



AGENDA

MONDAY, MAY 8, 2017 @ 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. 16-08/PLN-2016-03522 "Canyon Ranch, Phase 9" proposing to develop approximately 15 acres of land with 43 single-family lots. The site is located at 1500 S. Clodfelter Road. The site is currently zoned Residential, Low Density (RL), the Comprehensive Plan designation is Low Density Residential. The applicant & property owner is Matt Smith, Tri-Cities Development Co. LLC, 15 SW Colorado, Ste. 1, Bend, OR 97702.

IV. ADJOURN



COMMUNITY PLANNING DEPARTMENT
STAFF REPORT AND RECOMMENDATION TO
THE HEARING EXAMINER

FILE No: PP 16-08/PLN-2016-03522

Staff Report Date: April 26, 2017

Public Hearing Date and Location: May 8, 2017, Kennewick City Hall

Report Prepared By: Steve Donovan, Planner

Report Reviewed By: Gregory McCormick, AICP, Planning Director

Summary Recommendation: The City of Kennewick RECOMMENDS that Preliminary Plat 16-08 be APPROVED with conditions.

Summary of Proposal: A Preliminary Plat proposed to subdivide 15.1 acres into 43 lots.

Proposal Location: 1500 S Clodfelter Road, Parcel Number 1-1288-2013-386-015

Legal Description: Tracts A and B, Canyon Ranch Phase 7 and 8, According to the plat thereof recorded in Volume 15 of Plats, Page 542, Records of Benton County, Washington.

Property Owner(s): Tri-Cities Development
c/o Matt Smith
15 SW Colorado, Suite 1
Bend, OR 97702

Applicant: Same As Above

Engineer: PBS Engineering and Environmental
c/o Jason Mattox, PE
6115 Burden Boulevard, Suite E
Pasco, WA 99301

Surveyor: Same As Above

Approval Criteria:

1. Comprehensive Plan – Land Use
2. Kennewick Municipal Code (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	July 18, 2012
Application Submittal	December 1, 2016
Determination of Completeness Issued	March 20, 2017
Notice of Application	March 21, 2017
Property Posting Sign	April 19, 2017
City Department Review Meeting	April 5, 2017
SEPA Threshold Determination Issued	MDNS
SEPA Appeal Period Ends	April 25, 2017
Date of Published Notice of Public Hearing	April 23, 2017
Date of Mailed Notice of Public Hearing	April 19, 2017
Public Hearing Date	May 8, 2017

Exhibits:

1. Staff Report
2. Application
3. Mailing Affidavit, Notice of Public Hearing, 300-ft., and Mailing List
4. Vicinity Map
5. Preliminary Plat
6. Trip Generation and Distribution Letter, Canyon Ranch – Phase 9, dated 1/12/2017
7. Geotechnical Engineering Services – Critical Areas Letter, dated 3/17/2017
8. Preliminary Overall Site Grading Plan For: Canyon Ranch, dated November 2016
9. Mitigated Determination of Non-Significance, dated 4/11/2017
10. Email from David Smith, Benton PUD, dated 3/21/2017
11. Letter from Alex Sligar, Benton Clean Air Agency, date 3/23/2017
12. Memorandum – Fire Department Memorandum, dated 3/23/17
13. Memorandum – Public Works Department, dated 4/03/17
14. Letter from Jason McShane, P.E., Engineering Operations Manager, Kennewick Irrigation District, dated 4/04/2017
15. Memorandum – Traffic Engineering Division, dated 4/05/2017
16. Letter from Joseph E. Cottrell II, Field Realty Specialist, Bonneville Power Administration, dated 4/07/2017
17. Plat map showing City of Kennewick GIS Department comments.
18. Critical Areas Geologically Hazardous Areas Map
19. Letter from Doug Carl, Kennewick School District Capital Projects Director, dated 4/26/17

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (PP 16-08) is a request for the subdivision of 15.1 acres into 43 lots. The project is generally located north of 1500 S Clodfelter Road. Access to the site

is via W 16th and 17th Place. The site has a Comprehensive Plan Land-Use Designation of Low Density Residential and is zoned Residential, Low Density (RL).

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

Property History:

The subject property was annexed into the City in October 1995 and zoned Residential, Medium Density via Ordinance 3658. The property was rezoned to its current zoning district in February 2011, via Ordinance 5347.

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2) the Residential Low Density (RL) zoning district has a minimum lot size requirement of 7,500 and no maximum density. The average lot size of the development is 12,758 square feet with the smallest lot proposed being 8,615 square feet and the largest lot proposed is 23,455 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 current traffic mitigation fee is \$938 per dwelling unit will be required per the City of Kennewick's traffic mitigation ordinance (Ord. 5596). The estimated Traffic Impact Fee for this project is \$40,334. 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.

Half street improvements will be required on Clodfelter Road including curb, gutter, sidewalk, and street lighting, see Exhibit 15.

Storm Water:

Residential sub-divisions shall be designed to retain and dispose of the calculated difference between a 25-year 24 hour event for the developed state and the 24-hour event for the natural pre-developed state. Detention ponds (control outlet) may be used only where it can be clearly demonstrated that infiltration, or retention, are not feasible per City of Kennewick Standard Specifications Section 5-9.02, see Exhibit 13.

Streets & Utilities:

The following is only a portion of the comments and conditions provided in Exhibit 13:

The developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage and designate sidewalk and utility easements all in conformance with the latest City of Kennewick Standard Specifications and details.

Due to project phasing, any temporary dead end street 150-feet or greater from the street intersection will require construction of a temporary cul-de-sac, constructed with 6-inches of base rock and 2-inches of Hot Mix Asphalt (HMA) inside a temporary easement to be vacated when right-of-way is dedicated.

Developer will be required to loop all water mains to avoid the buildup of stagnant water which will assist in minimizing bacteria re-growth, and also minimize taste and odor concerns associated with stagnant water, Per KMC 14.10.010. Make provisions on cul-de-sacs to loop the water main.

Provide comprehensive water, sewer and storm plans to the City for review and approval.

Parks:

Park fees in the amount of \$13,672.46 are required in lieu of dedication of park land. Per the Mitigated Determination of Non-significance (ED 16-33), park fees in the amount of \$13,672.46 are required to be paid to mitigate impacts to Park Zone 7W – Five Corners. Fees will be required to be paid prior to signing the final plat mylar.

Critical Areas:

The site does have slopes greater than 15% on the eastern side of the site see Exhibit 18. A Geotechnical Letter was prepared by a Geotechnical Staff Engineer, in the letter the engineer requested to make further recommendations for the project once a grading plan for the project created.

The future development of the site is subject to the requirements of KMC Chapter 18.62 – Geologically Hazardous Areas.

Schools:

The boundary schools for the proposed development are Ridgeview Elementary (Bussing Zone), Desert Hills Middle School (Walking Zone) and Kamiakin High School (Bussing Zone).

Surrounding Property:

The surrounding properties consist mainly of single family residences and a middle school. The land use designations for the surrounding properties are Low Density Residential and Medium, Density Residential. The properties to the north are in Unincorporated Benton County, but are the City's Urban Growth Area.

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

Provisions for Public Health, Safety, and Welfare:

The proposed development will be constructed to City of Kennewick Residential Design Standards and the applicable requirement of the Kennewick Municipal Code.

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 residences are permitted uses in the Residential, Low Density (RL) zoning district. The subject property will be served by City utilities and services.

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 complies with development standards for Residential Low Density (RL) zoning district. Developments with similar densities are to the west of the site.

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

Staff Comment: The RL zone does not have a maximum density requirement, only a minimum lot size requirement of 7,500 square feet.

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

Staff Comment: City water and sewer are available in W 16th Place and W 17th Place.

RESIDENTIAL POLICY 3: *“Incorporate residential design standards into new residential developments.”*

Staff Comment: The proposed preliminary plat and future homes are subject to the Residential Design Standards.

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

Staff Comment: As proposed, the Preliminary Plat is providing the required improvements and infrastructure.

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: Slopes in excess of 15% exist on-site. Future development will subject to applicable Critical Areas Regulations.

The City of Kennewick hereby RECOMMENDS that Preliminary Plat 16-08 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. A landscape plan must be submitted for approval of all common areas, open spaces and rights-of-way not left in a natural state, listing the number, location, and species of trees, sizes of plant material, and ground cover prior to final plat approval. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.
3. Common area landscaping and residential street trees are required to be installed or bonded for prior to final plat and are required to be shown on the landscape plan. The plan must also show the placement of the required pedestrian pathway.
4. All fees required by the City shall be paid prior to the approval of the final plat.
5. Address the proposed lots as labeled by the City of Kennewick GIS Department. (Exhibit 17)
6. Comply with the Memorandum – Traffic Engineering Division, dated 4/05/17. (Exhibit 15)
7. Comply with the Memorandum – Public Works Department, dated 4/03/17. (Exhibit 13)
8. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.

9. On-site development shall adhere to the recommendations of the Geotechnical Engineering Services – Critical Areas Letter, dated 3/17/2017. (Exhibit 7)
10. Geotechnical studies shall be submitted with future building permits for Lots 8-15, 19 and 20.
11. Grading is to be monitored by a qualified engineer and at the end of grading submit a certification that all grading was completed and in compliance with KMC Chapter 18.62 – Critical Areas, Geological Hazardous Areas.
12. The Preliminary Plat (PP 16-08) 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:

Steve Donovan, Planner

steve.donovan@ci.kennewick.wa.us 509-585-4361



Department only

PP 16-08 / PLN-2016-03522 Fee \$ 2,250.00

**City Of Kennewick
Preliminary Plat Application**

Date: November 17th, 2016

Name Or Number Of Plat: Canyon Ranch - Phase 9

General Location: Ridgeline Dr and Clodfelter Rd

Parent Parcel Numbers: 112882013386015

Applicant Name: Matt Smith-Tri-Cities Development

Address: 15 SW Colorado; Suite 1

City, State, Zip: Bend, Oregon 97702

Phone Number: 541-382-6691 office; 541-410-8470 cell

E-mail: matt@wspi.net

Owner's Name: Tri-Cities Development Co. LLC

Address: 15 SW Colorado; Suite 1

City, State, Zip: Bend, Oregon 97702

Surveyor's Name: HDJ - A Division of PBS

Address: 6115 Burden Blvd; Suite E

City, State, Zip: Pasco, WA 99301

Engineer's Name: HDJ - A Division of PBS - Jason Mattox

Address: 6115 Burden Blvd; Suite E

City, State, Zip: Pasco, WA 99301

Area Of Plat: 15 +/- Acres Zoning: RL #/Lots: 43

Min. Lot Size: 8,615 sf Average Lot Size: 12,758 sf

Proposed Land Use: Residential Subdivision

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

Telephone Co:	Verizon <input checked="" type="checkbox"/>	Other <input type="checkbox"/>
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 checked="" type="checkbox"/>	No <input type="checkbox"/>
Cable Tv:	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>

Irrigation District: Kennewick Irrigation District Power: PUD Benton

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

SIGNATURE OF APPLICANT: *[Signature]*

Walter Smith, V.P. Tri-Cities Development Co., LLC

This preliminary plat is being submitted with my consent.

