



**ECONOMIC DEVELOPMENT AND  
COMMUNITY PLANNING DEPARTMENT**

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

**FILE No: PP 16-03/PLN-2016-01360  
PRD 16-01/PLN-2016-00841**

**Staff Report Date:** July 1, 2016

**Public Hearing Date and Location:** July 11, 2016, Kennewick City Hall

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

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

**Summary Recommendation:** The City of Kennewick RECOMMENDS that Preliminary Plat 16-03 & Planned Residential Development Permit 16-01 be APPROVED with conditions.

**Summary of Proposal:** A Planned Residential Development for a 55+ senior living community to develop 51.9 acres into 172 lots including Independent Living, Assisted Living and Rehab facilities. The applicant has also submitted a Preliminary Plat application to subdivide phases 1 – 4 to create 152 single-family lots.

**Proposal Location:** South of Ridgeline Drive and at the east and west of the future extension to the south of S. Sherman Street. Parcel Nos. 1-1789-401-0857-011, 1-1789-400-0002-011, and 1-1789-400-0002-012.

**Legal Description:** **1-1789-401-0857-011**  
THAT PORTION OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE SOUTH 00 DEGREES 26' 33" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER FOR 810.00 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST FOR 910.00 FEET; THENCE NORTH 00 DEGREES 00' 00" WEST FOR 210.00 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST FOR 665.00 FEET; THENCE NORTH 00 DEGREES 00' 00" WEST FOR 250.00 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST FOR 940.10 FEET; THENCE NORTH 00 DEGREES 34' 15" EAST FOR 349.99 FEET TO THE NORTH LINE OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE NORTH 90 DEGREES 00' 00" EAST ALONG SAID NORTH LINE FOR 2517.87 FEET TO THE POINT OF BEGINNING; EXCEPT ANY PORTION LYING WITHIN SHORT PLAT #857 ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AF#802989 RECORDS OF BENTON COUNTY, WASHINGTON AND EXCEPT THE NORTH 30 FEET FOR ROADS; ALSO EXCEPT THAT PORTION OF THE SOUTHEAST QUARTER OF

## EXHIBIT 1

SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. BENTON COUNTY, WASHINGTON DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF THE PLAT OF SAGECREST PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AF#2009-038149 IN VOLUME 15 OF PLATS, PAGE 385; THENCE SOUTH 14 DEGREES 17' 45" WEST 350.00 FEET; THENCE NORTH 75 DEGREES 42' 15" WEST 295.00 FEET; THENCE NORTH 14 DEGREES 17' 45" EAST 274.83 FEET TO INTERSECT SAID SOUTH RIGHT OF WAY MARGIN OF RIDGELINE DRIVE; THENCE SOUTH 90 DEGREES 00' 00" EAST 304.43 FEET TO THE TRUE POINT OF BEGINNING; ALSO EXCEPT ANY PORTION LYING WITHIN THE PLAT OF SAGE CREST PHASE 1, ACCORDING TO THE PLAT THEREOF RECORDED UNDER AF#2009-038149 IN VOLUME 15 OF PLATS, PAGE 385, RECORDS OF BENTON COUNTY, WASHINGTON; TOGETHER WITH ALL OF LOTS 1, 2, AND 3 AND THAT PORTION OF LOT 4, SHORT PLAT #857, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AF#802989, RECORDS OF BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHEAST CORNER OF SAID LOT 4; THENCE SOUTH 00 DEGREES 26' 54" WEST ALONG THE EAST LINE OF SAID LOT 4, FOR 109.33 FEET; THENCE NORTH 90 DEGREES 00' 00" WEST FOR 388.83 FEET TO THE WEST LINE OF SAID LOT 4; THENCE NORTH 03 DEGREES 12' 18" EAST ALONG THE WEST LINE OF SAID LOT 4, 128.09 FEET TO THE NORTHWEST CORNER OF SAID LOT 4; THENCE SOUTH 87 DEGREES 13' 18" EAST ALONG SAID NORTH LINE OF SAID LOT 4, FOR 382.97 FEET TO THE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER QCD, AF#2010-003557, 2/09/2010) LESS THAT PORTION LYING IN THE PLAT OF SAGE CREST, PHASE 2A. (AF#2011-015359, 6/01/2011). EXCEPT THAT PORTION LYING WITHIN THE PLAT OF SAGE CREST PHASE 2B, PER AF# 2012-015730, 5/30/2012.

