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

This DNS is subject to the attached conditions:

X No conditions.

___ See attached condition(s).

Date: May 21, 2018

Signature: _____

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

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
PLN-2018-01225 and PLN-2018-01228 Files



AFFIDAVIT OF PROPERTY POSTING

The Notice of SEPA Determination

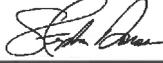
sign was posted on 5/21/2018 (date) at this location:

2701 Columbia Park Trail

Project/Permit # SDP 18-01/PLN-2018-01228

Proposal To make improvement to an existing golf facility.

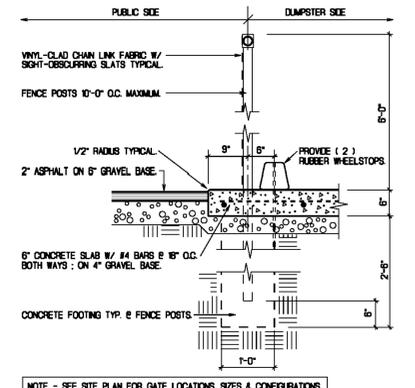
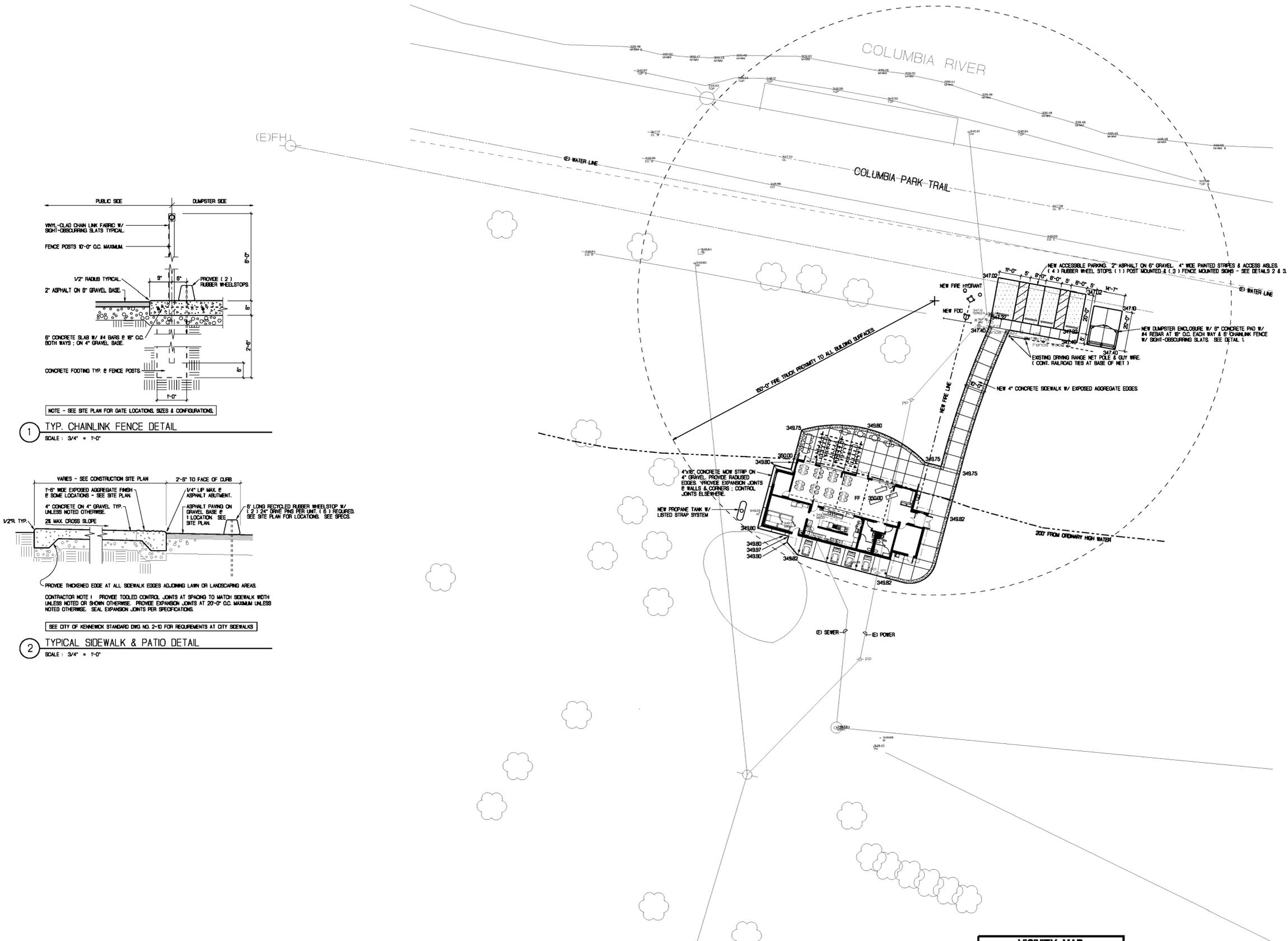
Posted by Steve Donovan

