



AGENDA

MONDAY, DECEMBER 10, 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. Preliminary Plat (PP) No. 18-03/PLN-2018-02078, proposing to develop approximately 3.17 acres of land into 12 single-family lots. The site is generally located south of E. 31st Court at 3130 S. Gum Street. The site is currently zoned Residential, Low Density (RL), the Comprehensive Plan designation is Low Density Residential. The applicant & property owner is Edwin Contreras, 812 S. 11th Avenue, Pasco, WA 99301.

IV. ADJOURN



**ECONOMIC DEVELOPMENT AND
COMMUNITY PLANNING DEPARTMENT**

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

FILE No: PP 18-03/PLN-2018-02078

Staff Report Date: December 3, 2018

Public Hearing Date and Location: December 10, 2018, Kennewick City Hall

Report Prepared By: Wes Romine, AIA
Development Services Manager

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick RECOMMENDS that Preliminary Plat 18-03 be APPROVED with conditions.

Summary of Proposal: Preliminary Plat for a subdivision on a parcel of land approximately 3.17 acres in size, proposed to be divided into 12 lots for single family homes.

Proposal Location: South of E. 31st Court at 3130 S. Gum Street. Parcel No. 1-1880-201-0310-001.

Legal Description:

1-1880-201-0310-001

SHORT PLAT #310, LOT 1 SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, according to the survey thereof recorded under auditor's file no. 721458, Records of Benton County, Washington.

Property Owner: Edwin Contreras
812 S. 11th Avenue
Pasco, WA 99301

Applicant: Edwin Contreras
812 S. 11th Avenue
Pasco, WA 99301

Engineer: Christine Batayola
Harms Engineering, Inc.
1632 W. Sylvester Street
Pasco, Washington 99301

Surveyor: Christopher Ammann
Permit Surveying, Inc.
2245 Robertson Drive
Richland, Washington 99354

- 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 15, 2017
Application Submittal	July 3, 2018
Determination of Completeness Issued	July 3, 2018
Notice of Application	July 12, 2018
City Department Review Meeting	July 25, 2018
SEPA Threshold Determination Issued	NA – Under 30 lot C.O.K. threshold
Property Posting Sign	July 3, 2018 & November 21, 2018
Date of Published Notice of Public Hearing	November 25, 2018
Date of Mailed Notice of Public Hearing	November 21, 2018
SEPA Appeal Period Ends	NA
Public Hearing Date	December 10, 2018

Exhibits:

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

Staff Analysis of Proposal & Discussion:

The Tower Estates, Preliminary Plat (PP 18-03) is a request for a 12 lot single-family home subdivision on a parcel of land approximately 3.17 acres in size, and proposed to be developed in one phase. The lots range in size from 8,255 square feet to 9,619 square feet and an average lot size of 8,233 square feet. The project is located south of E. 31st Court at 3130 S. Gum Street. Access to the lots will be from S. Gum Street. 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.

Although, the plat area is located in the City of Kennewick, S. Gum Street is in Benton County and outside of the City of Kennewick's Urban Growth Boundary. Since S. Gum Street is in Benton County it will not be developed per the City of Kennewick street

standards. Per Benton County standards, curb, gutter and sidewalks will not be required on S. Gum Street.

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 June of 1975 with a Residential Low Density (RL) zoning designation (Ord. 5597).

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. The proposed density is 3.79 units per acre. The minimum lot size allowed is 7,500 square feet. The smallest lot is proposed is 8,255 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.

The new proposed road providing access to the lots (E. 32nd Court) will be required to be built to City of Kennewick street standards.

Traffic mitigation fees of approximately \$982 per dwelling unit will be required per the City of Kennewick's traffic mitigation ordinance (Ord. 5596). The \$982 per dwelling unit Traffic Impact Fee may have a cost of living increase adjustment in 2019. 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 12-inch waterline in S. Gum 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 12-inch sanitary sewer lines in S. Gum Street. 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 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:

Per the City of Kennewick Critical Area maps, there are no critical areas on the subject site.

Schools:

Per a memo from Brandon Potts of the Kennewick School District, Washington Elementary School, Horse Heaven Hills Middle School, and Kennewick High School will serve the proposed subdivision. All three schools are in a bussing zone. All new streets for the subdivision will be required to have 5-foot wide 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, including S. Gum Street, is outside of the City's Urban Growth Area and occupied by large single-family lots. Property to the north, south, and west is zoned Residential Low Density (RL) with lots approximately 17,000 – 18,000 square feet in size. To the southwest is a Columbia Irrigation Canal, and on the other side of the canal is the Highland View Heights plat that is currently under construction with an average lot size of approximately 13,000 square feet.