SIGNATURE OF OWNER: *[Signature]*

Walter Smith, V.P. Tri-Cities Development Co., LLC

Received by: _____ Date: _____ Fee paid: _____

SEPA Checklist

ESA Supplement

Ownership Report



NOTIFICATION OF MAILING

I, Melinda Didier, on 4-19, 2017

Mailed 29 copies of NOPH

for PP 16-08

to applicant, prep. owner, + prep. owners w/in 300'

as shown on the attached list.

Melinda Didier
Signature

PP 16-08 / PLN-2016-03522
1500 S CLODFELTER RD
CANYON RANCH PH 9
PBS ENGINEERING & ENVIRONMENTAL



NOTICE OF PUBLIC HEARING

Proposal: An application for a preliminary plat has been submitted by Tri-Cities Development, 15 SW Colorado, Suite 1, Bend, OR 97702. The site is generally located at 1500 S Clodfelter Road and consists of a 15.1 acre lot proposed to be divided into 43 lots. The smallest lot size is 8,615 square feet, the largest lot size is 23,455 square feet and the average lot size is 12,758 square feet. The site is zoned Residential Low Density (RL) and is subject to Residential Design Standards. The Comprehensive Plan designation for the site is Low Density Residential. The file number is PP 16-08/PLN-2016-03522.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **May 8, 2017** 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 May 5, 2017 will be included in the Hearing Examiner's meeting packet. Comments after May 5, 2017 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 Mitigated Determination of Non-significance, ED 16-33 was issued on April 11, 2017.

Determination of Completeness: The application was determined complete on March 20, 2017 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 (Administrative Procedures) 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 May 8, 2017.

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 Superior Court of Benton County within twenty-one (21) days of the date of decision.

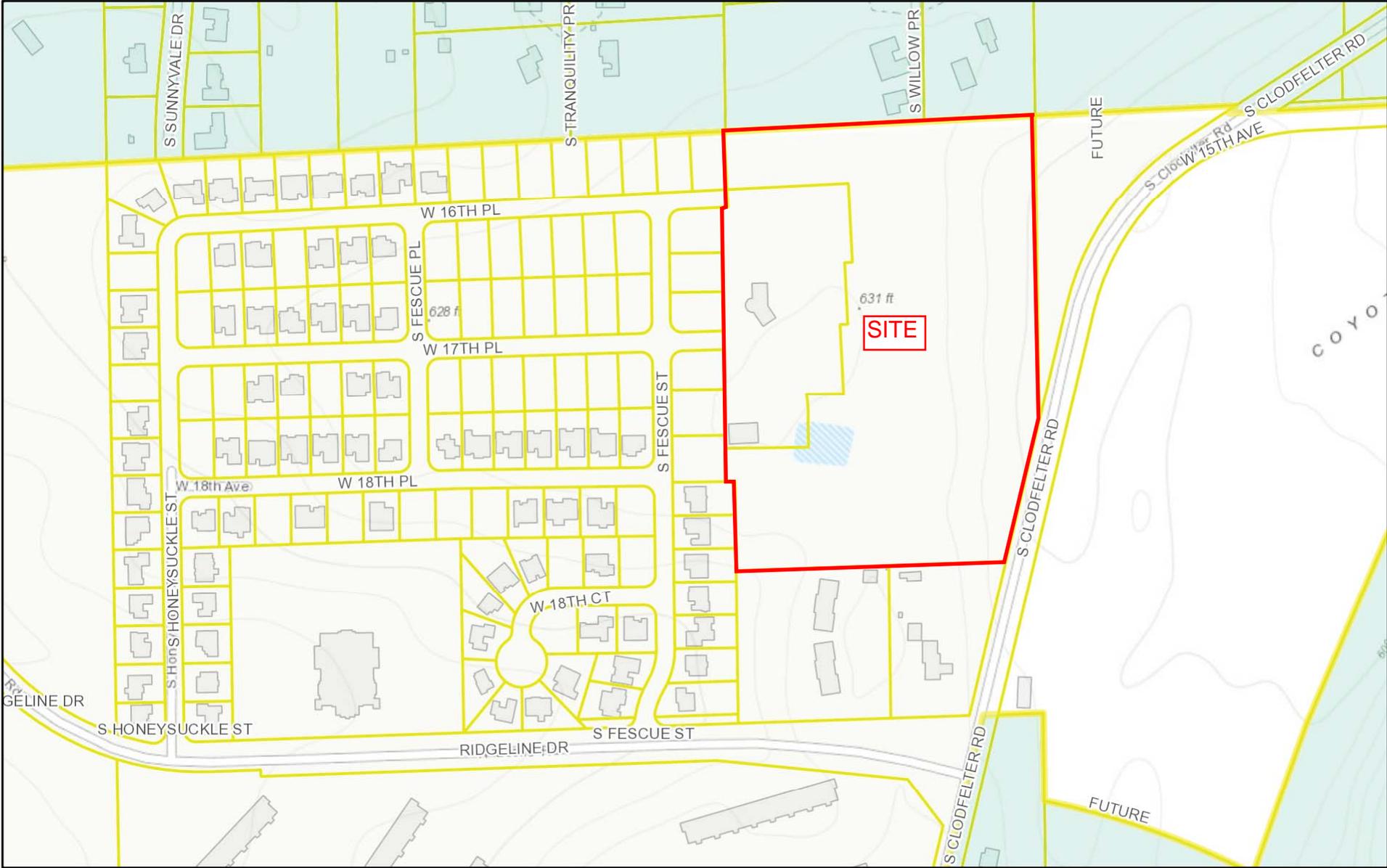
Steve Donovan, Planner

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.

PP 16-08 / PLN-2016-03522 1500 S CLODFELTER RD CANYON RANCH PH 9 PBS ENGINEERING & ENVIRONMENTAL	KREBS GARY A & KATHERINE M 10201 W 18TH CT KENNEWICK, WA 99338	TRI CITIES DEVELOPMENT COMPANY LLC 15 SW COLORADO AVE STE 1 BEND, OR 97702
MCDANIELS TROY & KATIE 10212 W 18TH CT KENNEWICK, WA 99338	STREGE JOHN W & TERRY L 10219 W 18TH PL KENNEWICK, WA 99338	LANDMARK HOMES OF WA INC PO BOX 3848 PASCO, WA 99302
BURDEN JR ROBERT A & ANDREA LEE 10218 W 18TH PL KENNEWICK, WA 99338	VALDOVINOS JESUS G & REBECCA M 1803 S FESCUE KENNEWICK, WA 99338	MIKLETHUN CHRISTIAN BAKER & LAURA AN 1819 S FESCUE KENNEWICK, WA 99338
PRICE TYLER & JENNIFER 1835 S FESCUE KENNEWICK, WA 99338	JMD SOLUTIONS LLC 6855 W CLEARWATER AVE STE 101-137 KENNEWICK, WA 99336	RICHARDSON KEVIN D & SARAH S 1867 S FESCUE KENNEWICK, WA 99338
WOLFE BRADLEY ORRIN 1883 S FESCUE KENNEWICK, WA 99338	SCHMAD TRUSTEE BARBARA A 1577 EL PASEO DR SAN MARCOS, CA 92078	WINWARD CHRISTINE L 10211 W 18TH CT KENNEWICK, WA 99338
KENNEWICK SCHOOL DISTRICT #17 1000 W 4TH AVE KENNEWICK, WA 99336	CRUZ VICTOR J & KIMBERLY 1900 S CLODFELTER RD KENNEWICK, WA 99338	HARTLEY BEVERLY D 798 STRANGE DR RICHLAND, WA 99352
MELDE LEO 1215 S WILLOW PRSE KENNEWICK, WA 99338-9119	FRANKLIN ALAN & KELLI 1130 S WILLOW PR SE KENNEWICK, WA 99338-9120	WADDOUPS JON & JULIE 1218 S WILLOWS PR KENNEWICK, WA 99338
STAPLETON DAVID L & BARBARA J 1203 S TRANQUILITY PR SE KENNEWICK, WA 99338-1116	BARTON WILLIAM B & GINGER JO 1217 S TRANQUILITY PR SE KENNEWICK, WA 99338-1116	PAYNE KATHLEEN 10234 W 18TH PL KENNEWICK, WA 99338
STRANGE JOHN W & TERRY L 10219 W 18 TH PL KENNEWICK, WA 99338	JOHNSON VICTOR V & MARILYN 1500 S CLODFELTER RD KENNEWICK, WA 99338-1248	KENNEWICK SCHOOL DISTRICT #17 1000 W 4 TH AVE KENNEWICK, WA 99336
37 JASON MATTOX PBS ENGINEERING 6115 BURDEN BLVD STE. E PASCO WA 99301	37 KID JASON MCSHANE 2015 S ELY ST KENNEWICK WA 99337	37 KID BEN WOODARD 2015 S ELY ST KENNEWICK WA 99337

Permitting Map

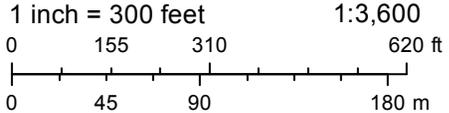
Exhibit 4



April 25, 2017

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

- | | | | | |
|--------------------|-----------|-------------|-------------------------|-------------------|
| StreetName | Apartment | Mobile Home | SurveyCityLimits | SV_CI_COUNTY_1 |
| SurveyAddressPoint | Building | Parcel | SV_CI_KENNEWICK_10 | SV_CI_RICHLAND_10 |
| <all other values> | Condo | | | |

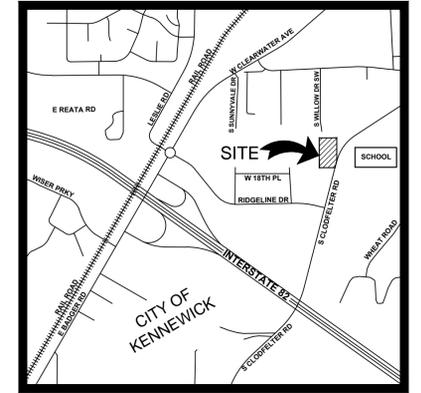


Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,

CANYON RANCH - PHASE 9

PRELIMINARY PLAT

Located in a Portion of the Northwest 1/4, Of Section 12, Township 8 North, Range 28 East, W.M.

