



April 17, 2023

PLANNING COMMISSION AGENDA

6:30 p.m.

****HYBRID COUNCIL CHAMBERS & VIRTUAL MEETING PLATFORM****

1. **CALL TO ORDER:**

- a. Roll Call/Pledge of Allegiance

2. **CONSENT AGENDA:** All matters listed within the Consent Agenda have been distributed to each member of the Kennewick Planning Commission for reading and study. They are considered routine and will be enacted by the one motion of the Commission with no separate discussion. If separate discussion is desired, that item may be removed from the Consent Agenda and placed on the regular agenda by request.

- a. Approval of the Minutes dated April 3, 2023
- b. Approval of Agenda
- c. Motion to enter Staff Report(s) into Record

3. **PUBLIC HEARING:**

- a. Change of Zone (COZ) #2023-0002 proposing to change the zoning designation for 1.24 acres located at 9496 W. Clearwater Drive from Residential, High Density (RH) to Industrial, Light (IL). Applicant is Gary Hall, Hall Engineering, 10 S. Auburn Street, Kennewick, WA 99336 & owner is Dean Moody, Intermountain West Insulation, 9304 W. Clearwater Drive, Kennewick, WA 99336.

4. **VISITORS NOT ON AGENDA:**

5. **OLD BUSINESS:**

- a. City Council Action Updates

6. **NEW BUSINESS:**

7. **REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:**

8. **ADJOURNMENT:**

**KENNEWICK PLANNING COMMISSION
APRIL 3, 2023
MEETING MINUTES**

1. CALL TO ORDER

Recorder Melinda Didier called the meeting to order at 6:30 p.m. and asked the Planning Commissioners to nominate an Interim Chairman to chair the meeting in the absence of Chairman Morris. Commissioner Hempstead nominated Commissioner Helgeson as Interim Chairman; Commissioner Griffith seconded the nomination. Motion passed unanimously.

Interim Chairman Helgeson called the meeting to order at 6:33 p.m.

Commissioner Hempstead led the Pledge of Allegiance.

Recorder Melinda Didier called the roll and found the following present:

PRESENT: Commissioners James Hempstead, Thomas Helgeson, Tina Gregory, Nikki Griffith, Lola Franklin. (*Commissioner Nikki Griffith joined remotely*).

STAFF: Anthony Muai, AICP Planning Director, Steve Donovan, AICP Planning Manager; Matt Halitsky, Senior Planner; and Melinda Didier, Planning Administrative Assistant/Recorder.

Five commissioners were present; Ms. Didier declared a quorum was established.

New Planning Commissioner Lola Franklin was welcomed to the Board of Commissioners.

2. CONSENT AGENDA

- a. Approval of the minutes dated February 6, 2023.
- b. Approval of the agenda.
- c. Motion to enter Staff Report(s) into the Record.

MOTION: Commissioner Hempstead moved to approve the Consent Agenda; Commissioner Gregory seconded the motion.

DISCUSSION: None.

VOTE: The motion passed on a unanimous roll call vote.

3. PUBLIC HEARINGS:

Interim Chairman Helgeson made the following statement:

“Good evening and welcome to the April 3, 2023, Kennewick Planning Commission meeting.

It is important that everyone who wishes to do so has an opportunity to speak. Each person who has either signed-in (in person) or registered (via Zoom) will have one, three-minute opportunity to address the Planning Commission.

If you are attending via Zoom, please confirm your microphone has been unmuted before you begin your comments.

Please state your name and address for the record; once you begin your remarks the countdown timer will start. At the end of your time, please mute your microphone.

The order of the hearings shall be as follows:

1. Planning staff shall provide a staff report; the Commission may ask questions of staff;
2. The Applicant or Applicant's Representative(s) Presentation;
3. Testimony in Favor of the Request;
4. Testimony Either Neutral or Against the Request;
5. Final Applicant Comments;
6. Final Staff Comments;
7. Close the public hearing and discuss the request."

A. CHANGE OF ZONE (COZ) #2023-0001

Interim Chairman Helgeson opened the public hearing at 6:37 pm for Change of Zone (COZ) 2023-0001.