Signature  Phone # 509-585-4361

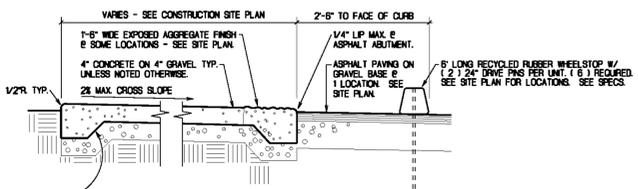
Date 5/21/2018

Signature Witnessed by 



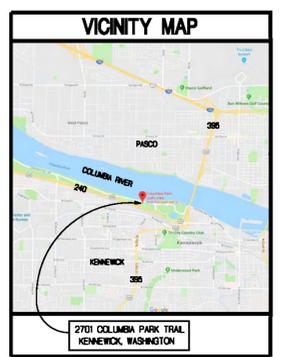


1 TYP. CHAINLINK FENCE DETAIL
 SCALE: 3/4" = 1'-0"



2 TYPICAL SIDEWALK & PATIO DETAIL
 SCALE: 3/4" = 1'-0"

SITE PLAN
 1" = 20'-0"



LEGAL DESCRIPTION
 SECTION 35 TOWNSHIP 9 NORTH RANGE 29 THAT PORTION OF GOVERNMENT LOTS 1, 2, 3, AND 4, LAYING NORTHERLY OF P.S. HIGHWAY NO. 3 AND U.S. ROUTE 410, RIGHT OF WAYS, PORTION OF COLUMBIA PARK IN SECTION 35

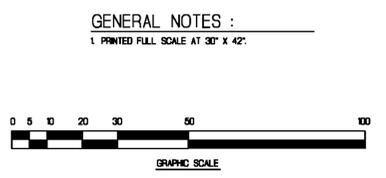


EXHIBIT 6
 DESIGN DEVELOPMENT
 DETAILS
 03-15-2018



Memorandum Public Works

Leading the Way

To: Steve Donovan, Planner

From: Fernando Garcia, Development Services Supervisor

Date: May 8, 2018

Re: Public Works Consolidated Comments

Project: Shoreline Development Permit No. 18-01/PLN-2018-01228

1. There is an existing ¾ inch water meter in service on the north side of the existing building as well as a fire hydrant located approximately 350 feet to the west of the service line. See Record Drawing C-1149. The developer shall connect to the existing water service and provide water to this parcel at his or her own expense.
2. At the Developer's expense, a reduced Pressure Back Flow Assembly may be required to be installed on the buildings side of the water meter for buildings with pressurized beverage systems or sprinkler systems per Section (5) and (6) of KMC 15.41.70.
3. Provide water lines as required by Fire Department to meet fire protection.
4. Fire Line connections shall be designed per COK Standard Drawing 4-25.
5. Hydraulic modeling may be required based on fire flow requirements for the site.
6. Provide a "fire flow requirement" signature block to the master utility sheet (or other sheet where water related infrastructure is shown). The signature block will call out the type of construction material to be used for the building, the required fire flow and duration based on that type of construction, a fire sprinkler indication, any reduction in fire flow as allowed by the UFC, and the net required fire flow remaining.
7. There is a 4 inch sewer service currently in service located at the back of the building, served by an 8 inch sewer mainline. See Record Drawing number D-1199. The developer shall connect to this service line at his or her own expense.
8. Food serving establishments are required to install a Grease Interceptor and the output shall be 6-inch diameter and connect to a sanitary sewer manhole per Section 3 of the City of Kennewick Standard Specifications, detail 3-8, KMC14.23.020 together with the Uniform Plumbing Code Section 1014.0.

PUBLIC WORKS

9. A separate DPW Permit required for civil plan reviews and utilities extensions with the following:
 - a. PDF copy of Application for Civil Review and Permitting and Storm Calculations.
 - b. One full size set (24" x 36") PDF copy of the construction plans.
 - c. Record Drawings showing improvements made on the property will be required prior to acceptance of the utility permit and Certificate of Occupancy.
10. All plans showing existing water or sewer utilities will need to call out the Record Drawing 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. Provide a Stormwater Site Plan (drainage report) and storm design to retain and dispose of the 10-year 24-hour storm following the Stormwater Management Manual for Eastern Washington (SMMEW) and Section 5-9.01. Infiltration tests are required at the location and depth of the planned infiltration structures along with a soils log to 5 feet below that point.
12. Recommend using dispersion and surface infiltration to manage stormwater. All underground infiltration structures must be designed and installed to meet the Washington State Underground Injection Control (UIC) Rule. Provide an assessment of the design against the UIC pretreatment requirements. Provide UIC registration numbers on the plans prior seeking the City's signature.
13. Kennewick Survey Data Requirements for Construction Plans and As built Drawings:
 - 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 509-585-4531