### **1-1789-400-0002-011**

THAT PORTION OF THE SOUTH HALF OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 00; 26' 33" WEST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER A DISTANCE OF 810.00 FEET; THENCE NORTH 90; 00' 00" WEST A DISTANCE OF 388.91 FEET TO THE WEST LINE OF LOT 4, SHORT PLAT #857, ACCORDING TO THE SURVEY THEREOF RECORDED UNDER AF#802989, RECORDS OF BENTON COUNTY, WASHINGTON WHICH POINT IS ALSO THE TRUE POINT OF BEGINNING; THENCE ALONG SAID WEST LINE OF SAID LOT 4, SOUTH 03; 12' 18" WEST A DISTANCE OF 891.30 FEET TO THE CENTERLINE OF THE KENNEWICK IRRIGATION DISTRICT AMONG PUMP LATERAL RIGHT OF WAY WHICH POINT IS ALSO ON A 81.84 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST (RADIUS POINT BEARS NORTH 01; 20' 32" EAST); THENCE ALONG SAID CENTERLINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 88; 49' 02" FOR AN ARC DISTANCE OF 126.86 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 00; 09' 31" EAST A DISTANCE OF 44.10 FEET TO THE POINT OF CURVATURE OF A 81.84 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CENTERLINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 98; 26' 59" FOR AN ARC DISTANCE OF 140.62 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 81; 42' 33" WEST A DISTANCE OF 224.40 FEET TO THE POINT OF CURVATURE OF A 286.37 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE ALONG SAID CENTERLINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 34; 12' 00" FOR AN ARC DISTANCE OF 170.94 FEET; THENCE ALONG SAID CENTERLINE NORTH 64; 05' 27" WEST A DISTANCE OF 222.00 FEET TO THE POINT OF CURVATURE OF A 573.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE ALONG SAID CENTERLINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 13; 10' 00" FOR AN ARC DISTANCE OF 131.68 FEET THENCE CONTINUING ALONG SAID CENTERLINE NORTH 77; 15' 27" WEST A DISTANCE OF 92.50 FEET TO THE POINT OF CURVATURE OF A 1909.90 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST THENCE ALONG SAID CENTERLINE AND SAID CURVE

## EXHIBIT 1

TO THE LEFT THROUGH A CENTRAL ANGLE OF 00° 22' 23" FOR AN ARC DISTANCE OF 12.43 FEET; THENCE LEAVING SAID CENTERLINE NORTH 11° 05' 03" EAST A DISTANCE OF 50.68 FEET; THENCE SOUTH 78° 54' 57" EAST A DISTANCE OF 20.00 FEET; THENCE SOUTH 11° 05' 03" WEST A DISTANCE OF 16.20 FEET TO THE NORTH RIGHT OF WAY MARGIN OF SAID KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL RIGHT OF WAY, THENCE ALONG SAID RIGHT OF WAY; SOUTH 77° 15' 27" EAST A DISTANCE OF 85.94 FEET TO THE POINT OF CURVATURE OF A 608.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN AND CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 13° 10' 00" FOR AN ARC DISTANCE OF 139.72 FEET; THENCE CONTINUING ALONG SAID RIGHT OF WAY MARGIN SOUTH 64° 05' 27" EAST A DISTANCE OF 75.50 FEET; THENCE LEAVING SAID RIGHT OF WAY MARGIN, NORTH 14° 17' 46" EAST A DISTANCE OF 695.11 FEET; THENCE NORTH 75° 34' 58" WEST A DISTANCE OF 99.24 FEET TO THE POINT OF CURVATURE OF A 780.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 40° 52' 58" FOR AN ARC DISTANCE OF 121.30 FEET; THENCE NORTH 80° 34' 27" WEST 235.80 FEET TO THE POINT OF CURVATURE OF A 335.00 FOOT RADIUS CURVE CONCAVE TO THE SOUTHEAST; THENCE ALONG SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 38° 31' 17" FOR AN ARC DISTANCE OF 225.23 FEET; THENCE SOUTH 60° 54' 16" WEST A DISTANCE OF 218.36 FEET TO THE POINT OF CURVATURE OF A 265.00 FOOT RADIUS CURVE CONCAVE TO THE NORTHWEST; THENCE ALONG SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 26' 44" FOR AN ARC DISTANCE OF 76.06 FEET TO A POINT OF NON TANGENCY; THENCE SOUTH 10° 43' 16" EAST A DISTANCE OF 195.39 FEET TO THE CENTERLINE OF THE KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL RIGHT OF WAY; THENCE ALONG SAID CENTERLINE NORTH 76° 11' 27" WEST 417.23 FEET TO THE POINT OF CURVATURE OF 286.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTH, THENCE CONTINUING ALONG SAID CENTERLINE AND SAID CURVE TO THE LEFT THROUGH A CENTRAL ANGLE OF 25° 51' 00" FOR AN ARC DISTANCE OF 129.26 FEET; THENCE CONTINUING ALONG SAID CENTERLINE SOUTH 77° 57' 33" WEST 166.70 FEET TO THE POINT OF CURVATURE OF A 81.80 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST, THENCE CONTINUING ALONG SAID CENTERLINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 68° 09' 00" FOR AN ARC DISTANCE OF 97.30 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 33° 53' 27" WEST A DISTANCE OF 91.80 FEET TO THE POINT OF CURVATURE OF A 95.50 FOOT RADIUS CURVE CONCAVE TO THE SOUTHWEST THENCE CONTINUING ALONG SAID CENTERLINE AND SAID CURVE TO THE LEFT, THROUGH A CENTRAL ANGLE OF 55° 36' 00" FOR AN ARC DISTANCE OF 92.67 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 89° 29' 27" WEST A DISTANCE OF 159.50 FEET TO THE POINT OF CURVATURE OF A 358.10 FOOT RADIUS CURVE CONCAVE TO THE NORTHEAST; THENCE CONTINUING ALONG SAID CENTERLINE AND SAID CURVE TO THE RIGHT THROUGH A CENTRAL ANGLE OF 16° 49' 00" FOR AN ARC DISTANCE OF 105.10 FEET; THENCE CONTINUING ALONG SAID CENTERLINE NORTH 72° 40' 27" WEST A DISTANCE OF 103.01 FEET TO THE EAST LINE OF THE WEST 1612.57 FEET OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. THENCE LEAVING SAID CENTERLINE AND ALONG SAID EAST LINE OF THE WEST 1612.57, NORTH 00° 36' 33" EAST A DISTANCE OF 874.29 FEET TO THE NORTH LINE OF SAID SOUTHWEST QUARTER OF SAID SECTION 17; THENCE LEAVING SAID EAST LINE AND ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 89° 59' 23" EAST A DISTANCE OF 1041.40 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER, THENCE LEAVING SAID NORTHEAST CORNER OF SAID SECTION 17, SOUTH 00° 34' 41" WEST A DISTANCE OF 30.00 FEET TO THE SOUTH RIGHT OF WAY MARGIN OF HILDEBRAND ROAD; THENCE ALONG SAID SOUTH RIGHT OF WAY MARGIN NORTH 90° 00' 00" EAST A DISTANCE OF 145.01 FEET THENCE LEAVING SAID SOUTH RIGHT OF WAY MARGIN SOUTH 00° 34' 15" WEST A DISTANCE OF 319.99 FEET; THENCE NORTH 90°