1. Mr. Donovan described the application, presented the staff report, and recommended the Planning Commission forward a recommendation for approval of COZ #2023-0001 to City Council.

Planning Commission Questions: Commissioner Gregory asked about the 2022 CPA for this zone change; Mr. Donovan explained that COZ-2023-0001 is the zone change follow-up to the associated Comp Plan Amendment approved last year.

2. Testimony of Applicant/Applicant's Representative: Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr., #160, Kennewick, WA. Mr. Machiela said the COZ request is to match the 2022 CPA approved in 2022.
3. Testimony in Favor of the Request: None
4. Testimony Neutral/Against the Request: None
5. Testimony of Those Registered on Virtual Format: Not applicable.
6. Applicant/Owner Final Testimony: None
7. Staff Final Comments: None
8. Public Testimony Closed at 7:03 p.m.

MOTION: Commissioner Hempstead moved to concur with the findings and conclusions in staff report COZ 2023-0001 and recommend City Council approval of the request. Commissioner Franklin seconded the motion.

DISCUSSION: None.

VOTE: The motion passed on a unanimous roll call vote.

4. **VISITORS NOT ON AGENDA:** Dan Stafford, 11911 W. Clearwater Avenue, Kennewick: Asked about the density factor for the zone change; Mr. Donovan replied the zoning would allow 27 units per acre. Robert Stafford, 11911 W. Clearwater Avenue, Kennewick: Asked

about safety access to Clearwater for future development; Mr. Donovan said the Traffic Division will make safe access requirements for any future development.

5. OLD BUSINESS:

- a. City Council Action Updates: Mr. Muai said the code amendment to allow public housing in the Public Facility (PF) district was approved by Council.

6. NEW BUSINESS: None

7. REPORTS, COMMENTS, OR DISCUSSION OF COMMISSIONERS AND STAFF:

Commissioner Griffith asked Mr. Muai to review SB 1110 Housing bill under consideration in the WA State Legislature.

8. ADJOURNMENT: The meeting concluded at 7:03 p.m.



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE PLANNING COMMISSION

FILE NO: COZ-2023-0002

Staff Report Date: 6 April 2023

Hearing Date & Location: 17 April 2023, City Council Chambers

Report Prepared By: Matt Halitsky, AICP
Senior Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Change of Zone 2023-0002

Summary of Proposal: A Change of Zone from Residential, High Density (RH) to Industrial, Light (IL) for 1.24 acres.

Proposal Location: 9496 W Clearwater Drive

Legal Description: PARCEL A

LOTS 2 OF CITY OF KENNEWICK BINDING SITE PLAN RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, UNDER AUDITOR'S FILE NUMBER 2018-026507, RECORDS OF BENTON COUNTY, WASHINGTON.

EXCEPT THAT PORTION THEREOF LYING WESTERLY OF THE EAST LINE OF LOT 10 OF SAID BINDING SITE PLAN EXTENDED NORTHWESTERLY TO THE SOUTHERLY RIGHT OF WAY LINE OF THE BURLINGTON NORTHERN RAILROAD.

Property Owner: Dean Moody
Intermountain West Insulation
9304 W Clearwater Drive
Kennewick, WA 99336

Applicant: Gary Hall
Hall Engineering
10 S Auburn St
Kennewick, WA 99336

Regulatory Controls:

1. Comprehensive Plan – Land Use
2. KMC Title 4 – Administrative Procedures
3. KMC Title 18 – Zoning
4. Washington State Environmental Policy Act

COZ Key Application Processing Dates:

Application Submittal	28 February 2023
Determination of Completeness Issued	2 March 2023
Notice of Application Posted	2 March 2023
Date of Mailed Notice of Public Hearing	30 March 2023
Property Posting Sign for Public Hearing	30 March 2023
Date of Published Notice of Public Hearing	2 April 2023

Exhibits:

1. Staff Report
2. Supplemental Questionnaire
3. Vicinity Map
4. Comprehensive Plan Map
5. Zoning Map
6. Notice of Mailing
7. SEPA Determination of Non-significance
8. Proposed Site Plan

Zoning Adjacent to the Site:

North: N/A, Railroad ROW

East: Industrial, Light (IL)

South: Industrial, Light (IL)

West: Residential, High Density (RH)

Applicable Goals and Policies of the Comprehensive Plan:**Industrial Goals and Policies:**

- Goal 1: Encourage the development of a diverse industrial base with family wage jobs.
- Goal 3: Maintain an adequate amount of industrial land within the City Limits and the Urban Growth Boundary.