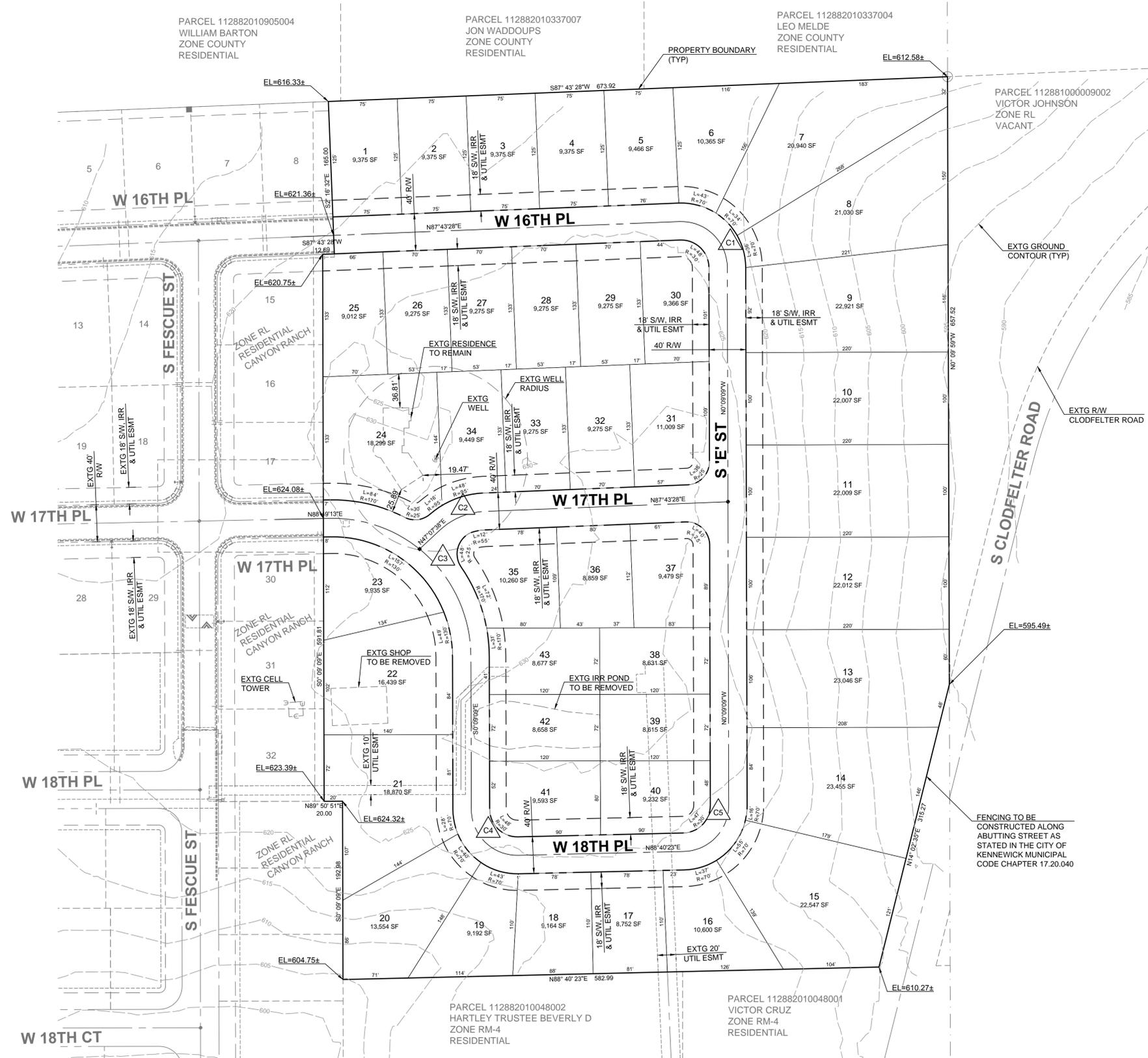
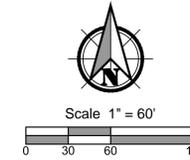


VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

TRACTS A AND B, CANYON RANCH PHASE 7 AND 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 542, RECORDS OF BENTON COUNTY, WASHINGTON.

PARENT PARCEL #112882013386015



CURVE DATA				
#	Δ	R	L	T
C2	40°35'50"	75.00	53.14	27.74
C1	92°07'23"	50.00	80.39	51.89
C3	91°01'38"	150.00	238.31	152.71
C4	91°10'28"	50.00	79.56	51.04
C5	88°49'32"	50.00	77.51	48.99

Owner/Developer:
William Smith Properties
Matt Smith
15 S.W. Colorado Ave.
Suite A
Bend, OR 97702
(541) 410-8470

Engineer:
HDJ Design Group, PLLC
Jason Mattox, PE
6115 Burden Blvd.
Suite E
Pasco, WA 99301
(509) 547-5119

Surveyor:
Worley Surveying Service, Inc. P.S.
Richard S. Russum, PLS
P.O. BOX 6132
Kennewick WA 99336
(509) 582-6716

LAND USE TABLE	
Site Area:	14.53 Acres
Total Lot Count:	43 Lots
Minimum Lot Area:	8,615 SF
Maximum Lot Area:	23,455 SF
Average Lot Area:	12,758 SF
Right of Way Dedication:	1.94 Acres

Zoning Classification:
RL - Residential Low Density
(7,500 SF Minimum)

Easement Note:
All lots shall have an 18' public sidewalk and utility easement abutting any right of way

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION



PLN-2016-XXXX/PP-16-X

Exhibit 5

6115 Burden Blvd, Suite E
Pasco, WA 99301-8930
509/547-5119
509/547-5468
509/547-5129 fax
Internet: www.hdjdesigngroup.com



PRELIMINARY PLAT FOR:
CANYON RANCH - PHASE 9
A SUBDIVISION LOCATED IN THE CITY OF KENNEWICK, WASHINGTON

DESIGNED: ELG
DRAWN: BMW
CHECKED: JLM
SCALE: H: 1" = 60'
V: N/A
NOV 2016
4163-01
SHEET

1
1



January 12, 2017

John Deskins, Traffic Engineer
City of Kennewick
PO Box 6108
Kennewick, WA 99363

Re: Trip Generation and Distribution Letter
Canyon Ranch – Phase 9 / South Fescue Street & West 16th Place
Kennewick, Washington
Project No.: HDJ4163.001

Dear Mr. Deskins:

This trip generation letter has been prepared for Canyon Ranch – Phase 9, a proposed residential subdivision, to calculate the trip generation, distribution, and assignment as directed in the City of Kennewick's TIA guidelines and the pre-application review meeting for project PP 16-08/PLN-2016-03522. This letter also estimates the project's Transportation Impact Fees (TIF) based on the number of trips generated by the proposed land use.

PROJECT DESCRIPTION

The development site, which spans approximately 14.53 acres, is located west of South Clodfelter Road between West 16th and 18th Places. See Figure 1 for a vicinity map. The site is identified as parcel 1-1288-201-3386-015 on Benton County records, and the address is 1500 S Clodfelter Rd. Existing improvements on the site include one single-family residence, outbuildings, and an irrigation pond. The existing residence will be retained on its own lot with the proposed development, while the other improvements will be removed.

The project proposes a 43-lot residential subdivision with single-family detached dwelling units. See Figure 2 for the site plan of the proposed subdivision. The subdivision will be platted, and the infrastructure will be installed, in one phase, with completion anticipated in 2017. The dwelling units are estimated to be fully occupied in 2019.

The development proposes two access points connecting the new internal streets to the existing street network. One will extend the existing stub of West 16th Place east of South Fescue Street, and the other will extend the existing stub of West 17th Place east of South Fescue Street. The proposed roadway layout is presented on Figure 2.

TRIP GENERATION

Trip generation estimates were prepared based on average trip rates for a 43-unit detached single family dwelling subdivision (land use code 210) from the Institute of Transportation Engineers' *Trip Generation Manual*, 9th Edition. The supporting calculations are attached, and the trips are shown in Table 1. No adjustments were made for transit, pass-by, or diverted linked trips; all the proposed development trips are assumed to be new (primary) trips within the study area.

314 West 15th Street, Vancouver, WA 98660
360.695.3488 Main
360.695.8767 Fax
www.hdjdg.com | www.pbsenv.com

Table 1 – Trip Generation for Detached Single Family Homes

Land Use:	210	
Independent Variable:	Dwelling Units	
Size:	43	
Average Weekday	409	
Total Trips	AM	PM
In	8	27
Out	24	16
Total	32	43

TRIP DISTRIBUTION AND ASSIGNMENT

The proposed trip distribution estimate is based on engineering judgement, street network, connections to commute routes, and attraction to commercial destinations, and the preliminary distribution has been reviewed with City staff. The trip distribution pattern for the proposed project is shown on Figure 3, and is listed below:

- 5% to/from the west on Interstate 82
- 10% to/from the north on Leslie Road (in the City of Richland)
- 20% to/from the north on South Steptoe Street (north of Clearwater Avenue)
- 25% to/from the east on West Clearwater Avenue (east of Steptoe Street)
- 15% to/from the east on West 10th Avenue (east of Steptoe Street)
- 20% to/from the southeast on Bob Olson Parkway (formerly named Hildebrand Boulevard)
- 5% to/from the southeast on Interstate 82

Figure 3 also presents turning movement trip assignments at key intersections, which are identified as intersections of collectors and/or arterials within approximately one mile of the site. The trip assignments assume the construction of Bob Olson Parkway is complete; they also assume the future Ridgeline Drive remains incomplete at the time the trips are added to the network.

TRANSPORTATION IMPACT FEES

The Transportation Impact Fee (TIF) has been estimated based on the cost per trip and the trip rate per type of land use. The Kennewick TIF rate is \$900 per new PM peak hour trip. A single family detached housing unit generates 1 trip per dwelling unit in the PM peak hour. The development proposes 43 lots of new single-family detached dwellings. The TIF is estimated at \$900 per trip X (1 trip X 43 new single family homes) = \$38,700.

TRAFFIC CONTROLS AND STREET LIGHTING

The development will require minimal on-site traffic control. An eastbound YIELD sign is recommended at the West 17th Place/South ‘E’ Street intersection to address the intersection sight distance limitations associated with suburban density housing. At the west end of the proposed West 17th Place segment, a westbound STOP sign is recommended to address the curvature of the continuous roadway. The recommended sign placements are shown on Figure 2.

These traffic control recommendations presume upon signage already being installed off-site, particularly at the South Fescue Street intersections with West 16th Place and West 17th Place. If traffic controls currently are not in place at those locations, they should be evaluated for the appropriate intersection control type(s). Additionally, any barriers, signage, or other controls indicating the existing street stubs are discontinuous should be removed upon the opening of the proposed roadways.

Street lights are recommended at intersections and other key locations within the proposed development to promote traffic safety. See Figure 2 for proposed locations.