## EXHIBIT 1

00' 00" EAST A DISTANCE OF 940.10 FEET; THENCE SOUTH 00' 00' 00" EAST A DISTANCE OF 250.00 FEET; THENCE NORTH 90' 00' 00" EAST A DISTANCE OF 665.00 FEET; THENCE SOUTH 00' 00' 00" EAST A DISTANCE OF 210.00 FEET; THENCE NORTH 90' 00' 00" EAST A DISTANCE OF 521.09 FEET TO THE WEST LINE OF LOT 4, SHORT PLAT #857 AND THE TRUE POINT OF BEGINNING; SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD (BOUNDARY LINE ADJUSTMENT, AF#2011-001824, 1/18/2011, SEE SURVEY #4170) EXCEPT THAT PORTION NOT LYING WITHIN THE GEOGRAPHIC BOUNDARY OF THE REVITALIZATION AREA FOR THE CITY OF KENNEWICK DESCRIBED AS FOLLOWS; PORTIONS OF SECTION 7, 8, 15, 16, 17, 20, AND 21, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON, BEGINNING AT THE WEST ONE QUARTER CORNER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHWEST QUARTER CORNER OF SAID SECTION 7 TO THE CENTER ONE QUARTER CORNER OF SAID SECTION 7; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST ONE QUARTER CORNER OF SAID SECTION 7 FOR A DISTANCE OF 245.31 FEET, MORE OR LESS TO THE SOUTHWEST CORNER OF A PARCEL AS DESCRIBED UNDER AF#2004-036004, SAID AUDITORS FILE NUMBER BEING A QUIT CLAIM DEED OF EMINENT DOMAIN TO THE CITY OF KENNEWICK FOR WATER STORAGE RESERVOIR; THENCE NORTHERLY ALONG THE WESTERN MOST LINE OF SAID PARCEL FOR A DISTANCE OF 200.48 FEET; THENCE SOUTHERLY ALONG AN EASTERLY LINE OF SAID PARCEL FOR A DISTANCE OF 211.36 FEET, MORE OR LESS TO A POINT ON THE SOUTH LINE OF THE NORTHEAST QUARTER CORNER OF SAID SECTION 7; THENCE EASTERLY ALONG THE SOUTH LINE OF THE NORTHEAST QUARTER CORNER OF SAID SECTION 7 TO THE EAST QUARTER CORNER OF SAID SECTION 7; THENCE NORTHERLY ALONG THE EASTERLY LINE OF SAID SECTION 7 TO THE INTERSECTION OF SAID EASTERLY LINE OF SAID SECTION 7 AND THE NORTHERLY RIGHT OF WAY OF THE UNITED STATES BUREAU OF RECLAMATION KENNEWICK IRRIGATION DISTRICT DIVISION 4, MAIN LINE CANAL; THENCE EASTERLY ALONG THE NORTHERLY RIGHT OF WAY LINE OF THE UNITED STATES BUREAU OF RECLAMATION/KENNEWICK IRRIGATION DISTRICT DIVISION 4, MAIN LINE CANAL TO THE INTERSECTION OF SAID NORTHERLY CANAL RIGHT OF WAY LINE AND THE CENTERLINE OF A 50 FOOT WIDE PACIFIC NORTHWEST PIPELINE COMPANY EASEMENT, SAID 50 FOOT WIDE EASEMENT FILED UNDER AF#497458; THENCE SOUTHERLY ALONG THE CENTERLINE OF THE 50 FOOT WIDE NORTHWEST PIPELINE CORPORATION EASEMENT TO A POINT BEING THE NORTHWEST CORNER OF LOT 12, BLOCK 3, OF THE PLAT PANORAMIC HEIGHTS NUMBER 2, AS RECORDED IN VOLUME 10 OF PLATS, PAGE 37, RECORDS OF BENTON COUNTY WASHINGTON; THENCE SOUTHERLY ALONG THE WESTERLY LINE OF SAID PANORAMIC HEIGHTS NO 2 TO THE SOUTHWEST CORNER OF SAID PLAT AND THE NORTHWEST CORNER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON; THENCE EASTERLY ALONG THE NORTH LINE OF SAID SECTION 16 TO THE NORTHWEST CORNER OF SECTION 15, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON; THENCE EASTERLY ALONG THE NORTHERLY LINE OF SAID SECTION 15 TO THE INTERSECTION OF THE NORTHERLY LINE OF SAID SECTION 15 AND NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 395; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 395 TO A POINT BEING PERPENDICULAR TO THE RIGHT OF WAY CENTERLINE OF SAID STATE ROUTE 395, SAID PERPENDICULAR LINE INTERSECTS THE NORTHWEST CORNER OF TRACT A, OF THE PLAT OF THE GREENS AT CANYON LAKES AS RECORDED IN VOLUME 15 OF PLATS, PAGE 343, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE CROSSING SAID STATE ROUTE 395, FOLLOWING SAID PERPENDICULAR LINE TO NORTHWEST CORNER OF SAID TRACT A; THENCE EASTERLY ALONG THE NORTHERLY BOUNDARY LINE OF SAID TRACT A TO THE NORTHEAST CORNER OF SAID TRACT A; THENCE SOUTHERLY ALONG THE EASTERLY BOUNDARY LINE TO THE