Kennewick Municipal Code Findings:

The following findings shall be met in order to approve a Change of Zone:

KMC 18.51.070(2): Findings:

Findings Required. In order to amend the zoning map, the City Council must find that:

- a. *The proposed amendment conforms with the comprehensive plan; and*

EXHIBIT 1

The proposed Change of Zone conforms to the Comprehensive Plan as the IL zoning district is an implementing zoning district of the site's current Industrial land use designation.

- b. *Promotes the public necessity, convenience and general welfare; and*

The proposed Change of Zone promotes public necessity, convenience, and welfare by establishing a zoning district that is compatible with surrounding properties.

- c. *The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City; and*

The proposed Change of Zone will not impose an additional burden on public facilities. Future development shall be required to meet applicable levels of service.

- d. *The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan; and*

The proposed amendment will maintain a zoning district that complies with the Comprehensive Plan. The IL zone is an implementing zone of the site's Industrial land use designation.

- e. *Single Family Residential zoned properties only; Property is adjacent and contiguous (which shall include corner touches and property located across a public right-of-way) to property of the same proposed zoning classification or higher zoning classification.*

The finding is not applicable; the proposed zoning district is not a single-family residential zone. That said, the subject property is adjacent to the Industrial, Light (IL) zone to the east and south.

Public & Agency Comments:

To date, there are no public comments either for or against the requested Change of Zone.

Staff Analysis of Proposal & Discussion:

The subject property was annexed by the City on 3 January 1995 via Ordinance 3603 and established the zoning as Industrial, Light (IL). The subject property has since had a varied land use history being changed to Commercial in 2011 (Ordinance 5383), from Commercial to High Density Residential in 2021 (Ordinance 5939), and back to Industrial in 2022 (Ordinance 5988).

EXHIBIT 1

The proposed Change of Zone (COZ-2023-0002) is a request to change the zoning district of one, 1.24-acre parcel located at 9496 W Clearwater Drive from RH to IL. Pursuant to Table 1 of the Comprehensive Plan, the IL zoning district is an implementing zoning district of the Industrial land use designation. RCW 36.70A, Growth Management Act, requires that a City's development regulations implement its comprehensive plan.

Per KMC 18.03.040(21) the purpose of IL zoning district is as follows:

- IL - The purpose of the IL district is to provide areas for less intensive manufacturing and industrial uses, warehousing, and distribution operations to serve the district.

It is the applicant's intent to combine the subject property with the parcel to the east, and develop a parking area to support the existing business at 9304 W Clearwater Drive. A Site Plan application for the parking lot has already been submitted to the Planning Department for review (Exhibit 8).

Access to the site is from W Clearwater Drive. Curb, gutter, and sidewalk currently do not abut the property. Streetscape improvements will be required at time of future site plan approval. Municipal water and sewer are present at W Clearwater Drive. It is anticipated that future development of the site will not place an undue burden on existing public facilities.

The proposed findings meet the requirements of KMC 18.51.070(2).

Findings:

1. The applicant is Hall Engineering, 10 S Auburn St, Kennewick, WA 99336.
2. The property owner is Dean Moody, Intermountain West Insulation, 9304 W Clearwater Drive, Kennewick, WA 99336.
3. The proposed change of zone is located at 9496 W Clearwater Drive. Parcel Number 1-0188-4BP-5063-021.
4. The City's Comprehensive Plan Land Use Designation for the subject property is Industrial.
5. The request is to change the zoning from Residential, High Density (RH) to Industrial, Light (IL).
6. The Industrial, Light zoning district is an implementing zone of the Industrial Comprehensive Plan Land Use Map Designation.
7. On 28 February 2023, the application was submitted, and declared complete for processing on 2 March 2023.
8. The application was routed for review to City Departments and outside agencies for comment on 2 March 2023.
9. Access to the site is via W Clearwater Drive.
10. The Environmental Determination of Non-Significance (ED-2022-0020) was issued with the last Comprehensive Plan Amendment proposal on 18 July 2022.
11. The Property Posting sign for the public hearing was posted on site 30 March 2023.
12. Notice of the public hearing for this application was published in the Tri-City Herald on 2 April 2023. Notices were also mailed to property owners within 300 feet of the site on 30 March 2023.
13. The proposed amendment is consistent with the Comprehensive Plan.