John Deskins, City of Kennewick
 Trip Letter for Canyon Ranch – Phase 9
 January 12, 2017
 Page 3 of 3

TRAFFIC CALMING

Due to the loop configuration of the proposed roadways, it is very likely traffic will be limited to vehicles of local residents, their guests, and local deliveries. The development roadways will not create connections that could shorten the travel time or travel distance between any two places within the site vicinity,¹ so no cut-through traffic is anticipated. This configuration is consistent with city policies promoting traffic calming on local residential streets. With short block lengths and looped roadways, traffic speeds are not anticipated to be a concern, either. For these reasons, no specific traffic calming measures are recommended on the proposed roadways.

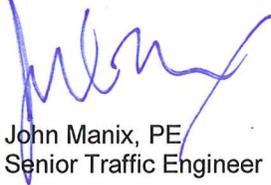
INFRASTRUCTURE IMPROVEMENTS

The development will dedicate 40-foot-wide public rights-of-way for each proposed roadway with 18-foot-wide easements along each side for sidewalks, irrigation, and utilities (including illumination). The rights-of-way will be constructed to the City's Local Residential Street standards, including 36-foot-wide paving, curbs, and utilities not located in the easements. Curb ramps will be provided on all four corners of the internal intersections. It is recommended the improvements be designed and constructed in compliance with ADA accessibility guidelines.

CONCLUSION

Thank you for reviewing this letter. Please feel free to contact me on my cell phone at 360.607.1854 or john.manix@pbsusa.com (please note the new email address) with any questions or comments.

Sincerely,
 HDJ – A Division of PBS



John Manix, PE
 Senior Traffic Engineer



1/12/17

Attachments:

- Trip Generation Calculation Summary
- Figure 1 – Vicinity Map
- Figure 2 – Site Plan (with conceptual traffic control and street light locations)
- Figure 3 – Weekday AM & PM Peak Hour Trip Distribution & Assignment

DAH:jam

¹ Discussions with City staff prompted a preliminary evaluation of the development creating a connection to South Clodfelter Road, likely as an extension of West 18th Place and aligned with the existing Desert Wind Middle School driveway on the east side of South Clodfelter Road. Due to significant grade differential between the existing roadway and development site, this connection was determined not to be practical.

ITE Trip Generation

Trip Generation Based on Weighted Average Rates

PBS Engineering and Environmental

General			
Land Use Code	Single-Family Detached (dw)		
Independent Variable	Dwellings		
Size (X)		43.00	
ITE Land Use Code		210	

Date: 12/30/2016 Analyst: DAH Project: Canyon Ranch Phase 9

	In	Out	Total
Average Weekday	205	204	409
New Trips	205	204	409
AM Peak	8	24	32
New Trips	8	24	32
PM Peak	27	16	43
New Trips	27	16	43

Analysis Period	Weekday		
Average Rate	Rate		Trips
	9.52		409
Entering / Exiting			
% Entering	50%		205
% Exiting	50%		204
New Trips			
% internal	0		
% pass by	0		
		In	Out
Total Trips		205	204
Internal Trips		0	0
Passby Trips	0	0	0
New Trips		205	204

Analysis Period	AM Peak		
Average Rate	Rate		Trips
	0.75		32
Entering / Exiting			
% Entering	25%		8
% Exiting	75%		24
New Trips			
% internal	0		
% pass by	0		
		In	Out
Total Trips		8	24
Internal Trips		0	0
Passby Trips		0	0
New Trips		8	24

Analysis Period	PM Peak		
Average Rate	Rate		Trips
	1.00		43
Entering / Exiting			
% Entering	63%		27
% Exiting	37%		16
New Trips			
% internal	0		
% pass by	0		
		In	Out
Total Trips		27	16
Internal Trips		0	0
Passby Trips		0	0
New Trips		27	16

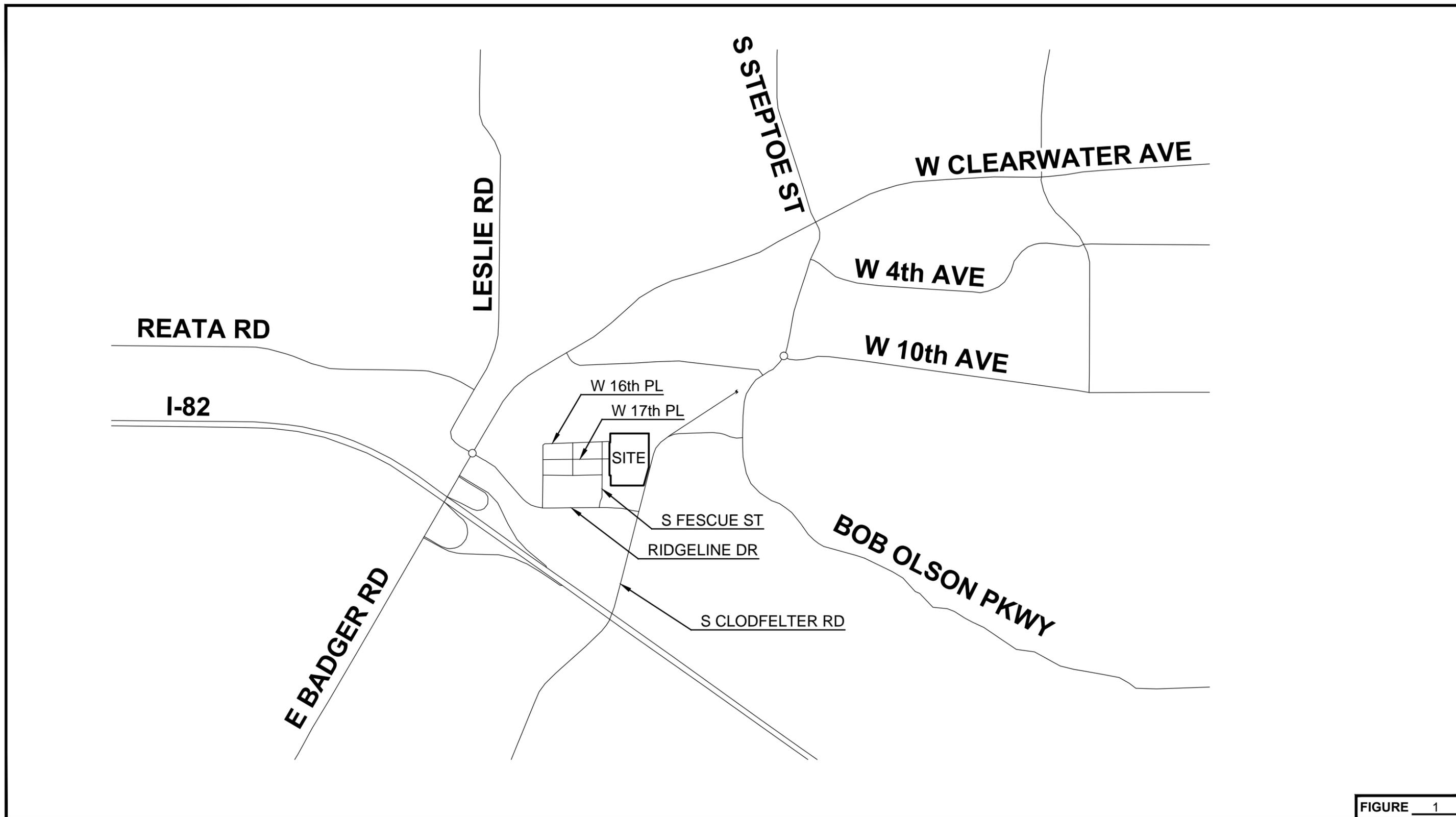
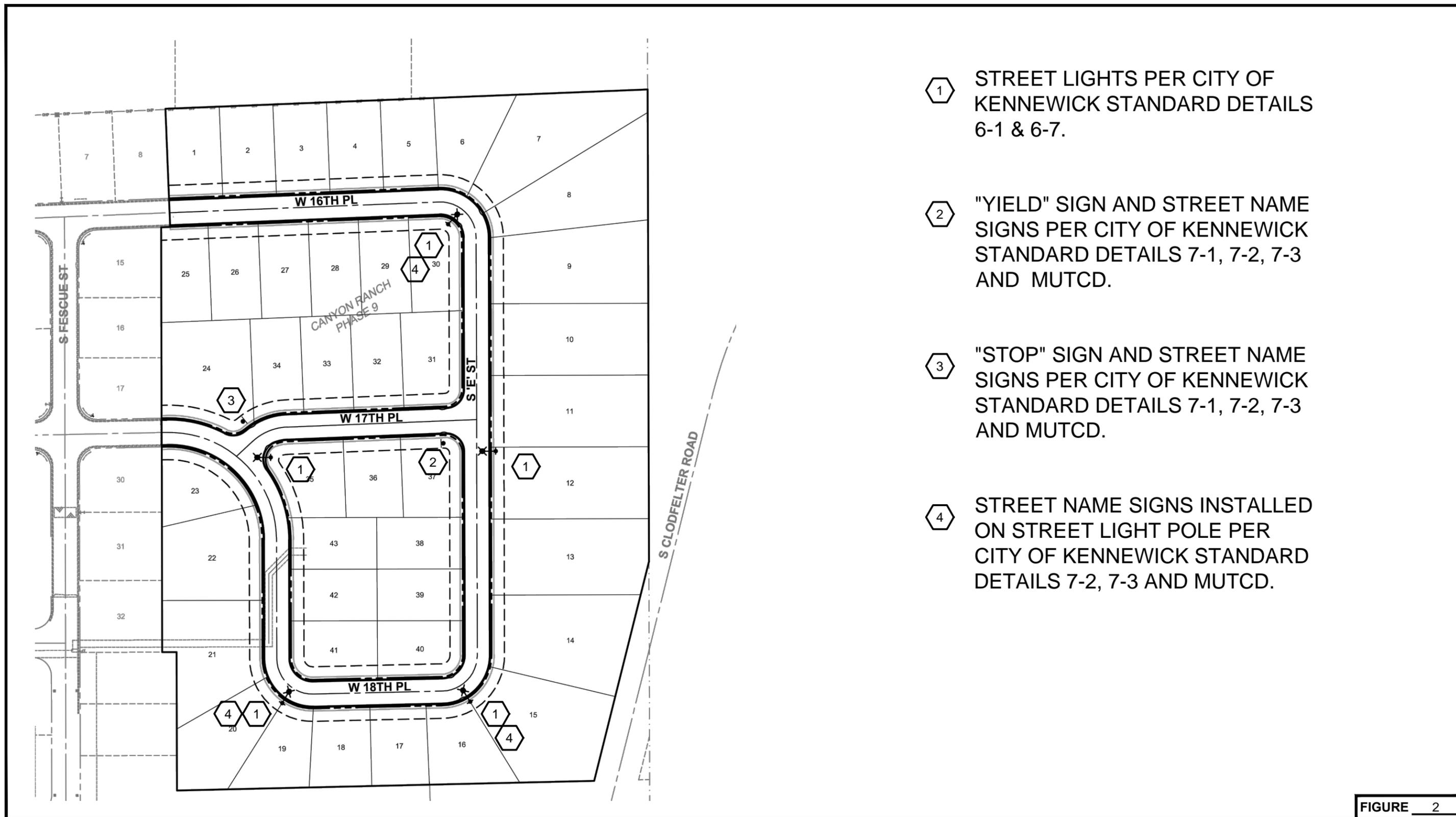