## EXHIBIT 1

SOUTHEAST CORNER OF SAID TRACT A, SAID CORNER ALSO BEING ON THE NORTHERLY RIGHT OF WAY OF WEST HILDEBRAND BOULEVARD; THENCE CONTINUING ALONG THE PROJECTED EASTERLY LINE OF SAID TRACT A TO A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF WEST HILDEBRAND BOULEVARD, SAID POINT ALSO BEING ON THE NORTH LINE OF LOT 1, SHORT PLAT #3188, AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3188, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE EASTERLY ALONG THE NORTHERN BOUNDARY LINE OF SAID LOT 1 TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID LOT 1 TO AN ANGLE POINT ON SAID EASTERLY LINE AND THE INTERSECTION OF THE FLOWAGE EASEMENT AT CONTOUR ELEVATION 645' AS ESTABLISHED AND RECORDED IN SHORT PLAT #1772 IN VOLUME 1 OF SHORT PLATS, PAGE 1772, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTHWESTERLY ALONG THE SAID FLOWAGE EASEMENT AT CONTOUR ELEVATION 645 FEET AND CONTINUING TO THE ADJUSTED BOUNDARY LINE OF LOT 2 AS SHOWN IN SHORT PLAT 3188, IN VOLUME 1 OF SHORT PLATS, PAGE 3188, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTHWESTERLY ALONG THE SAID ADJUSTED BOUNDARY LINE OF LOT 2 AND CONTINUING TO THE FLOWAGE EASEMENT AT CONTOUR ELEVATION 755' AS ESTABLISHED AND RECORDED IN SHORT PLAT 1772 AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 1772, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTHWESTERLY ALONG THE SAID FLOWAGE EASEMENT AT CONTOUR ELEVATION 755' AND CONTINUING TO THE ADJUSTED BOUNDARY LINE OF LOT 8 AS SHOWN IN SHORT PLAT 3188 IN VOLUME 1 OF SHORT PLATS, PAGE 3188, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTHWESTERLY ALONG THE SAID ADJUSTED BOUNDARY LINE OF LOT 8 TO THE COMMON CORNER OF LOT 8 AND LOT 9 AS RECORDED IN SHORT PLAT 3188 IN VOLUME 1 OF SHORT PLATS, PAGE 3188, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTHERLY ALONG THE COMMON LINE OF LOT 8 AND LOT 9 TO THE SOUTHERLY SECTION LINE OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON; THENCE WESTERLY ALONG THE SOUTHERLY LINE OF SAID SECTION 16 TO THE INTERSECTION OF THE SOUTHERLY LINE OF SAID SECTION 16 AND THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 395; THENCE SOUTHWESTERLY ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF STATE ROUTE 395 AND CONTINUING TO THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 82 TO THE INTERSECTION OF THE NORTHEASTERLY RIGHT OF WAY LINE OF STATE ROUTE 82 AND WEST LINE OF THE SOUTHEAST QUARTER CORNER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON; THENCE NORTHERLY ALONG THE WEST LINE OF THE SOUTHEAST ONE QUARTER CORNER OF SAID SECTION 17 TO THE CENTER ONE QUARTER CORNER OF SAID SECTION 17; THENCE WESTERLY ALONG THE SOUTH LINE OF THE NORTHWEST ONE QUARTER CORNER OF SAID SECTION 17 TO THE WEST ONE QUARTER CORNER OF SAID SECTION 17; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 17 TO THE SOUTHEAST ONE QUARTER CORNER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON; THENCE WESTERLY ALONG THE SOUTH LINE OF SAID SECTION 7 TO THE SOUTHWEST ONE QUARTER CORNER OF SAID SECTION 7; THENCE NORTHERLY ALONG THE WEST LINE OF SAID SECTION 7 TO THE WEST ONE QUARTER CORNER OF SAID SECTION 7, SAID WEST ONE QUARTER CORNER ALSO BEING THE TRUE POINT OF BEGINNING. EXCLUDING THERE FROM SHORT PLAT #1681, AS RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 1681, RECORDS OF BENTON COUNTY, WASHINGTON; (DESCRIBED AREA CONTAINING 1676 ACRES MORE OR LESS FOR THE GEOGRAPHIC BOUNDARIES OF THE REVITALIZATION AREA) EXCEPT THAT PORTION LYING IN THE PLAT OF SAGE CREST, PHASE 2B, AF#2012-015730, 5/30/2012, EXCEPT THAT PORTION LYING IN THE PLAT OF SAGE CREST PHASE 3, AF#2014-019577, 8/8/2014