14. The proposed amendment promotes the public necessity, convenience and general welfare.
15. The proposed amendment does not impose a burden upon public facilities beyond their capacity to serve or reduce such services to lands, which are deemed unacceptable by the City.
16. The proposed amendment is consistent with all applicable provisions of the Kennewick Municipal Code, including those adopted by reference from the Comprehensive Plan.

Conclusions:

1. Approval will implement the Comprehensive Plan Land Use Designation of Industrial.
2. Approval will not result in an increase of adverse environmental impacts.
3. Approval will implement Industrial Land Use Goals 1 and 3 of the City of Kennewick Comprehensive Plan.
4. Approval will result in the promotion of public necessity, convenience and/or general welfare.
5. The proposed Change of Zone complies with KMC 18.51.070(2).

Recommendation:

Staff has reviewed the application and recommends that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2023-0002 and recommend approval to City Council.

Proposed Motion:

I move that the Planning Commission concur with the findings and conclusions contained within staff report COZ-2023-0002 and recommend approval of the request to City Council.

Change-of-Zone Supplemental Information

The following questions will be reviewed by both the Planning Commission and City Council as a means of assisting in their consideration of change-of-zone requests. Use additional pages if necessary.

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain:
The requested zone change will allow using the parcel as a parking lot which will ease congestion on the adjacent street, W Clearwater Drive.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site? If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized:
Yes. Yes. Yes. The parking lot is intended for employees. We can't ask our employees to walk that far to work.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain
Yes. The current surrounding uses are commercial and/or light industrial.

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences:
The existing zoning for this lot is not in conformance with its zoning (RH).

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain.
No. No.

6. Does the existing zoning prohibit reasonable use of the property? Please explain.
Yes. As we understand, you cannot have a parking lot in a RH zone.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain:
NO.
8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain:
No.
9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts? Please explain:
No.
10. Will the proposed amendment encourage more private investments which will be beneficial to the redevelopment of a deteriorated area? Please explain:
Yes. Getting employee parking off the street will encourage private investment in the vicinity.
11. Will the proposed amendment combat any economic segregation and allow greater choice in the market? Please explain.
N/A
12. Will the proposed amendment create conflict between potential land uses and transportation patterns? Or safety concerns? Please explain:
No. Getting employee parking off the street will encourage investment in all surrounding land uses.

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

PROJECT # _____ - _____ PLN- _____ - _____ FEE \$ _____

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

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

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐
 Short Plat ☐ Conditional Use ☐ Other Zone Change

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

Applicant: Moody Family Property

Address: 9403 W Clearwater Dr, Kennewick, WA 99336

Telephone: 509-735-8411 Cell Phone: _____ Fax: _____ E-mail deanm@iwininsulation

Property Owner (if other than applicant): _____

Address: _____

Telephone: _____ Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 10188-4BP-5063-019 Acres 1.24 Zoning: RH

Address of property: 9496 W Clearwater Dr, Kennewick

Number of Existing Parking Spaces 0 Number of Proposed (New) Parking Spaces 37

Present use of property Vacant

Size of existing structure: N/A sq. ft. Size of Proposed addition/New structure: N/A sq. ft.

Height of building: N/A Cubic feet of excavation: 4000 CY Cost of new construction \$250,000

Benton County Assessor Market Improvement Value: unknown

Description of Project: Construct an axiliary parking lot.