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 3.79 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 July 23, 2018 (Exhibit 7).
6. Comply with Public Works memorandum dated July 17, 2018, and October 23, 2018 (Exhibit 7).
7. Comply with the City of Kennewick Fire Department memorandum dated July 17, 2018 (Exhibit 7).
8. Comply with Columbia Irrigation District – no date (Exhibit 8).
9. Comply with Benton Clean Air Agency comments date October 24, 2018 (Exhibit 8).
10. The existing home to remain must be hooked up to City of Kennewick sewer prior to final plat approval.
11. 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.
12. Provide dust control method(s) such as hydroseeding for all areas of the site that are disturbed. Re-hydroseeding may be required.
13. 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.
14. The Preliminary Plat (PP 18-03) 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 509-585-4558



Department only

EXHIBIT 2

PP 18-03 / PLN-2018-02078 Fee \$ 1,407.⁰⁰

Preliminary Plat Application

PAID
JUL 03 2018

Date: 07-03-18 Name Of Plat TOWERS ESTATES

FEA 17-21/PLN-2017-02789 FEA 17-21/CITY OF KENNEWICK 2953

Area Of Plat: 3.17 ACRES Zoning: RL #/Lots: 12

Min. Lot Size: 8,456 SQ FT Average Lot Size: 9,288 SQ FT

Proposed Land Use: RESIDENTIAL

General Location: 3130 S. GUM ST

Parent Parcel Numbers: 1-1880-201-0310-001

Applicant Name: EDWIN CONTRERAS

Address: 812 S. 11th AVE

City, State, Zip: PASCO, WA 99301

Phone Number: 509-237-9444 E-mail EDWIN_CONTRERAS23@HOTMAIL.COM

Owner's Name: EDWIN CONTRERAS

Address: 812 S. 11th AVE.

City, State, Zip: PASCO, WA 99301

Phone Number: 509-237-9444 E-mail EDWIN_CONTRERAS23@HOTMAIL.COM

Surveyor's Name: PERMIT SURVEYING, INC. - CHRISTOPHER C. AMMANN, PLS

Address: 2245 ROBERTSON DR

City, State, Zip: RICHLAND, WA 99354

Phone Number: 509-375-4123 E-mail CHRIS@PERMITSURVEYING.COM

Engineer's Name: HARMS ENGINEERING, INC. - CHRISTINE BATAYOLA, PE

Address: 1632 W. SYLVESTER ST.

City, State, Zip: PASCO, WA 99301

Phone Number: 509-547-2679 E-mail CHRISTINE@HARMSENGINEERING.COM

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

Telephone Co:	Verizon	<input checked="" type="checkbox"/>	Other	_____	
Water System:	Well	<input type="checkbox"/>	Private	<input type="checkbox"/>	City <input checked="" type="checkbox"/>
Sewer System:	Septic	<input type="checkbox"/>	City	<input checked="" type="checkbox"/>	
Natural Gas:	Yes	<input type="checkbox"/>	No	<input checked="" type="checkbox"/>	
Cable Tv:	Yes	<input checked="" type="checkbox"/>	No	<input type="checkbox"/>	

RECEIVED

JUL 03 2018

DEVELOPMENT SERVICES

WR

Irrigation District: COLUMBIA Power: PUD BENTON

Updated 10/2016

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

SIGNATURE OF APPLICANT: OE Conley

This preliminary plat is being submitted with my consent.

SIGNATURE OF OWNER: OE Conley

Received by: K/R Date: 7-3-18 Fee paid: \$1,407⁰⁰

SEPA Checklist N/A

ESA Supplement N/A

Ownership Report

Date Received Stamp



NOTICE OF APPLICATION

Proposal: An application for a preliminary plat has been submitted by Edwin Contreras (812 S. 11th Avenue, Pasco, WA 99301). The site is located south of E. 31st Court at 3130 S. Gum Street. The plat is a parcel of land approximately 3.17 acres in total size and proposed to be subdivided into 12 lots. The smallest lot size is 8,255 square feet and, the largest lot size is 9,819 square feet. The site is currently zoned Residential Low Density (RL) which allows a minimum lot size of 7,500 square feet. The Comprehensive Plan designation is Low Density Residential. The file number is PP 18-03/PLN-2018-02078.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **December 10, 2018** in the Council Chambers in Kennewick City Hall at 210 W. 6th Avenue, Kennewick, WA 99336. Testimony will be taken at this meeting. The Hearing Examiner is expected to make a decision for the Preliminary Plat following this meeting.

Public Comment Period: You may submit comments at any time until **November 29, 2018**, before 4:30 p.m. Comments submitted on or before December 29, 2018 will be included in the Hearing Examiner's meeting packet. Comments after December 29, 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.

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 July 3, 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 December 10, 2018.

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

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

Wes Romine, Development Services Manager

The City of Kennewick welcomes full participation in public meetings by all citizens and does not discriminate on the basis of disability, pursuant to the requirements of the American with Disabilities Act of 1990, pub. L 101-336. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the City of Kennewick, Wes Romine, Development Services Department at (509) 585-4558 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