**1-0789-400-0002-012**

THAT PORTION OF THE SOUTHWEST QUARTER OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. LYING NORTH OF THE KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL, BENTON COUNTY, WASHINGTON, AND LYING EAST OF THE FOLLOWING DESCRIBED LINE; COMMENCING AT THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER BEING A 1 INCH PIPE; THENCE ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER NORTH 89° 59' 23" EAST FOR 1243.75 FEET TO THE TRUE POINT OF BEGINNING OF SAID LINE; THENCE SOUTH 15° 38' 57" WEST FOR 852.72 FEET TO THE CENTERLINE OF SAID KENNEWICK IRRIGATION DISTRICT AMON PUMP LATERAL, AND THE TERMINUS OF SAID LINE. (BOUNDARY LINE ADJUSTMENT PER AF#2015-019470, 7/07/2015).

**Property Owner:** William Smith Properties, Inc.  
15 S.W. Colorado Avenue, Suite 1  
Bend, Oregon 97702

**Applicant:** Don McIntosh (PRD Applicant)  
Trendz Real Estate, Inc.  
13215 C-8 Mill Plain Blvd., PMB #407  
Vancouver, Washington 98684

Scott Espedal – Golden Pacific Lifestyles (PP Applicant)  
Matt Smith – William Smith Properties, Inc.  
15 S.W. Colorado Avenue, Suite 1  
Bend, Oregon 97702

**Engineer:** Jason Mattox  
HDJ – A Division of PBS  
6115 Burden Boulevard, Suite E  
Pasco, WA 99301

- 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	October 28, 2015 & November 4, 2015
Application Submittal	March 28, 2016 for PRD 16-01, May 10, 2016 for PP 16-03
Determination of Completeness Issued	March 28, 2016 for PRD 16-01, May 10, 2016 for PP 16-03
Notice of Application	March 30, 2016 for PRD 16-01, May 19, 2016 for PP 16-03
Property Posting Sign	June 23, 2016 for PRD 16-01 and PP 16-03 Public Hearing
City Department Review Meeting	April 6, 2016 for PDP 16-01 & May 25, 2016 for PP 16-03

SEPA Threshold Determination Issued	May 6, 2016
Date of Published Notice of Public Hearing	June 26, 2016
Date of Mailed Notice of Public Hearing	June 27, 2016
SEPA Appeal Period Ends	May 20, 2016
Public Hearing Date	July 11, 2016

**Exhibits:**

- 1 Staff Report
- 2 PP & PDP Application
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Planned Residential Development Drawing
- 6 Preliminary Plat Drawings
- 7 Landscape Plan
- 8 Street Sections
- 9 SEPA Determination
- 10 Geotechnical Investigation Report/Geohazards Assessment
- 11 City Department Comments
- 12 Outside Agency Comments
- 13 Traffic Letter

**Staff Analysis of Proposal & Discussion:**

The proposed Preliminary Plat (PP 16-03) is a request for a 152 lot single-family subdivision. The applicant is proposing 4 phases of development with the first phase of construction starting in the fall of 2016 and the timing of remaining phases to be based on market demand. The Preliminary Plat is a portion of a larger Planned Residential Development located south of Ridgeline Drive and to the east and west of the future extension to the south of S. Sherman Street.