FIGURE 1

HDJ
A DIVISION OF PBS*

314 W 15th Street
Vancouver, WA 98660-2927
360/695-3488
503/924-4005
360/695-8767 fax
www.hdjg.com

Vicinity Map
Canyon Ranch - Phase 9



1 STREET LIGHTS PER CITY OF KENNEWICK STANDARD DETAILS 6-1 & 6-7.

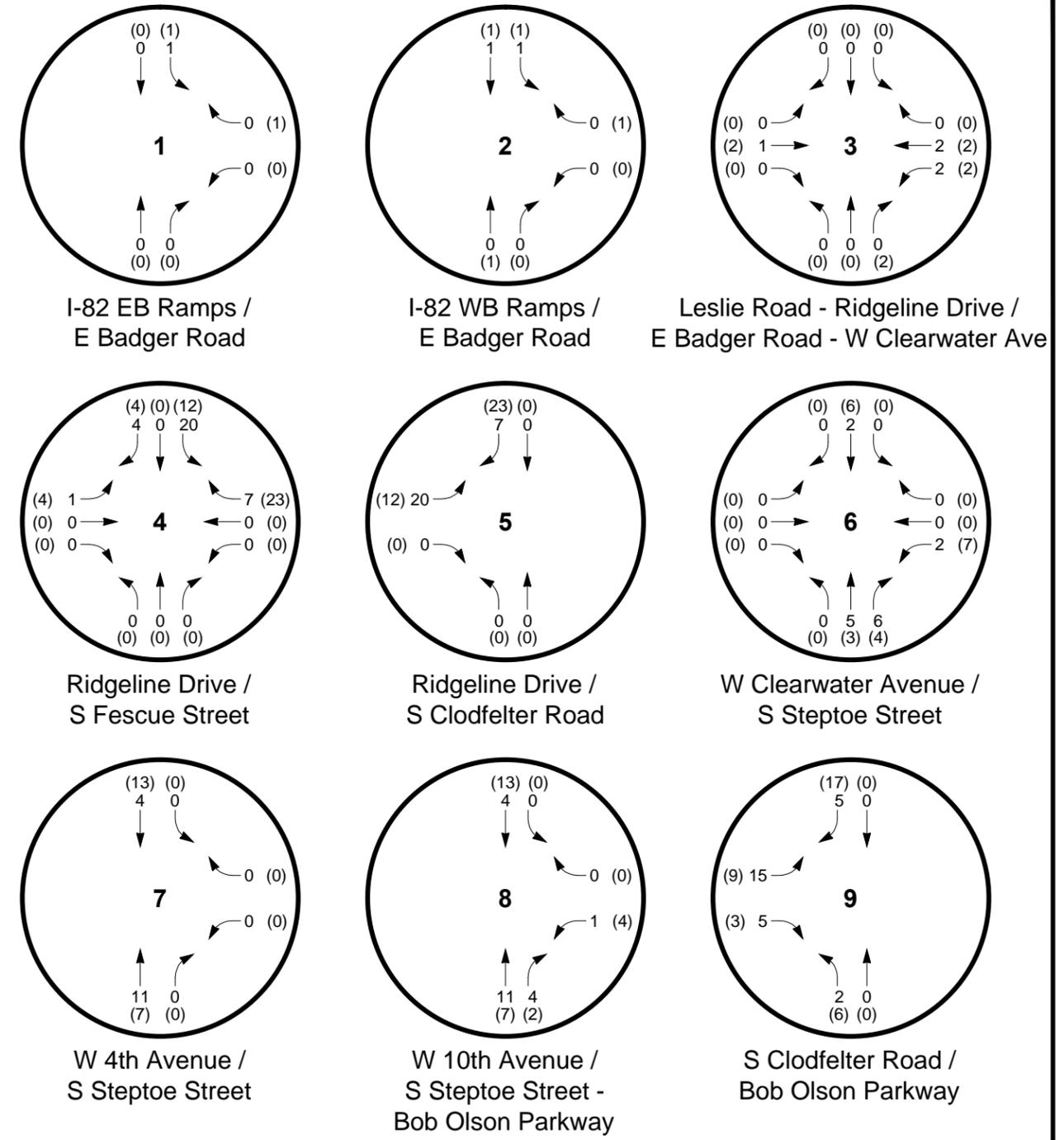
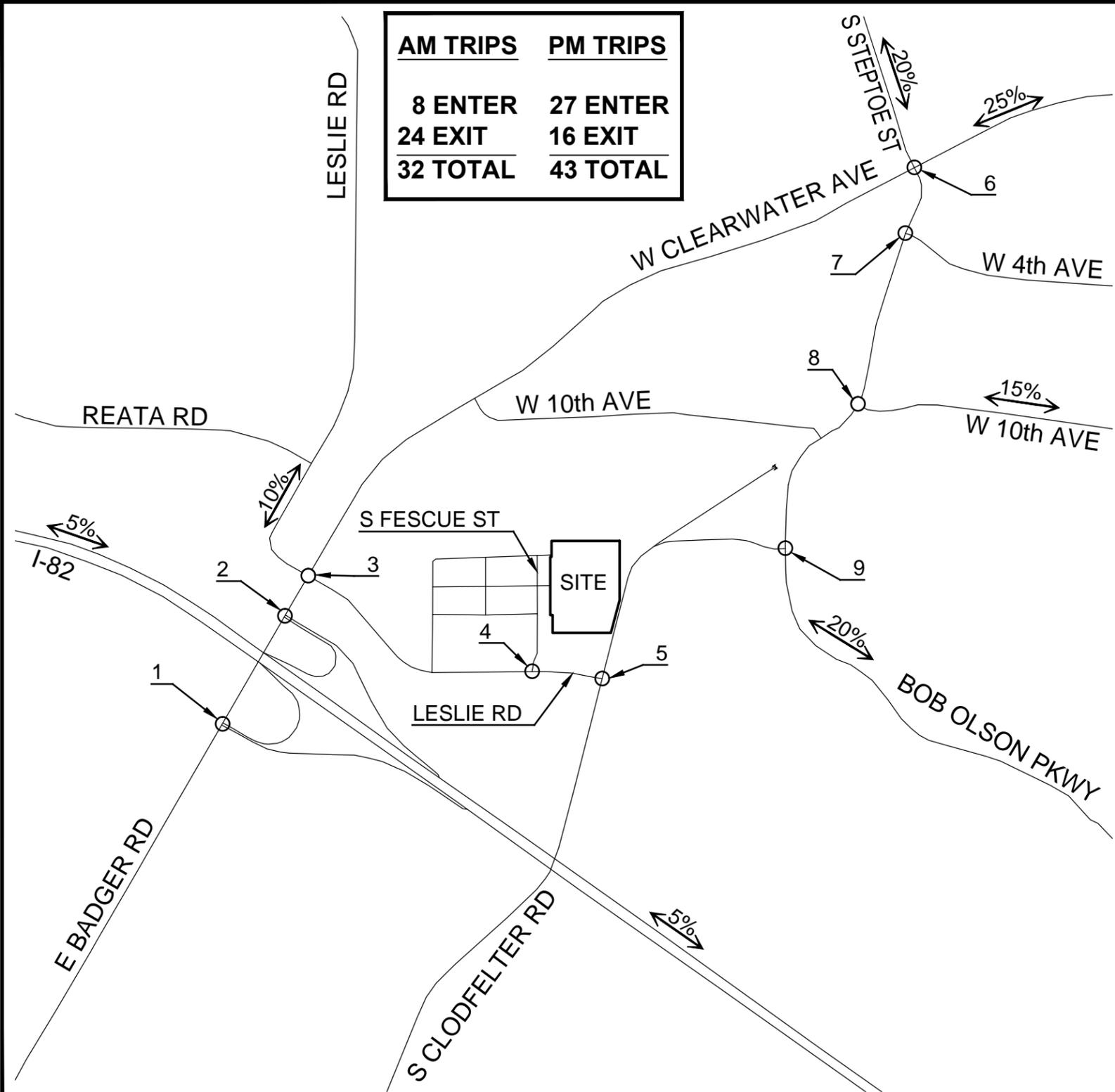
2 "YIELD" SIGN AND STREET NAME SIGNS PER CITY OF KENNEWICK STANDARD DETAILS 7-1, 7-2, 7-3 AND MUTCD.

3 "STOP" SIGN AND STREET NAME SIGNS PER CITY OF KENNEWICK STANDARD DETAILS 7-1, 7-2, 7-3 AND MUTCD.

4 STREET NAME SIGNS INSTALLED ON STREET LIGHT POLE PER CITY OF KENNEWICK STANDARD DETAILS 7-2, 7-3 AND MUTCD.

FIGURE 2

AM TRIPS	PM TRIPS
8 ENTER	27 ENTER
24 EXIT	16 EXIT
32 TOTAL	43 TOTAL



LEGEND	
○	INTERSECTION
XX	AM PEAK HOUR
(XX)	PM PEAK HOUR

FIGURE 3

HDJ
 A DIVISION OF PBS
 314 W 15th Street
 Vancouver, WA 98660-2927
 360/695-3488
 503/924-4005
 360/695-8767 fax
 www.hdjdg.com

Trip Distribution & Trip Assignment Canyon Ranch - Phase 9



March 17, 2017

Matt Smith, P.E.
 William Smith Properties
 15 S.W. Colorado Avenue, Suite 1
 Bend, Oregon 97702

Via email: matt@wspi.net

Re: Geotechnical Engineering Services – Critical Areas
 Canyon Ranch – Phase 9
 Kennewick, Washington
 PBS Project No. HDJ4163.001

Dear Mr. Smith:

PBS Engineering and Environmental Inc. (PBS) is pleased to submit this letter summarizing our geotechnical engineering services as they relate to the mapped critical areas on the Canyon Ranch site in Kennewick, Washington. PBS completed nine test pits at the site on February 24, 2017, for the purposes of providing geotechnical recommendations and a critical areas assessment of the planned development.

PROJECT UNDERSTANDING

Proposed development of Canyon Ranch, Phase 9 will consist of dividing the 14-acre property into 43 smaller, single-family, residential lots.

SITE CONDITIONS

Multiple areas within the proposed development are designated as critical areas due to high erosion potential and/or steep slopes. The City of Kennewick defines steep slopes as slopes exceeding 15 percent (6.7H:1V [horizontal to vertical]). Steep slopes are present over approximately 8 percent of the site. The inclinations of site slopes are as steep as 20 percent (5H:1V), but are generally 10 percent or flatter.