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

37 Windsor Properties LP 18416 Fryrear Ranch Rd Bend OR 97701	37 DUP Windsor Properties LP 18416 Fryrear Ranch Rd Bend OR 97701	37 Javier Martinez 605 E 31st Ct Kennewick WA 99337
37 Ted McGee 603 E 31st Ct Kennewick WA 99337	37 Clark & Elizabeth Gregg 3051 S Elm Ct Kennewick WA 99337	37 Mike & Martha Palmieri 509 E 31st Ct Kennewick WA 99337
37 Jody & Sherry White 510 E 31st Ct Kennewick WA 99337	37 Linda Fraley 3104 S Elm Ct Kennewick WA 99337	37 Paula Bates 3106 S Elm Ct Kennewick WA 99337
37 Michael & Deanna Rohlfing Breckon 3105 S Elm Ct Kennewick WA 99337	37 Wade & Jackie Nolen 3103 S Elm Ct Kennewick WA 99337	37 Hector & Linda Delgado 602 E 31st Ct Kennewick WA 99337
37 Patrick & Naomi Grimsley Trustees 2880 Bear Ridge Dr Hood River OR 97031	37 Mark & Karen Weir 606 E 31st Ct Kennewick WA 99337	37 Jon & Suzanne Jeter 608 E 31st Ct Kennewick WA 99337
37 Anja Rasmussen 3101 S Gum St Kennewick WA 99337	37 Steven & Kelli Vanhorne 3121 S Gum St Kennewick WA 99337	37 Levi & Jennifer Woods 3205 S Gum St Kennewick WA 99337
37 Brenda Sipp 3216 S Gum St Kennewick WA 99337	37 Bernice Vandusen 3404 S Gum St Kennewick WA 99337	37 Kerrie Rohlfing 1515 W 41st Ave Kennewick WA 99337
37 Viking Builders LLC 6223 W Deschutes Ave Suite 309 Kennewick WA 99337	37 Edwin Contreras 812 S 11 th Ave Pasco WA 99301	PP 18-03 / PLN-2018-02078 3130 S GUM ST 12 LOTS TOWERS ESTATES EDWIN CONTRERAS
37	37	37
37	37	37



AFFIDAVIT OF PROPERTY POSTING

The _____

sign was posted on _____ (date) at this location:

Project/Permit # _____

Proposal _____

Posted by _____

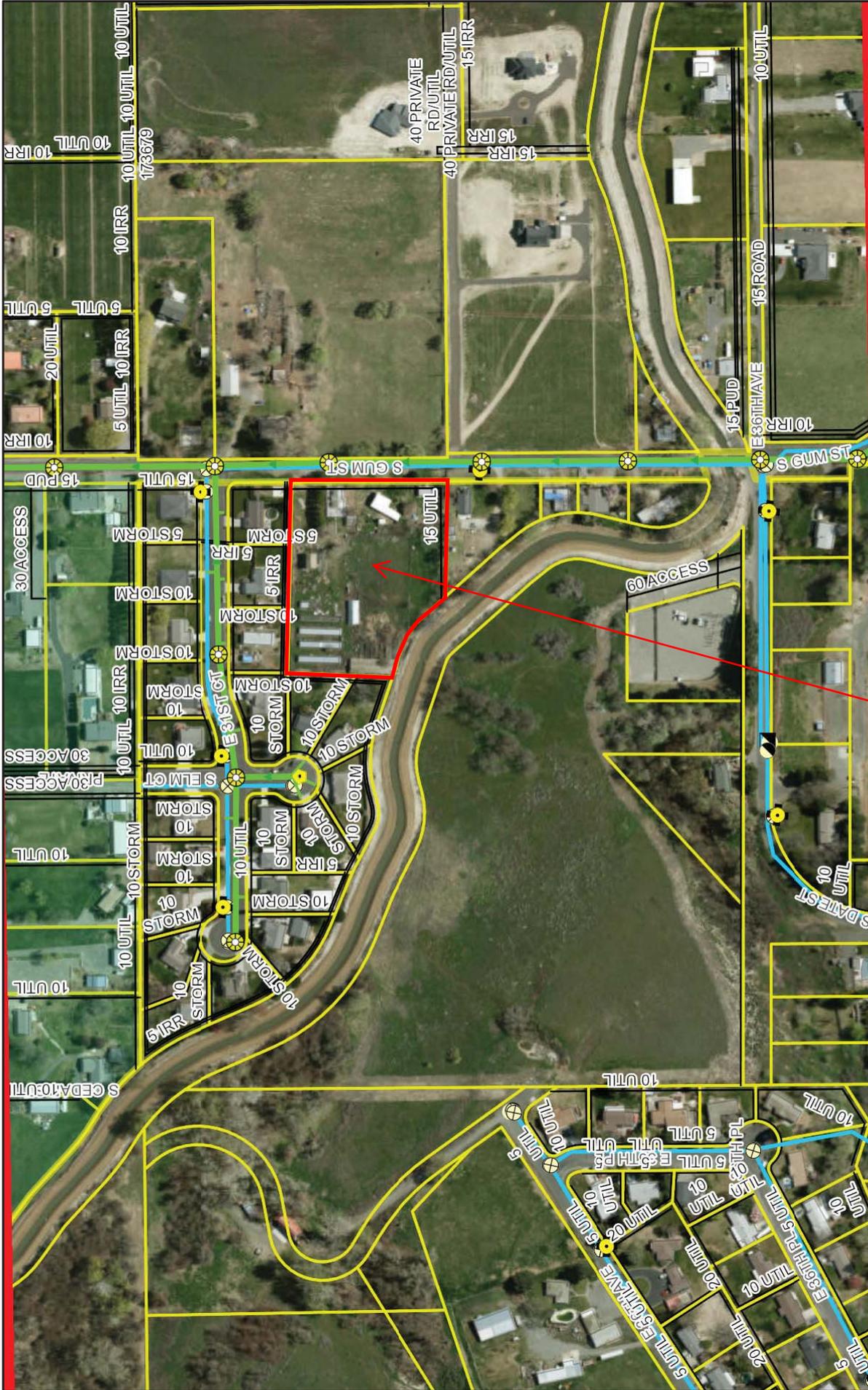
Signature _____ Phone # _____

Date _____

Signature Witnessed by _____



Permitting Map



1 inch = 300 feet
 0 155 310 620 ft
 0 45 90 180 m

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

- SewerManhole
- SewerCleanout
- Manhole
- SewerForceMain
- Valve
- SewerMainline
- SewerNode
- SewerServiceLine
- <all other values>

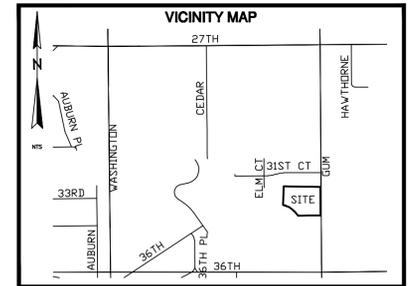
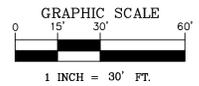
July 12, 2018

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

Project Location
3130 S. Gum Street
PP 18-03

PRELIMINARY PLAT OF TOWERS ESTATES

PORTION OF SE1/4 OF THE NW1/4, SECTION 18, TOWNSHIP 8 NORTH, RANGE 30 EAST, WILLAMETTE MERIDIAN, CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON PP-18-___/PLN-2018-___



DESCRIPTION

LOT 1, SHORT PLAT NO. 310, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AUDITORS' FILE NO. 721458, RECORDS OF BENTON COUNTY, WASHINGTON.

OWNER'S CERTIFICATE

I EDWIN CONTRERAS, HEREBY CERTIFY THAT I AM THE OWNER OF THE TRACT OF LAND DESCRIBED HEREON AND THAT I HAVE CAUSED SAID LAND TO BE SURVEYED AND THE LOTS CREATED AS SHOWN AND THAT THE STREET RIGHT-OF-WAY AND THE UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

EDWIN CONTRERAS

ACKNOWLEDGMENT

STATE OF _____ COUNTY OF _____

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT EDWIN CONTRERAS SIGNED THIS INSTRUMENT AND ACKNOWLEDGED IT TO BE HIS VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOTARY PUBLIC IN AND FOR THE STATE OF WASHINGTON _____ DATE _____

MY APPOINTMENT EXPIRES _____

CITY OF KENNEWICK'S CERTIFICATE

THE PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.

CITY OF KENNEWICK FILE NO. ___18-___/PLN-___

SIGNATURE, CITY OF KENNEWICK PLAT ADMINISTER _____ DATE _____

SIGNATURE, CITY OF KENNEWICK CITY ENGINEER _____ DATE _____

SIGNATURE, MAYOR, CITY OF KENNEWICK _____ DATE _____

ATTEST: CITY CLERK CITY OF KENNEWICK _____ DATE _____

TREASURER'S CERTIFICATE

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO, AND INCLUDING THE YEAR 20___ TAX PARCEL NO. 1-1880-201-0310-001.

BENTON COUNTY TREASURER _____ DATE _____

UTILITY COMPANY CERTIFICATES

THE UTILITY EASEMENTS AS SHOWN HEREON ARE HEREBY APPROVED BY AND FOR THE FOLLOWING UTILITIES:

BENTON P.U.D. NO. 1 _____ TITLE _____ DATE _____

FRONTIER COMMUNICATIONS _____ TITLE _____ DATE _____

CHARTER COMMUNICATIONS _____ TITLE _____ DATE _____

IRRIGATION DISTRICT CERTIFICATE

THE IRRIGATION ASSESSMENTS ON THE LAND DESCRIBED HEREON ARE PAID THROUGH THE YEAR _____. THE IRRIGATION RIGHT-OF-WAY AND EASEMENT AS SHOWN HEREON ARE HEREBY APPROVED AND THE COMPLETED IRRIGATION WATER DISTRIBUTION SYSTEM HAS BEEN INSTALLED OR PROVISION MADE FOR ITS INSTALLATION.

COLUMBIA IRRIGATION DISTRICT _____ TITLE _____ DATE _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY OF _____, 20___, AT _____ MINUTES PAST _____ AND RECORDED IN VOLUME _____ OF PLATS, PAGE _____, AT THE REQUEST OF EDWIN CONTRERAS.