A Planned Residential Development Permit (PRP 16-01) was submitted to request deviations from the Residential Medium Density development standards, including private gated streets and a building height increase for the Independent Living, Assisted Living and Rehab buildings. The PRD proposes 172 lots which include 153 single-family lots, 16 cottage lots, an Independent Multi-Family Living facility, an Assisted Multi-Family Living facility, and a Rehab facility building. The site contains Erosion Hazard and Steep Slope critical areas with slopes over 15%.

A Preliminary Plat (KMC 17.10) is the first step in 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 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.

Approval of the Planned Residential Development Permit is required prior to approval of the Preliminary Plat application since deviations from the City's Codes are requested. The purpose of Planned Developments (KMC 18.45) is to encourage imaginative design and the creation of permanent open space by permitting greater flexibility in zoning requirements than generally permitted by Kennewick's development standards. The specific setback, lot size, height limits, and other dimensional requirements can be waived if the Development

Standards listed in KMC 18.45.050 and the Open Space Standards in KMC 18.45.060 are met.

For the Planned Residential Development Permit the following deviations are requested:

	<b>RM Zoning District</b>	<b>PDP Deviation Requested</b>
Minimum Lot Size	4,000 sq. ft.	No Modification Requested
Max. Density (Units/Acre)	13	Approx. 7.9 units per acre proposed – No Modification Requested
Min. Density (Units/Acre)	No Min. Density	No Modification Requested
Min. Lot Width	50-feet	No Modification Requested
Min. Structure Street Setback	15-feet from back of sidewalk	11.5 feet from back of sidewalk or property line if no sidewalk.
Min. Garage Street Setback	20-feet from back of sidewalk	19.5 feet from back of sidewalk or property line if no sidewalk.
Min. Side Yard Setback	5-feet	No Modification Requested
Min. Rear Yard Setback	15-feet	No Modification Requested
Max. Building Height	30-feet	Deviation to allow 45-foot building height proposed for the ILF, ALF and Rehab buildings.
Min. Lot Frontage	30-feet	No Modification Requested
Residential Streets per City Standard Detail 2-1, sheet 1 of 4 or 2 of 4	NA	28-foot private road with separated sidewalk on one side and no sidewalk on other side.

Planned Residential Development Permits are regulated by KMC 18.45. The following two sections should be considered when deciding on approval or denial of a PDP:

KMC 18.45.060: Open Space Standards,

*“Each PRD shall dedicate not less than 15 percent of the gross land area for common open space for the use of its residents.”* Common open space criteria includes “Location” to be entirely within the PRD and within reasonable walking distance of all dwelling units in the PRD, and “Access” which allows all dwelling units to have legal access to the proposed common open space and not blocked by major obstacles. Land required for open space shall not include areas for the exclusive use and benefit of an individual owner, dedicated streets and private streets, and flood-prone areas drainage areas unless maintained as an amenity and specifically approved as being suitable for open space.

The subject PRD proposes 8.9 acres of common open space with 51.9 acres of gross land area or 17.15% open space.

KMC 18.45.050: Development Standards:

The PRD development standards take into account the following:

1. Relationship of the PRD site to adjacent areas.
2. A minimum PRD site is 5 acres in size.
3. No minimum lot size, however density for the underlying zone shall serve as criteria.
4. Density in a PRD may be increased by not more than 20 percent greater than permitted by the underlying zoning.
5. Landscaping is required for common open space.

6. Setbacks from the exterior boundary of the PRD shall be comparable to those of existing development of adjacent properties.
7. Streets to be designed and constructed to public street standards unless deviations are approved by the Public Works Director.
8. Off-street parking shall be provided per KMC 18.36.
9. Outdoor lighting shall be in accordance with KMC 18.39.

It is staff's opinion that the above PRD development standards have been met.

The eastern portion of the PRD where lots 170 & 172 are shown is on land that has not been acquired by the applicant. The applicant has an option to purchase the land, but has not exercised the option at this time. Preliminary Plat PP 16-01 was recently approved which has lots shown in that area. The proposed preliminary plat area for phases 1 – 4 does not satisfy the 15% open space requirement for. Staff is recommending a condition of approval that the land for the eastern portion of the PRD be acquired prior to the final plat of phase 4 or additional open space will need to be dedicated at the final plat of phase 4.

Property History:

1. The subject parcel was annexed into the City in April of 2006 with a Residential Medium Density (RM) zoning designation (Ord. 5142).
2. The zoning for the Southridge Sub-area was clarified by City Council in December of 2011 and the zoning for the subject property remained as Residential Medium Density (RM) (Ord 5385).

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2) the maximum density for Residential Medium Density (RM) zoning is 13 units per acre. The PRD development standards in KMC 18.45.050(4) allow a 20 percent density increase, however the applicant is proposing a density of 7.9 units per acre which is within the allowable density for RM zoned property. The minimum lot size proposed is 5,154 square feet which is above the 4,000 square feet minimum allowed in RM zones.