The portions of the planned development mapped as critical areas have been previously developed as agricultural land for grazing of horses. Preliminary site grading plans generally show fill being placed in low areas of the site to raise or flatten site grades and facilitate stormwater drainage. Current plans include construction of new roadways, stormwater drainage and infiltration facilities, and installation of utilities.

SUBSURFACE CONDITIONS

PBS observed the excavation of nine test pits at the site on February 24, 2017, to depths of approximately 10 to 12 feet below the existing ground surface (bgs). Subsurface conditions included stiff to very stiff silt with sand overlying medium dense to dense silty sand. Exploration in two test pits

400 Bradley Boulevard, Suite 300, Richland, WA 99352
 509.942.1600 Main
 866.727.0140 Fax
 www.pbsenv.com

Mr. Matt Smith
Re: Opinion Letter– Critical Areas Observation
March 17, 2017
Page 2 of 2

(TP-8, and TP-9) showed fill soils consisting of silt with sand and silty gravel overlying native silt soils. Weak to moderate cementation of the silt soils was also encountered in seven of the nine test pits (TP-1 through TP-7), though depth the cemented soils were encountered varied across the site, from 1 foot to 6 feet bgs.

Groundwater was not encountered during the explorations. Review of well logs for water wells installed near the site indicate static groundwater is present at a depth of over 50 feet bgs.

CRITICAL AREAS

Steep Slopes - Due to the inclination of slopes (5H:1V to 6.7H:1V) in the proposed development area, the site has been identified as having hazards associated with steep slopes. Within the proposed development area, site grading will be designed to support the slope. Site slopes show no obvious signs of recent instability such as exposed soil, scarps, seeps, etc.

Soil Erosion – The near-surface silt soils encountered on the site (within the upper 4-6 feet of the soil profile) can be easily eroded when exposed to wind and water. Site slopes are currently covered predominately with grass. No obvious signs of recent erosion, such as rills, gullies, loose soil, etc., were observed at the site. Development of the site will likely include measures to reduce erosion during construction and implement measures for ongoing erosion control such as covering exposed soils with erosion control matting or planting appropriate vegetation.

CLOSING

In order to assure that the critical areas are properly addressed in design, we recommend that we work closely with our design engineers in development of the grading plan and reserve the right to make further recommendations once a fully-developed grading plan has been devised.

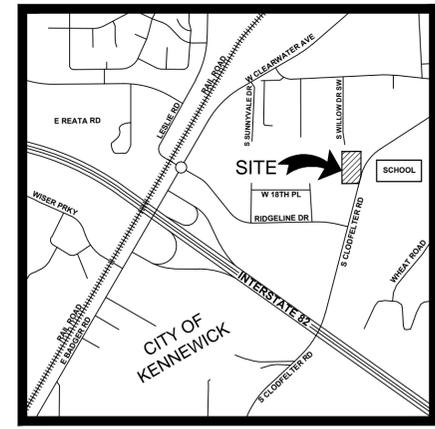
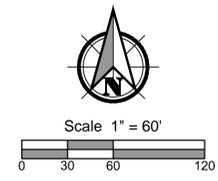
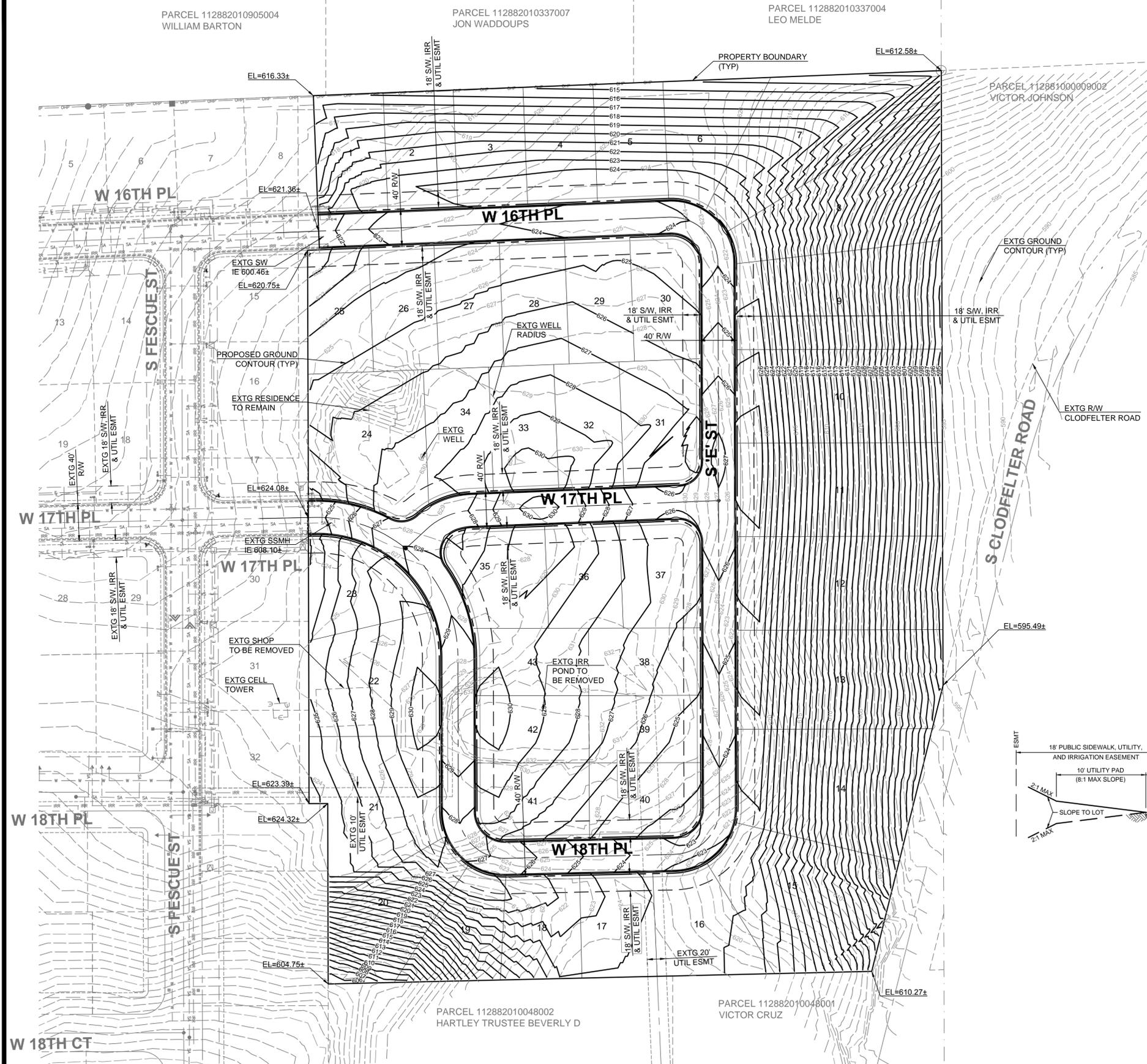
We trust this letter meets your current needs. Please feel free to contact me at 509.375.7844 or Adam.Swenson@pbsusa.com with any questions or comments.

Sincerely,
PBS Engineering and Environmental Inc.

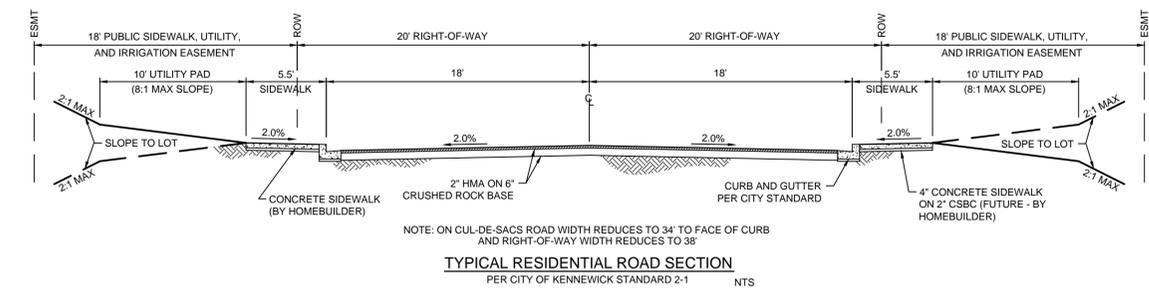


Adam Swenson, PE
Geotechnical Staff Engineer

AS



VICINITY MAP
NOT TO SCALE



PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION



PRELIMINARY OVERALL SITE GRADING PLAN FOR:

CANYON RANCH - PHASE 9

A SUBDIVISION LOCATED IN THE CITY OF KENNEWICK, WASHINGTON

DESIGNED:	SG
DRAWN BY:	JAM
CHECKED:	JLM
SCALE:	H: 1" = 60' V: N/A
NOV 2016	4163-01
SHEET	



6115 Burden Blvd, Suite E
Pasco, WA 99301-8930
509/547-5119
306/695-3488
509/547-5129 fax
Internet: www.hdjdesigngroup.com



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

FILE/PROJECT NUMBER: ED 16-33/PLN-2016-03522

DESCRIPTION OF PROPOSAL: The request is to create 43 lots on 14.53 acres with an average lot size of 12,758 square feet. The property has a comprehensive plan land use designation of Low Density Residential and it is zoned Residential, Low Density (RL).

PROPONENT: Tri-Cities Development, c/o Matt Smith, 15 SW Colorado, Suite 1, Bend, OR 97702

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 1500 S Clodfelter Road

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.
- 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 **April 25, 2017**. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

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

This DNS is subject to the attached conditions:

- No conditions.
- See attached condition(s).

Date: April 11, 2017 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
PP 16-08 File

**CITY OF KENNEWICK
ENVIRONMENTAL CHECKLIST REVIEW**

**File# ED 16-33
Action: PP 16-08**

**Reviewed by: Steve Donovan
April 11, 2017**

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

Please note the following conditions(s):

1.) Park Fees

For this proposal, PP 16-08/PLN-2016-03522, conditions include the mitigation fees for impacts for the addition of 43 dwelling units in Park Planning Zone 7W-Five Corners. In lieu of land dedication, fees are required to be paid to Park Planning Zone 7W-Five Corners in the amount of **\$13,672.46** as calculated per the City's Park Fee Determination Process form. This fee must be paid at the time of final plat as a percentage of lots in each final plat phase.