BENTON COUNTY AUDITOR _____

FEE NUMBER _____

LEGEND

- FOUND 3" BRASS CAP IN MONUMENT CASE
FOUND CORNER AS NOTED
CALCULATED POINT, NOT FOUND OR SET
SET 5/8" REBAR & CAP "PERMIT SURVEY PLS 45774"
SET 3" BRASS CAP IN MONUMENT CASE "45774 2018"
SANITARY SEWER MANHOLE
SANITARY SEWER CLEANOUT
POWER POLE
GUY ANCHOR
TRANSFORMER
POWER METER
TELEPHONE RISER
WATER VALVE
WATER METER
HYDRANT
IRRIGATION VALVE
MAILBOX
STREET ADDRESS
FENCE
OVERHEAD POWER
WATER
SEWER

SURVEYOR'S NOTES

- 1. DATE OF SURVEY/MONUMENTS VISITED: DECEMBER 6, 2017.
2. BASIS OF BEARING: NAD83(2011) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000093752 TO ACHIEVE GROUND DISTANCES. REFERENCE SURVEY AND LOT AREAS ARE GROUND DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999906257 TO ACHIEVE SURVEYED GRID DISTANCES.
4. VERTICAL DATUM: NAVD88 CITY OF KENNEWICK DATUM, BRASS CAP IN MONUMENT CASE AT C1/4 SECTION 18, ELEVATION 390.09 AND BRASS CAP IN MONUMENT CASE AT N1/4 SECTION 18, ELEVATION 364.57.
5. CONTOUR INTERVAL: 2 FEET.
6. EQUIPMENT/PROCEDURES: TOPCON GR3 GNSS, RTK METHOD. LINEAR CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.

SURVEYOR'S CERTIFICATION

I, CHRISTOPHER C. AMMANN, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS STAKED ON THE GROUND AS INDICATED HEREON.

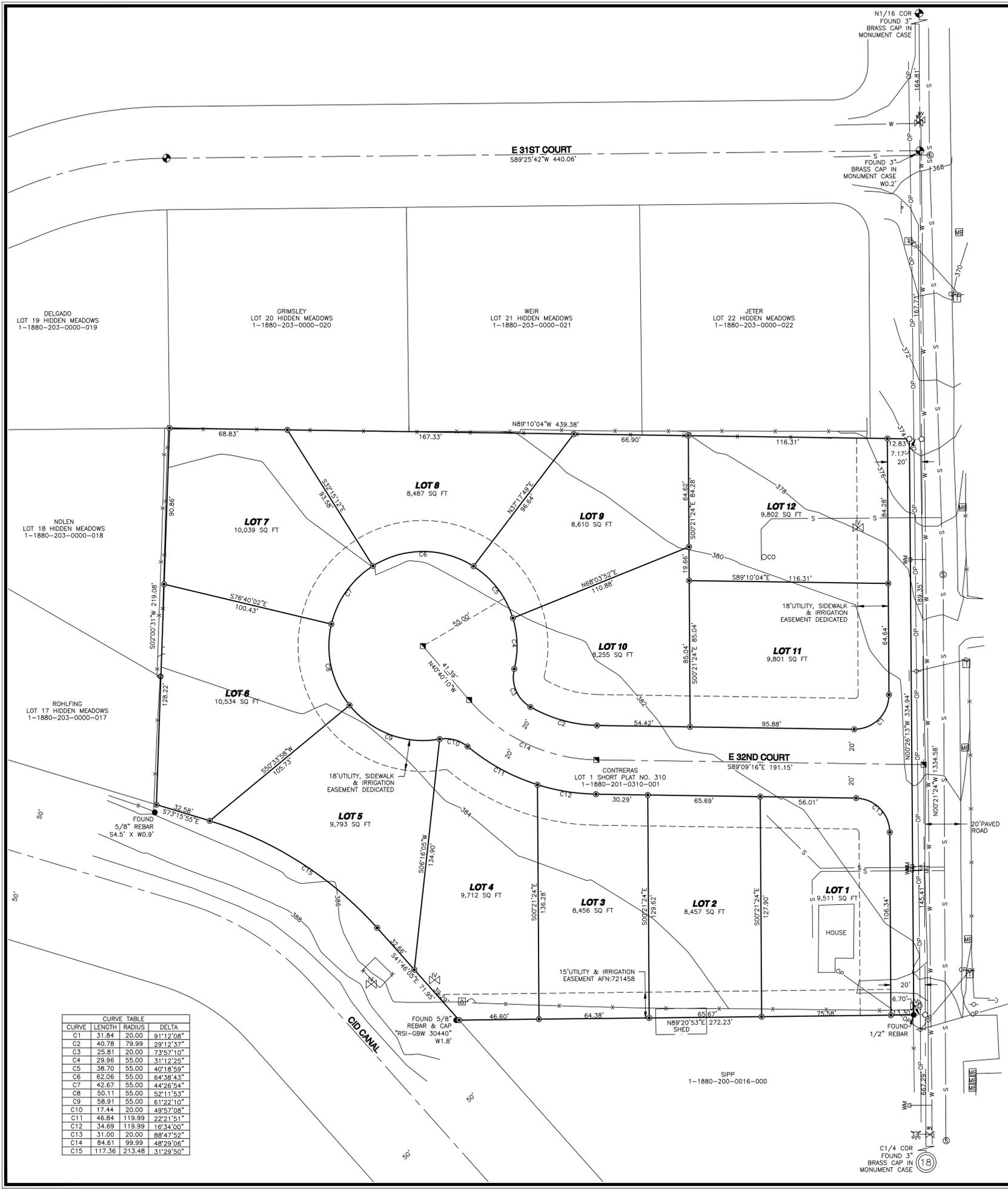
CHRISTOPHER C. AMMANN _____ DATE _____ CERTIFICATE NO. 45774



PERMIT SURVEYING INC. 2245 Robertson Drive, Richland, Washington 99354. OFFICES: 509-375-4128, FAX 509-371-0880.