Traffic:

The City's traffic engineer has determined that this project meets Concurrency for Transportation. The City's traffic engineer determined Traffic Impact Fees are required in the amount of \$105,813 for the project. Traffic Impact Fees for Assisted Living, Independent Living and Rehab facilities will be due at the time of the Certificate of Occupancy. Traffic Impact Fees for the single-family and any duplex dwellings will be due at the time the building permit is issued or at the closing of sale if a Recording of Covenant is provided.

Private streets have been approved with a 28-foot right of way and sidewalk on one side per Exhibit 8.

Storm Water:

The City stormwater standard for residential subdivisions is to be designed to retain and dispose of a 25-year, 24 hour developed state storm and the 10-year 24-hour event for the natural pre-developed state. 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 will need to meet City standards. A "Comprehensive Stormwater Plan" needs to be approved by the City for the entire plat prior to approval of phase 1 construction plans. Design calculations per City standards will be required at the time of Civil preliminary review.

#### 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.).

There is an existing 12-inch water main at the westerly end of W. 38<sup>th</sup> Avenue to serve the development above the 810-foot elevation, and a 16-inch water inside a waterline easement to serve the development above the 810-foot elevation west of S. Nelson Street (formerly S. Penn Street).

There is an existing 8-inch sanitary sewer at the intersection of Ridgeline Drive and S. Nelson Street (formerly S. Penn Street).

Per the DPW comments \$800.00 shall be paid at the time of building permit for each platted development lot above the 810-foot contour line. The \$800.00 fee is per the Development Agreement between the City of Kennewick and Brinkley Farms/William Smith Properties (recording number 2008-004878) to compensate the City for extending zone 5 water to the subject property area.

Specific water and sewer requirements for this project are outlined in the DPW comments dated April 12, 2016 and the addendum to comments dated May 26. (Exhibit A-11)

#### Critical Areas:

The subject parcels contain "Steep Slope" (over 15% slope), and "Erosion Hazard" critical areas. A Critical Area report per KMC 18.58.140 is required with the additional requirements KMC 18.62.06 for Geologically Hazardous areas. The City's Critical Area ordinance is intended to control slope stability and not prohibit development unless slopes exceed 40%. See Exhibit A-10 for the Geotechnical Investigation Report.

#### Grading:

A conceptual grading plan has been submitted for the project however the applicant has also submitted a grading permit application for the preliminary plat area that is currently being reviewed. A requirement of the grading permit will be for grading to be monitored by a licensed engineer and at the end of grading provide a certification that grading was per the Critical Area Report. Staff has suggested conditions of approval for certification from a licensed engineer that the grading was done per the critical area report, and the certification be provided prior to final plat.

#### Parks:

Based on the City's "Park Fee Determination Process" form, which uses land value and density of living units it has been determined that for the project the applicant will be required to pay \$20,577.68 to mitigate impacts on park zone 6W (Southridge) (KMC 17.100.010).

#### Common Area Maintenance:

As part of the recommended conditions of approval by City staff, a landscape plan will be required to be submitted for review and approval prior to final plat approval, and a maintenance agreement to the satisfaction of the City Attorney for common open space, private streets, and shared driveways will be required to be recorded against the property. Per KMC 18.45.100, a Homeowner's/Property Owner Association is required for maintenance and management of open space, common areas, and private roads.

#### Schools:

Per a memo from Doug Carl of the Kennewick School District dated June 29, 2016, the schools that will serve the subdivision are the Sage Crest Elementary School, Chinook Middle School and Southridge High School. Students living in the proposed subdivision are in a walking zone for Sage Crest Elementary School and Southridge High School. Chinook Middle School is in a bussing zone. All new streets within the subdivision will be required to have 5-foot wide sidewalks which will connect to S. Sherman Street and Ridgeline Drive for a safe walking route to Southridge High School, and connect to W. 38<sup>th</sup> Avenue that has sidewalks that connect to Sage Crest Elementary School.

The memo states that the Kennewick School District has the capacity to add students at all levels and at the three schools.

#### Kennewick Irrigation District:

The property identified on the proposed PRD is located within the KID boundaries. A portion of the preliminary plat area at the southern boundary is adjacent to a 60-foot USBR right of way. The Kennewick Irrigation District has reviewed the project and submitted comments on April 25, 2016, dated April 20, 2016 (see Exhibit A-12).

#### Bonneville Power Administration:

There is an existing 20-foot wide BPA access easement that crosses the southern lots adjacent to the KID canal. The applicant has been working with the BPA to provide an alternate access and have the existing access easement vacated. The existing BPA access easement will need to be vacated prior to final plat of any phase that has proposed lots encumbered by the easement.