PUBLIC WORKS



MEMORANDUM

Fire Department

To: Steve Donovan, Development Services
From: Brian Ellis, Deputy Fire Marshal
Date: May 21, 2018
Re: Golf Course Club House 2701 Columbia Park Trail
Project: SDP 18-01 / PLN-2018-01228

1. No Comment at this time.

Brian Ellis

Captain/Deputy Fire Marshal



Building Safety Division

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4276

onestop@ci.kennewick.wa.us

Building Department Comments

Date: 05/21/2018

RE: SPD 18-01 PLN-2018-01228

1. All commercial Building Permit applications shall be accompanied by Plumbing and Mechanical Permit applications.
2. Show the location of an accessible pathway from the public way to the accessible entrance
3. Please show the location of the accessible entrance location on the site plan.
4. Please show the location of all fire exits on the site plan.
5. Final addressing of all buildings and suites will be completed by the City of Kennewick GIS Department prior to the issuing of permits.
6. Please include a clearly marked accessible path from the public way to the accessible entrance on the site plan.
7. A grease interceptor shall be required for the kitchen.
8. A complete equipment layout is required for the kitchen area including all plumbing, and cooking equipment along with the ventilation hood.
9. If cooking food which produces grease laden vapors a type 1 hood and ventilation system shall be required.
10. Provide accessible detail for the restrooms.

Tony Ostoja ICC CBO

Building Official

Tony.Ostoja@ci.kennewick.wa.us

(509) 585-4387



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



MEMORANDUM

Traffic Engineering Division

To: Steve Donovan, Planner

From: Joe Seet, Assistant Traffic Engineer

Date: May 17, 2018

Re: Traffic Engineering Comments for Golf Course Club House Replacement
at Columbia Park

Project: SDP 18-01/PLN-2018-01228

1. No comments

From: Carey Miller
Sent: 22 May 2018 16:10:59 +0000
To: Steve Donovan
Cc: Scott.M.Hall@usace.army.mil;'Gretchen.Kaehler@dahp.wa.gov'
Subject: FW: DNS for ED 18-14 Columbia Park Clubhouse
Attachments: ED 18-14 DNS.pdf, SEPA Checklist.pdf, SITE Plan.pdf

Mr. Donovan,

The Confederated Tribes of the Umatilla Indian Reservation (CTUIR) Cultural Resources Protection Program has reviewed the City's application for the Columbia Park Golf Course clubhouse replacement. Number 13 in the SEPA Checklist covers Historic and Cultural Preservation. The City indicates that the project will be approved and coordinated with the Corps of Engineers to mitigate and manage potential impacts on or near the project site. Furthermore, the application states that "Guidance for disturbance to resources are identified and provided for upon application approval." The CTUIR, as one of the affected tribes, needs to be consulted on the undertakings' impacts to cultural resources. We have not been part of the discussion on how to further assess cultural resources they may be impacted by the undertaking (including 45BN885) and/or mitigate for impacts to the cultural resources. Until we have more details about the work, the CRPP does not concur that this project does not have a significant adverse impact as recommended in the DNS. We look forward to continuing to work through these issues with the City and the Corps early in the development process.

Respectfully,
 Carey

Carey L. Miller
 Tribal Historic Preservation Officer/Senior Archaeologist
 Confederated Tribes of the Umatilla Indian Reservation
 Cultural Resources Protection Program
 46411 Timine Way, Pendleton, OR 97801
 ph. (541)429-7234
careymiller@ctuir.org
 Office Hours: Monday-Thursday

From: Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]
Sent: Monday, May 21, 2018 8:02 AM
To: Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton County Planning Clark Posey <Clark.Posey@co.benton.wa.us>; Benton County Planning Department <Jerrod.MacPherson@co.benton.wa.us>; Bill Barlow <BBarlow@bft.org>; Carey Miller <CareyMiller@ctuir.org>; Tera Farrow Ferman <TeraFarrowFerman@ctuir.org>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish and Wildlife Michael Ritter <Michael.Ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Kevin Sliger (Benton Franklin Transit) <ksliger@bft.org>; Rob Rodger Clean Air Authority <rob.rodger@bentoncleanair.org>; SEPA Register <seperegister@ecy.wa.gov>; Tony Kalmbach (tkalmbach@bft.org) <tkalmbach@bft.org>; Tyler Thompson Benton Clean Air Authority <tyler.thompson@bentoncleanair.org>; Williams N.W. Pipeline <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation Environmental Review <enviroreview@yakama.com>
Subject: DNS for ED 18-14

Attached is a SEPA determination for a proposed golf course club house replacement at Columbia Park.

Let me know if you have any questions.

Steve



Steve Donovan

City of Kennewick

Community Planning/Planner

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us

The opinions expressed by the author are his or her own and are not necessarily those of the Confederated Tribes of the Umatilla Indian Reservation. The information, contents and attachments in this email are Confidential and Private. --