Table with project details: PROJECT NO. 17167, DRAWN BY: CCA, CHECKED BY: CCA, SCALE: 1" = 30', DATE: 02/24/18, SHEET 1 OF 1.

CURVE TABLE with columns: CURVE, LENGTH, RADIUS, DELTA. Lists curves C1 through C15 with their respective measurements.





MEMORANDUM

Traffic Engineering Division

To: Wes Romine, Development Services Manager
 From: Joe Seet, Assistant Traffic Engineer
 Date: July 23, 2018
 Re: Traffic Engineering Comments for 3130 S Gum St. 12-lot Plat Subdivision
 Project: PP 18-03/PLN-2018-02078

KMC 13.16 Transportation Impact Fees

1. The City adopted updated Traffic Impact Fee Schedules on June 14, 2018. The new Traffic Impact Fee Schedules are based on 4 distinct geographical districts instead of the previous single city-wide zone. The proposed 12-lot Plat Subdivision is in District 3. The Traffic Impact Fee is \$11,784 (based on \$982/dwelling unit for Single Family Detached Housing).

Traffic Operations

1. No trip generation and distribution analysis letter is required.
2. Provide sightline setback triangles per KMC 18.27.060(3) for proposed intersection on landscape plans if for Short Plat.

Proposed Driveway(s)

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

Right of Way and Easement

1. S. Gum Street is functionally classified as Local Street and belongs to Benton County. City recommends the applicant to contact Benton County to discuss

street frontage improvements if any are required. If the County requires street frontage improvements, which may include pavement widening, curb, gutter, sidewalk and street lighting, per City of Kennewick Standard Drawing 2-1.

2. The right of way at the connecting point of the development's internal road onto S. Gum Street does not appear to be adequate for the design and construction of a standard City intersection with a 30' radii returns. Additional public right of way will be needed. Provide an intersection layout to verify adequate right of way is available.

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 the development's internal road.



Memorandum
Public Works

Leading the Way

To: Wes Romine, Development Services Manager
 From: Fernando Garcia, Development Services Supervisor
 Date: July 17, 2018
 Re: Public Works Consolidated Comments
 Project: PP No.18-03 / PLN-2018-02078

1. There is an existing 12-inch water line in Gum St and three existing water services serving the existing homes installed by COK Record Drawing B3013. Water main extension will be required at Developer expense.
2. The developer shall provide the project with a complete water main system serving the development with fire hydrants installed every intersection and at 500-foot intervals increasing the water line size, as needed, to meet all pressure requirements as defined within the WAC 246-290-230 (MD, PH, & MD + FF) and fire flow required by the Fire Department.
3. 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.
4. 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 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.
5. A hydraulic analysis is required for the system meeting Water Comprehensive Plan.
6. Potable water is not available for irrigation purposes. Contact Columbia Irrigation District for irrigation services
7. 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.

PUBLIC WORKS

8. 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.
9. There is a 15 inch sewer main in S. Gum St. See Record Drawing C-4005. Sanitary sewer extension will be required at Developer expense.
10. There are three sewer services serving the three existing homes installed by COK Record Drawing B3013. Sewer main Extension will be required to serve the proposed parcels at Developer Expense.
11. 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).
12. 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.
13. Design must include erosion control and conveyance of the upstream flow through the project considering as well as overflows at low points and the effects on downstream capacity. We recommend starting in Section 3.1 of the SMMEW.
14. 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.
15. 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/wg/grndwtr/uic/index.html>
16. This site requires a separate DPW Permit for civil plan reviews with the following:
 - a. PDF copy of Application for Civil Review and PDF Copy of Storm Report.
 - b. One full size PDF copy of each shall be submitted to the Public Works Department for review.
17. 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.

PUBLIC WORKS

18. 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 509-585-4531

PUBLIC WORKS

Wes Romine

From: Fernando Garcia
Sent: Tuesday, October 23, 2018 11:56 AM
To: Wes Romine
Subject: FW: Preliminary Plat Application - PP 18-03/PLN-2018-02078

Wes,

Reading at your comments related to sidewalk on S Gum Street, Public Works will not require sidewalk on Gum Street as noted below by Bruce Mills.

From: Bruce Mills
Sent: Tuesday, October 23, 2018 11:48 AM
To: Fernando Garcia
Subject: FW: Preliminary Plat Application - PP 18-03/PLN-2018-02078

From: Bruce Mills
Sent: Thursday, August 09, 2018 4:17 PM
To: 'Matt Rasmussen'
Cc: Joe Seet; Fernando Garcia
Subject: RE: Preliminary Plat Application - PP 18-03/PLN-2018-02078

Matt:

We will require city standards on the internal streets, as this plat is in the City, but we will not require frontage improvements along Gum due to continuity with the area around the proposed plat, and the fact that the opposite east side of Gum is not only in the County, but also not in the urban growth area.