From: David Smith
Sent: 21 Mar 2017 21:25:33 +0000
To: Steve Donovan
Subject: RE: Preliminary Plat - PP 16-08/PLN-2016-03522

No comment

From: Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]
Sent: Tuesday, March 21, 2017 11:22 AM
To: Alex Sligar Benton Clean Air; BC Planning Department; BC Planning Department Clark Posey; Ben Franklin Transit - Kevin Sliger; Ben Franklin Transit Tony Kalmbach; Benton Clean Air Authority - Rob Rodger; Benton Clean Air Authority - Tyler Thompson; Benton Franklin Health Dept - Rick Dawson; Bob Roe; David Smith; Jeff Vosahlo; Chad Brooks; Mike Irving; Shanna Everson; Benton-Franklin Health Dept. - Justin Gerber; BPA - Deborah Rodgers; BPA - Joe Cottrell; Cascade Natural Gas - Arnie Garza; Charter Communication - Dean Kelley; Charter Communications - Robert Early; City of Richland - Rick Simon; Columbia Irrigation District; Consolidated Tribes of Umatilla Indian Reservation - Carey L. Miller; CTUIR - Teara Farrow Ferman; Department of Ecology SEPA UNIT; Dept of Fish & Wildlife; Dept of Fish & Wildlife - Michael Ritter; Dept of Natural Resources SEPA Center; Desert Winds Wireless; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org); Frontier - Gary Taylor; Frontier - Gregory Goodwin; Frontier - Randy Lee; Kennewick Irrigation District - Jason McShane; Kennewick Irrigation District - Ben Woodard; Kennewick School District - Doug Carl; Mike Blatman; US Army Corps of Engineers; Williams Pipeline - Audie Neuson; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Nation - Thalia Sachtleban
Subject: Preliminary Plat - PP 16-08/PLN-2016-03522

Attached is a proposed Preliminary Plat for comment.

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



BENTON CLEAN AIR AGENCY

March 23, 2017

Re: PP16-08

Steve Donovan
210 W. 6th Ave.
Kennewick, WA 99336

Applicant/Proponent:
William Smith Properties
15 SW Colorado Ave.
Bend, OR 97702

Dear Mr. Donovan:

It has come to our attention that you are reviewing a proposal for the above-named applicant in which various buildings may be demolished in Kennewick, WA. We would like to take this opportunity to provide information to insure that the applicant follows proper procedure for demolishing a building within Benton County.

Prior to any demolition, the contractor or property owner must have a good faith survey performed to determine the presence of asbestos. If asbestos is detected, it must be properly abated before the building is demolished. Additionally, a complete Notification of Demolition and Renovation must be submitted with our office. This form must be submitted at least ten (10) business days prior to the abatement and/or demolition taking place and all abatement work must be performed by a certified abatement contractor. The Notification of Demolition and Renovation must be submitted regardless of the presence of asbestos.

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,

A handwritten signature in black ink, appearing to read "AS", is written over a faint, larger signature.

Alex Sligar
Inspector



MEMORANDUM

Fire Department

To: Steve Donovan, Development Services
From: Joe Terpenning, Deputy Fire Marshal
Date: March 23, 2017
Re: 1500 South Clodfelter Road
Project: PLN 2016-03522

1. No comments, approved as submitted.



Memorandum Public Works

Leading the Way

To: Steve Donovan, Planner
From: Fernando Garcia, Development Services Supervisor
Date: April 3, 2017
Re: Public Works Consolidated Comments
Project: PP No. 16-08/PLN-2016-03522

1. Developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage, and designate sidewalk and utility easements all in conformance with the latest City of Kennewick (COK) Standard Specifications and details.
2. As part of all residential development construction plans, there shall be a separate schematic drawing which, at a minimum, shows the power source(s), wiring diagram, street light pole spacing, and street permanent signing per COK Standard Specifications 7-10. Combine signing, striping, and illumination plans onto the same drawing with other elements left off.
3. Due to project phasing, any temporary dead end street 150-feet or greater from the street intersection will require construction of a temporary cul-de-sac, constructed with 6-inches of base rock and 2-inches of Hot Mix Asphalt (HMA).
4. There is an existing 8-inch water main stubbed to W 16th and W 17th Ave installed by Record Drawing G2051. Water main and services extension will be required at Developers expense.
5. Provide water main sizes on the sanitary sewer comprehensive plan for review.
6. Developer will be required to loop all water mains to avoid the buildup of stagnant water which will assist in minimizing bacteria re-growth, and also minimize taste and odor concerns associated with stagnant water.
7. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat.
8. There is an existing 8-inch sanitary sewer main stubbed to W 16th and W 17th Ave installed by Record Drawing G2051. Sanitary sewer service(s) extension will be required at Developer expense.

PUBLIC WORKS

9. Provide sanitary sewer main sizes on the sanitary sewer comprehensive plan for review.
10. Residential sub-divisions shall be designed to retain and dispose of the calculated difference between a 25-year, 24-hour, event for the developed state and the 24-hour event for the natural pre-developed state. Detention ponds (control outlet) may be used only where it can be clearly demonstrated that infiltration, or retention, are not feasible per City of Kennewick Standard Specifications section 5-9.02.
11. Provide storm main sizes on storm comprehensive plan for City review.
12. Construction civil drawings shall include only the infrastructure proposed with the first phase of the project. Design Engineer has the option of showing phase 2 in a lighter line style to assure clarity for review, permitting, and construction.
13. 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.
14. **For civil plan reviews submit the following:**
 - a. Application for Civil Review and Permitting
 - b. One full size set (24" x 36") Xerox copy of the construction plans with Storm Calculations
 - c. One full size PDF copy of each shall be submitted to the Public Works Department for review.
 - d. Record Drawings showing improvements made on the property will be required prior to acceptance of the Public Works utility permit.
15. 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.
16. Property owners as well as their contractors, subcontractors, builders, suppliers, and other representatives shall follow all KMC's regarding storm water management, erosion sediment control, and illicit discharges. Failure to meet City Code can result in approval delays, fines, and a hold on permits per the following KMC's:
 - a. KMC 14.29: Illicit Discharge
 - b. KMC 18.72: Clearing and Grading
 - c. KMC 17.20: Design and Construction
 - d. KMC 18.75 and KMC 18.78: Residential & Commercial Design Standards.

PUBLIC WORKS



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

April 4, 2017

Steve Donovan
City of Kennewick
Community Planning/Planner
210 W. 6th Avenue
Kennewick, WA 99336

Subject: Review Comments Pre Plat 16-08 Canyon Ranch Ph. 9

Dear Mr. Donovan:

This letter provides Kennewick Irrigation District (KID) review comments on Pre Plat No. 16-08 Canyon Ranch Ph. 9 / PLN-2016-03522 submitted by Tri-Cities Development, c/o Matt Smith, 15 SW Colorado, Ste. 1, Bend, OR 97702. The property is generally located at 1500 S. Clodfelter Rd., Kennewick and includes the following parcel:

- 1-1288-201-3386-015 (14.25 irrigable acres)

The properties identified on the proposed preliminary plat are located within the KID boundaries. The properties within this preliminary plat are classified as irrigable land and consist of approximately **14.25 irrigable acres**. KID provides the following comments as a condition of approval by the legislative authority for R.C.W. 58.17.310:

- 1) The following are KID easement requirements:
 - a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match any irrigation system components, centered on an irrigation pipe line.
 - b. Dedicate to KID an irrigation easement 10 feet in width, five (5) feet in width if adjacent to a utility easement, along the road frontage of all lots.
- 2) The property owner or developer is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to the KID upon completion, at the time of final plat.
 - a. The Developer will be required to install on site distribution piping and other irrigation appurtenances.
 - b. The Developer has already entered into a Voluntary Mitigation Agreement with KID addressing the requirement of an onsite pond and pump station facility.
 - c. There are existing private irrigation facilities within the proposed plat that provide irrigation water to several properties to the north. The Developer must ensure that these private irrigation facilities are properly restored and that those properties serviced by the private irrigation facilities are not impacted during construction.

- 3) The property owner or developer is required to submit an irrigation plan designed by a professional engineer for review and approval by the KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. After approval of the plan, completion of all the facilities is required prior to KID signature on the Final Plat. Please contact me at 586-9111 for more information regarding this irrigation plan.
 - a. In addition, this plan shall ensure all reasonable measures are taken to protect any easements and ROW's and facilities. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
 - b. For each phase of the Project, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and ROW's. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.
 - c. KID will require that USBR signage be installed by the Applicant along the Canal ROW prior to final plat approval of each phase abutting the Canal.
 - d. No permanent structures are allowed within the USBR ROW.
- 4) The KID must inspect any new irrigation system installations or modifications. The property owner or developer shall contact the KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
- 5) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.
- 6) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan for **all parcels** owned by the property owner within the boundaries of the KID must be paid and all other USBR requirements associated with this payout must be completed.
- 7) The Review and Inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
 - a. A Preliminary Plat review fee of \$825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
 - b. For each Phase an inspection fee \$350 for the first 20 lots/tracts plus \$25 per lot/tract after 20 lots/tracts.
 - c. Final Plat review fee for each phase of \$225.00.
- 8) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the boundaries of the KID is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.

- 9) In order to receive KID irrigation water delivery, a Watermaster (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Home Owners Association (or similar organization) officers, or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, than an election method similar to the attached document is required.
- 10) Prior to approval of each phase, an electronic file (AutoCAD 2004 format) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.
- 11) All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled Board Meeting in order to be considered at that meeting.
- 12) Conditions Related to Residential Use, the Applicant Shall:
 - i. Include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include “[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser”; and
- 13) Future review, KID reserves the following rights regarding future review of the plat:
 - i. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Kennewick's plan review timelines.
 - ii. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.
 - iii. KID reserves the right to evaluate whether any other conditions related to road crossings and ROWs are necessary.
 - iv. KID reserves the right to review and comment on the Applicant's CC&Rs to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.
 - v. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

Steve Donovan
April 17, 2017
Page 4 of 4

- vi. All subdivisions of land are required to be approved by the KID Board of Directors.

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

Sincerely,



Jason McShane, P.E.
Engineering/Operations Manager

Enc: Sample Water Master Information
C: LB\correspondence\File: [12-8-28]

Sample Watermaster Election Process

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

- i. The LID participants will elect a Watermaster from among themselves, as follows:
 - a. Election of First Watermaster. The first Watermaster shall be elected prior to April 1, 2011, and shall be elected as described in paragraph d. below.
 - b. Resignation of Watermaster. If the Watermaster resigns, the parties shall meet at a place and time designated by the resigning Watermaster in a written notice and elect a new Watermaster, or if the Watermaster does not designate a time and a place for such a meeting, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.
 - c. Death or Incapacity of Watermaster. If the Watermaster dies or becomes incapacitated, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.
 - d. Elections and Replacement of Watermaster. The Watermaster shall be assigned by the elected members of the Royal Ann Estates Homeowner Association Board of Directors. If the Homeowner's Association defaults or stops functioning, the Watermaster shall be elected by and may be replaced by a sixty percent (60%) majority of the Water Users participating in the LID at an election called for by a majority of the properties that are subject hereto. Each property shall have one (1) vote. If more than one person owns a property, the owners of the property shall designate in writing the person who shall have the right to vote for that property. If the owners of the property cannot agree on the person who shall vote for the property, that property shall have no vote in the election. The owners' properties which are calling for an election or replacement of a new Watermaster shall give or cause the other parties to be given a written notice stating the place and time of the election. Any notice required under this paragraph, which notice shall be mailed by U.S. Mail as certified mail to the common address identified above for the property not more than thirty days and not less than ten days prior to the election. Any election held hereunder shall be held in Benton County, Washington, between 6:00 p.m. and 9:00 p.m.