#### Surrounding Property:

Adjacent property to the south, east and north across Ridgeline Drive and to the east of S. Sherman is zoned Residential Medium Density (RM) and is currently occupied by single-family homes, or has preliminary plat approval for future single-family homes. Directly to the west is vacant land zoned RM. To the north across future Ridgeline Drive and west of S. Sherman Street is vacant land zoned Residential Low Density (RL) that will likely be developed in the future with single-family homes. 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:

URBAN AREA POLICY 3: *"Promote new growth consistent with the Comprehensive Land Use Map, the Capital Facilities Plan and the Capital Improvement Plan."*

Staff Comment: Single-Family housing is a permitted use within Residential Medium Density (RM) zoning. As conditioned the subject property can be served by City utilities.

RESIDENTIAL GOAL 1: *"Guide the design of new residential developments to be compatible with adjacent residential areas."*

Staff Comment: The proposed Preliminary Plat is consistent with the Comprehensive Plan Land Use and development standards for Residential Medium Density (RM) zoning.

RESIDENTIAL GOAL 4: *"Encourage residential development only in urban areas where services can be provided."*

Staff Comment: City water and sewer is currently available at Ridgeline Drive, S. Nelson Street and W. 38<sup>th</sup> Avenue. As conditioned water and sewer is available to the preliminary plat area.

RESIDENTIAL Policy 3: *"Incorporate residential design standards in new residential developments."*

Staff Comment: The proposed Preliminary Plat is conditioned to comply with the City's single family residential design standards. It is staff's opinion that the project complies with these standards.

RESIDENTIAL POLICY 5: *"Provide provisions for parks, schools, drainage, transit, water, sanitation, infrastructure, pedestrian, and aesthetic considerations in new residential developments."*

Staff Comment: The proposed Preliminary Plat provides the above provisions.

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: A Critical Area Report with a plan for slope stabilization has been prepared for the project.

**The City of Kennewick hereby RECOMMENDS the following conditions of approval for Preliminary Plat 12-01:**

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Single-family Residential Design Standards.

2. Prior to construction of the Independent Living Facility, Assisted Living Facility, and the Rehab Facility submit a Site Plan application for review and approval.
3. All fees required by the City shall be paid prior to the approval of the final plat.
4. Construct S. Sherman Street per City of Kennewick Standard Detail 2-1, sheet 1 of 4 or 2 of 4 unless deviations are approved by the Public Works Director. Private Residential Streets and Ridgeline Drive to be constructed per Exhibit 8. Where curb tight sidewalks are allowed street trees per the Single-family residential design standards are still required and the centerline of the trees shall be a maximum 5-feet from the back of sidewalk.
5. Development shall be in conformance with the Preliminary Plat drawing dated June 2016 and the Planned Residential Development drawing dated June 2016, (Exhibits 5 & 6).
6. Prior to the last final plat phase of the Preliminary Plat PP 16-03, property on the east portion of the PRD area must be acquired or additional open space shall be dedicated as part of the final phase to meet the required 15% open space requirement.
7. Grading to be inspected by a qualified geotechnical engineer, and at the completion of grading it must be certified that cut and fill is per the recommendations of the Geotechnical Investigation Report and Geohazards Assessment prepared by HDJ Design Group.
8. All retaining walls over 4-feet tall, including rock retaining walls, shall be designed and stamped by a licensed engineer. Submit drawings and calculations to the building department for review and approval.
9. Comply with the Geotechnical Design Recommendations of the Geotechnical Investigation Report and Geohazards Assessment prepared by HDJ Design Group.
10. A landscape plan must be submitted for approval of all common areas, open spaces and rights of way not left in a natural state, listing the number, location and species of trees, sizes of plant materials and ground cover prior to final plat approval. The landscape plan shall also include any fencing that will be constructed along arterial street frontage. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.
11. All landscaped areas to be irrigated with an automatic sprinkler system or drip irrigation system. Xeriscape landscaping is encouraged.
12. Execute a written agreement to the satisfaction of the City Attorney which will allow the City to make arrangements for maintenance of the common areas, open spaces, private roads, access driveways, and landscaped areas should the Homeowner's Association fail or refuse to maintain these areas. The arrangement must be recorded prior to the first building permit being issued.
13. Comply with the Public Works memorandum dated April 12, 2016 and Addendum dated May 26, 2016 (Exhibit A-11).
14. Comply with Traffic Engineer memorandum revised and dated May 4, 2016 (Exhibit A-11).
15. Comply with Fire Department comments dated April 4, 2016 (Exhibit A-11).

16. Comply with Building Department comments dated March 31, 2016 (Exhibit 11).
17. Comply with Kennewick Irrigation District letter dated April 20, 2016 and June 15, 2016 (Exhibit A-12).
18. Provide dust control method(s) such as hydroseeding for all areas of the site that are disturbed. Re-hydroseeding may be required.
19. In lieu of dedication of park land and based on the "Park Fee Determination Process" calculation, pay park fees in the amount of **\$20,577.68** for impacts to Park Planning Zone 6W (Southridge). Fees will be collected at the final plat based on a percentage of lots being final platted.
20. Preliminary Plat 16-03/PLN-2016-01360 expires 5 years from the approval date, the City can grant an extension however an extension needs to be applied for before the preliminary plat expires.

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