Thanks,

Bruce

From: Matt Rasmussen [mailto:Matt.Rasmussen@co.benton.wa.us]
Sent: Wednesday, August 08, 2018 10:01 AM
To: Bruce Mills
Subject: FW: Preliminary Plat Application - PP 18-03/PLN-2018-02078

Hey Bruce,

There is a preliminary plat out on Gum Street that is in the City but connects to a County Road. Is the City interested in taking over the portion of Gum Street that adjoins the City limits so you can require your improvements for this project? Can be done by agreement, same way we did Clodfelter at the new school.

Let me know. Thanks!

Matt

From: Tavis Hatfield
Sent: Wednesday, August 8, 2018 9:23 AM
To: Matt Rasmussen <Matt.Rasmussen@co.benton.wa.us>
Subject: FW: Preliminary Plat Application - PP 18-03/PLN-2018-02078

Did you ever talk with them on taking the right of way in this area?

From: Clark Posey
Sent: Thursday, July 12, 2018 1:44 PM
To: Tavis Hatfield <Tavis.Hatfield@co.benton.wa.us>; Jeff Liner <Jeff.Liner@co.benton.wa.us>
Subject: FW: Preliminary Plat Application - PP 18-03/PLN-2018-02078

FYI,

City limits but, accessing onto a County Road.
Thought you may have comments.

Clark

From: Wes Romine [<mailto:Wes.Romine@ci.kennewick.wa.us>]
Sent: Thursday, July 12, 2018 10:57 AM
To: Jerrod MacPherson <Jerrod.MacPherson@co.benton.wa.us>; Clark Posey <Clark.Posey@co.benton.wa.us>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Ben Franklin Transit Tony Kalmbach <TKalmbach@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Archey <archeyt@bentonpud.org>; BPA - Deborah Rodgers <dxroddgers@bpa.gov>; BPA - Joe Cottrell <jecottrell@bpa.gov>; BPA - Mike Deklyen <mjdeklyen@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Charter Communication - Dean Kelley <dean.kelley@charter.com>; Charter Communications - Robert Early <robert.early@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Consolidated Tribes of Umatilla Indian Reservation - Carey L. Miller <careymiller@ctuir.org>; CTUIR - Teara Farrow Ferman <tearafarrowferman@ctuir.org>; Department of Ecology SEPA UNIT <sepaunit@ecy.wa.gov>; Dept of Fish & Wildlife <harvepjh@dfw.wa.gov>; Dept of Fish & Wildlife - Michael Ritter <michael.ritter@dfw.wa.gov>; Dept of Natural Resources SEPA Center <sepacenter@dnr.wa.gov>; Dustin Fisk - Kennewick School District (<dustin.fisk@ksd.org> <dustin.fisk@ksd.org>); Frontier - Gregory Goodwin <gregory.l.goodwin@ftr.com>; Kenewick Irrigation District - Jason McShane <jmcshane@kid.org>; Kennewick Irrigation District - Ben Woodard <BWoodard@kid.org>; Kennewick School District - Doug Carl <doug.carl@ksd.org>; Mike Blatman <Mike.Blatman@ci.kennewick.wa.us>; Shane O'Neill <soneill@ci.richland.wa.us>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>
Subject: Preliminary Plat Application - PP 18-03/PLN-2018-02078

Project description:

A Preliminary Plat application has been submitted by Edwin Contreras (812 S. 11th Avenue, Pasco, WA 99301). The proposed Preliminary Plat is located south of E. 31st Court at 3130 S. Gum Street. (Parcel No. 1-1880-201-0310-001) The plat is approximately 3.17 acres in size and proposed to be divided into 12 lots. The smallest lot size is 8,456 square feet, and the average lot size is 9,288 square feet. The site is currently zoned Residential Low Density (RL) which allows a minimum lot size of 7,500 square feet. The Comprehensive Plan designation is Low Density Residential. A

EXHIBIT 7

SEPA Checklist is not required since the 12 lot subdivision is below the City of Kennewick threshold of 30 lots for dwelling units.

Please review and submit your comments to the Community Planning Department, 210 W. 6th Avenue, Kennewick, WA 99336 (or via e-mail), on or before July 27, 2018. It is anticipated that the public hearing for this project will be at the October 8, 2018 Hearing Examiner meeting. The City plan review meeting for this project is scheduled for Wednesday July 25, 2018.

Thank you,



Wes Romine A.I.A.
Development Services Manager

City of Kennewick
210 W. 6th Avenue
Kennewick, WA 99336
509.585.4558

wes.romine@ci.kennewick.wa.us



MEMORANDUM

Fire Department

To: Wes Romine, Planning
From: Brian Ellis, Deputy Fire Marshal
Date: July 17, 2018
Re: Preliminary Plat to divide 1 parcel into 12 lots at 3130 S. Gum Street
Project: PP 18-03 / PLN-2018-02078

1. Proposed cul-de-sac per KAC 8-13-030 if 200' or greater in length shall have a hydrant placed at the entrance, and just before the curb return entering the turn-around.
2. The number of hydrants required to be installed may be increased to provide the minimum required fire-flow quantities for a structure or area as determined by the International Fire Code, Section B103 and Appendix C.