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



MEMORANDUM

Traffic Engineering Division

To: Steve Donovan, Planner

From: Alisha Piper Traffic Technician III

Date: April 5, 2017

Re: Traffic Engineer's Comments for Canyon Ranch Phase 9

Project: SPA 16-08/PLN-2016-03522

Conditions

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

1. Half street improvements will be required on Clodfelter Road including curb, gutter, sidewalk, and street lighting. Removal and installation of pavement markings may be required along improved area of Clodfelter Road for continuity.
2. The estimated total Transportation Impact Fee (TIF) for this project is based on an analysis of the preliminary information provided in the developers application and is estimated on the last page of this document. The final fee will be assessed at the building permit for the structure (or in shell structures, at the tenant improvement stage) and is due prior to Certificate of Occupancy. For Residential single family and duplexes, the fee may be deferred until the time of closing of the sale of the unit by recording a covenant against the property.

Transportation Impact Fee (Per New PM Peak Hour Trip) =					\$938			
Land Use Category - Trip Generation, 9th Edition *	ITE Average PM Peak Hour Trip Rate	New Trip % ***	Net New PM Peak Hour Trip Rate	Unit of Development **	Impact Fee Per Unit of Development	# Units	Net New Trips	IMPACT FEE
Single-Family Detached Housing	1.00	100%	1.00	Dwelling Unit	\$ 938	43	43.00	\$40,334
Total								\$40,334



Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, Washington 99301

TRANSMISSION BUSINESS LINE

April 7, 2017

In reply refer to: Canyon Ranch Phase 9 Preliminary Plat, PP 16-08/PLN-2016-03522
Located within a Portion of Section 12, Township 8 North,
Range 28 East, W.M., Benton County, Washington

Steve Donovan
City of Kennewick
Community Planning/Planner
210 W. 6th Avenue - PO Box 6108
Kennewick, WA 99336

Dear Steve:

The Bonneville Power Administration (BPA) has had the opportunity to review Canyon Ranch Phase 9 Preliminary Plat, PP 16-08/PLN-2016-03522. The request is to create 43 lots on 14.53 acres. The subject property is located at 1500 S Clodfelter Road, Kennewick, WA.

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

Thank you for the opportunity to review this application.

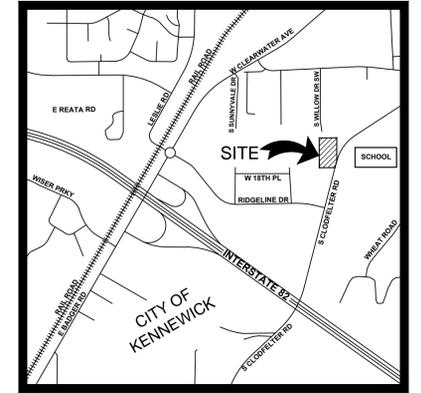
Sincerely,

A handwritten signature in blue ink that reads "Joseph E. Cottrell II".

Joseph E. Cottrell II
Field Realty Specialist

CANYON RANCH - PHASE 9 PRELIMINARY PLAT

Located in a Portion of the Northwest 1/4, Of Section 12, Township 8 North, Range 28 East, W.M.

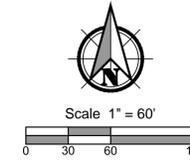


VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

TRACTS A AND B, CANYON RANCH PHASE 7 AND 8, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 15 OF PLATS, PAGE 542, RECORDS OF BENTON COUNTY, WASHINGTON.

PARENT PARCEL #112882013386015



Scale 1" = 60'



CURVE DATA				
#	Δ	R	L	T
C2	40°35'50"	75.00	53.14	27.74
C1	92°07'23"	50.00	80.39	51.89
C3	91°01'38"	150.00	238.31	152.71
C4	91°10'28"	50.00	79.56	51.04
C5	88°49'32"	50.00	77.51	48.99

Owner/Developer:
William Smith Properties
Matt Smith
15 S.W. Colorado Ave.
Suite A
Bend, OR 97702
(541) 410-8470

Engineer:
HDJ Design Group, PLLC
Jason Mattox, PE
6115 Burden Blvd.
Suite E
Pasco, WA 99301
(509) 547-5119

Surveyor:
Worley Surveying Service, Inc. P.S.
Richard S. Russum, PLS
P.O. BOX 6132
Kennewick WA 99336
(509) 582-6716

LAND USE TABLE	
Site Area:	14.53 Acres
Total Lot Count:	43 Lots
Minimum Lot Area:	8,615 SF
Maximum Lot Area:	23,455 SF
Average Lot Area:	12,758 SF
Right of Way Dedication:	1.94 Acres

Zoning Classification:
RL - Residential Low Density
(7,500 SF Minimum)

Easement Note:
All lots shall have an 18' public sidewalk and utility easement abutting any right of way

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION



PLN-2016-XXXX/PP-16-X

PRELIMINARY PLAT FOR:
CANYON RANCH - PHASE 9
A SUBDIVISION LOCATED IN THE CITY OF KENNEWICK, WASHINGTON

DESIGNED: ELG
DRAWN: BMW
CHECKED: JLM
SCALE: H: 1" = 60'
V: N/A
NOV 2016
4163-01
SHEET

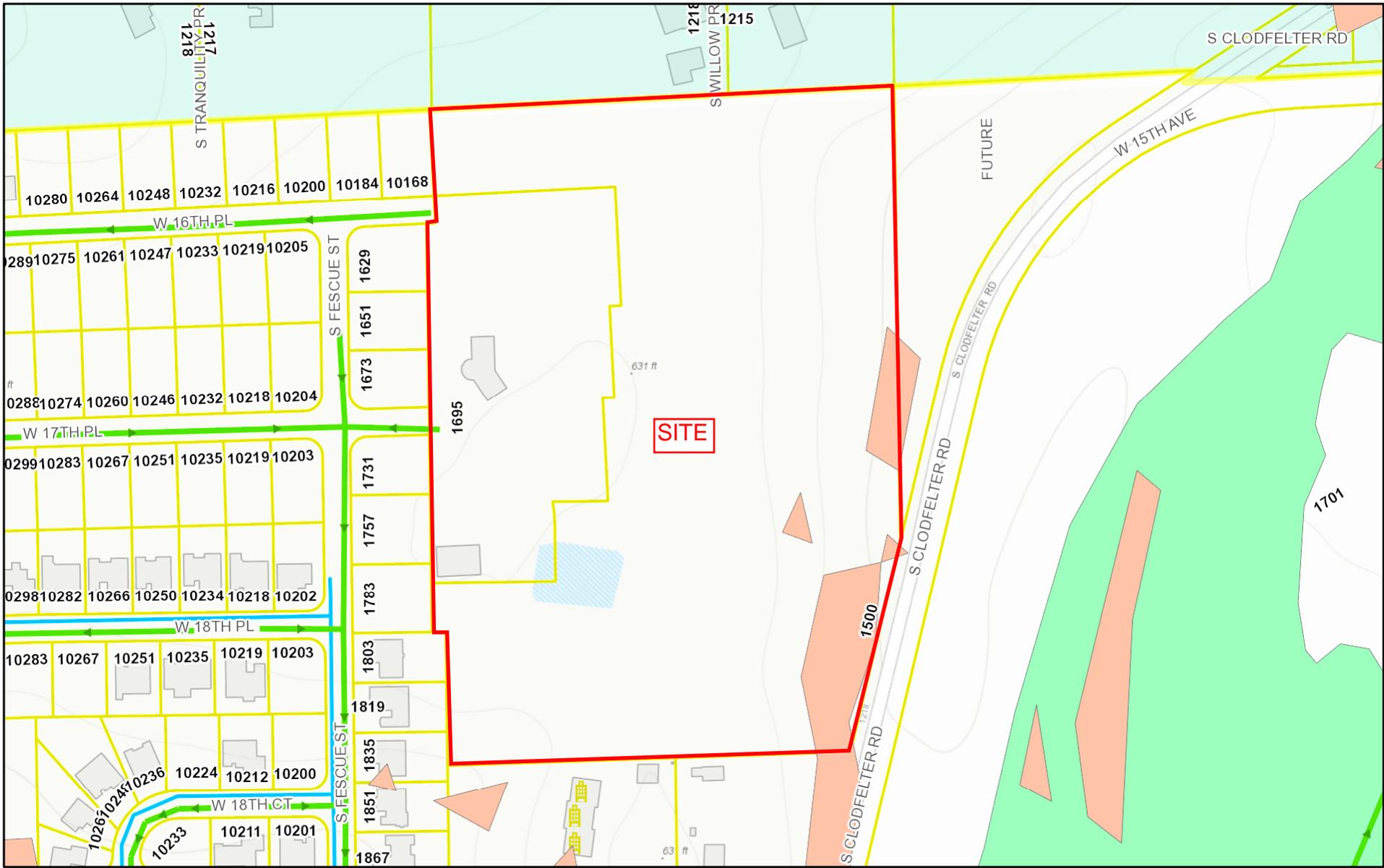
1
1



6115 Burden Blvd, Suite E
Pasco, WA 99301-8930
509/547-5119
306/505-3408
509/547-5129 fax
Internet: www.hdjdesigngroup.com

Permitting Map

Exhibit 18

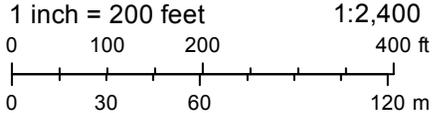


April 25, 2017

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

- SewerMainline
- StreetName
- EXTREME SLOPE HAZARD > 40%
- <all other values>

- LANDSLIDE HAZARD KNOWN
- STEEP SLOPE > 15%
- EROSION HAZARD
- WaterMainline



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



DOUG CARL • *Capital Projects Director*
622 N. KELLOGG. • KENNEWICK, WA 99336
P: (509) 222-7667 • F: (509) 222-5057
DOUG.CARL@KSD.ORG • WWW.KSD.ORG

April 26, 2017

Steve Donovan
City of Kennewick
Community Planning/Planner
210 W. 6th Ave.
Kennewick, WA 99336

Steve,

This memo is written in regards to your request for the Kennewick School District #17 to address capacity questions in regards to Canyon Ranch – Phase 9 Preliminary Plat application. The school district was asked to identify the boundary schools for this development and state if each of the schools were within walking zones or received bussing. The boundary schools for this development are Ridgeview Elementary (Bussing Zone), Desert Hills Middle School (Walking Zone) and Kamiakin High School (Bussing Zone).

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

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

Sincerely,

Doug Carl