Brian Ellis

Captain/Deputy Fire Marshal



COLUMBIA IRRIGATION DISTRICT

10 EAST KENNEWICK AVENUE • KENNEWICK, WASHINGTON 99336
OFFICE: (509) 586-6118 • FAX: (509) 586-0485
WWW.COLUMBIAIRRIGATION.COM

Short Plat Requirements Columbia Irrigation District

Re: PP 18-03/PLN-201802078

The following items must be completed for approval from the CID:

1. A Short Plat Review Fee of \$100.00 must be paid prior to CID's approval of the plat.
2. Obtain and follow the District Specifications for installing pipe and services.
3. Submit a copy of the Short Plat and the irrigation plan to be installed for approval. Prior to any excavation or starting project, plat must be approved by CID. The irrigation plan shall include:
 - A. Location and size of the irrigation easements
 - B. Location of new services
 - C. Show pipe size
 - D. Show valve size
4. All Irrigation Assessments must be paid in full.
5. Install pipe and services per the approved irrigation plan.
6. Prior to covering the installed pipe and services, call the District for an inspection and final approval.
7. ***If applicable the developer will be responsible for payment of any CID engineering cost associated with the project.***



BENTON CLEAN AIR AGENCY

October 24, 2018

Re: PP 18-03

Community Planning Department
Wes Romine
210 W, 6th Ave
Kennewick, WA 99336

Applicant/Proponent:
Edwin Contreras
812 S. 11th Ave
Pasco, WA 99301

Dear Mr. Romine:

It has come to our attention that you are reviewing a proposal for the above named applicant in which a parcel or parcels will be cleared for the development of homes. Because these activities may cause possible fugitive dust emissions, we would like to take this opportunity to provide information to ensure that the applicant takes reasonable steps to control the dust from his/her project.

The Benton Clean Air Agency (BCAA) requires the applicant submit a Proof of Contact: Soil Destabilization Notification for this project prior to any excavation/construction taking place. This will insure that the proponent has the ability and resources to control fugitive dust emissions that may be created as a result of construction activities. This will also inform them of the regulations and requirements of the BCAA. Additionally, a written dust control plan must be developed and maintained for all soil destabilization projects, and must be readily available upon request by the BCAA. Part of this plan is submitting the name of at least one person for the project so that the BCAA has a point of contact should we receive any dust complaints from the project. The Soil Destabilization Notification form can be found and submitted on our website, www.bentoncleanair.org.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,



John Lyle
Inspector



To: City of Kennewick
From: Tavis Hatfield, Engineering Technician
Date: August 8, 2018
RE: Preliminary Plat for 3130 Gum Street

The Benton County Road Department Has the following Comments for this project.

1. The right of way for Gum Street appears to be incorrect. Attached is documentation reflecting the right of way per the County's records. Please correct the preliminary plat and resubmit.
2. Gum Street is currently a County Road. If the developer is proposing City of Kennewick standard improvements (e.g. curb, gutters, sidewalks, storm drainage, street lighting, etc.) then the City will need to take over the right of way through agreement with the County. If the City does not take over the right of way the infrastructure improvements within the Gum Street right of way will be to County standards.

Please add the following notes to the plat

1. Lot 11 shall not be permitted to have direct access onto Gum Street.
2. No additional access to Gum Street from lot 1 shall be permitted.
3. Lot 12 shall be required to apply for a road approach permit, construct an approach and have the approach approved by the Benton County Public Works Department prior to accessing Gum Street.

Wes Romine

From: JoDee Peyton <Jodeer@bfhd.wa.gov>
Sent: Friday, October 19, 2018 11:11 AM
To: Rick Dawson; Wes Romine
Subject: RE: Preliminary Plat Re-review PP 18-03/PLN-201802078

This office has reviewed the above referenced proposal and has no objections provided municipal services, such as sewer and water, are provided for existing and all future development.

Please feel free to contact me with any concerns or questions.

JoDee A. Peyton, EHS II, RS
Environmental Health Specialist/Educator
Land Use, Sewage and Water Section

Benton-Franklin Health District
7102 W. Okanogan Place
Kennewick, WA 99336
p: 509.460.4318
www.bfhd.wa.gov jodeer@bfhd.wa.gov



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From: Rick Dawson
Sent: Friday, October 19, 2018 9:06 AM
To: JoDee Peyton
Subject: FW: Preliminary Plat Re-review PP 18-03/PLN-201802078

James R.(Rick) Dawson
Sr. Manager – Surveillance & Investigation

Benton-Franklin Health District
7102 W. Okanogan Place,
Kennewick, WA 99336
p: 509.460.4313
f: 509.585.1537
www.bfhd.wa.gov rickd@bfhd.wa.gov



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STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

July 26, 2018

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

Re: PP 18-03, PLN-2018-02078

Dear Mr. Romine:

Thank you for the opportunity to comment on the notice of application for the subdivision of approximately 3.17 acres into 12 lots, proposed by Edwin Contreras. We have reviewed the application and have the following comment.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

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

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

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 Steven, 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