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

Applicant's Signature _____

Date: 2/28/2023

Signature of owner or owner's authorized representative _____

Site Map

Exhibit 3



March 30, 2023

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

CountyParcelLayer		BlowOffValve		Pump		IrrigationMainline
IrrigationValve		GateValve		Riser		IrrigationServiceline
	<all other values>		Manhole		IVB	StreetName



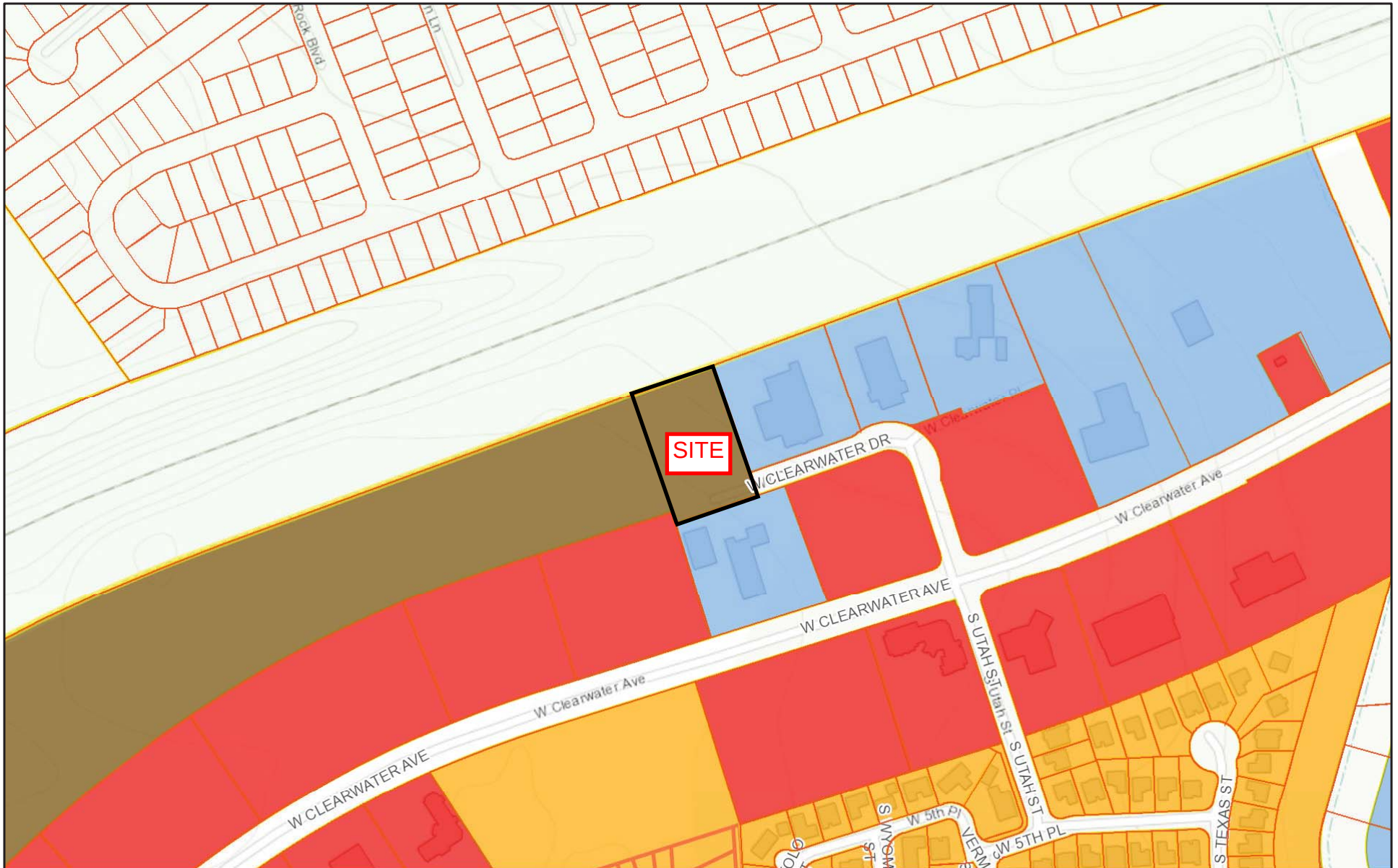
1 inch = 300 feet

1:3,600

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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



May 6, 2022

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

CountyParcelLayer **SurveyAddressPoint**

StreetName

<all other values>

Apartment

Building

Condo

Mobile Home

Parcel



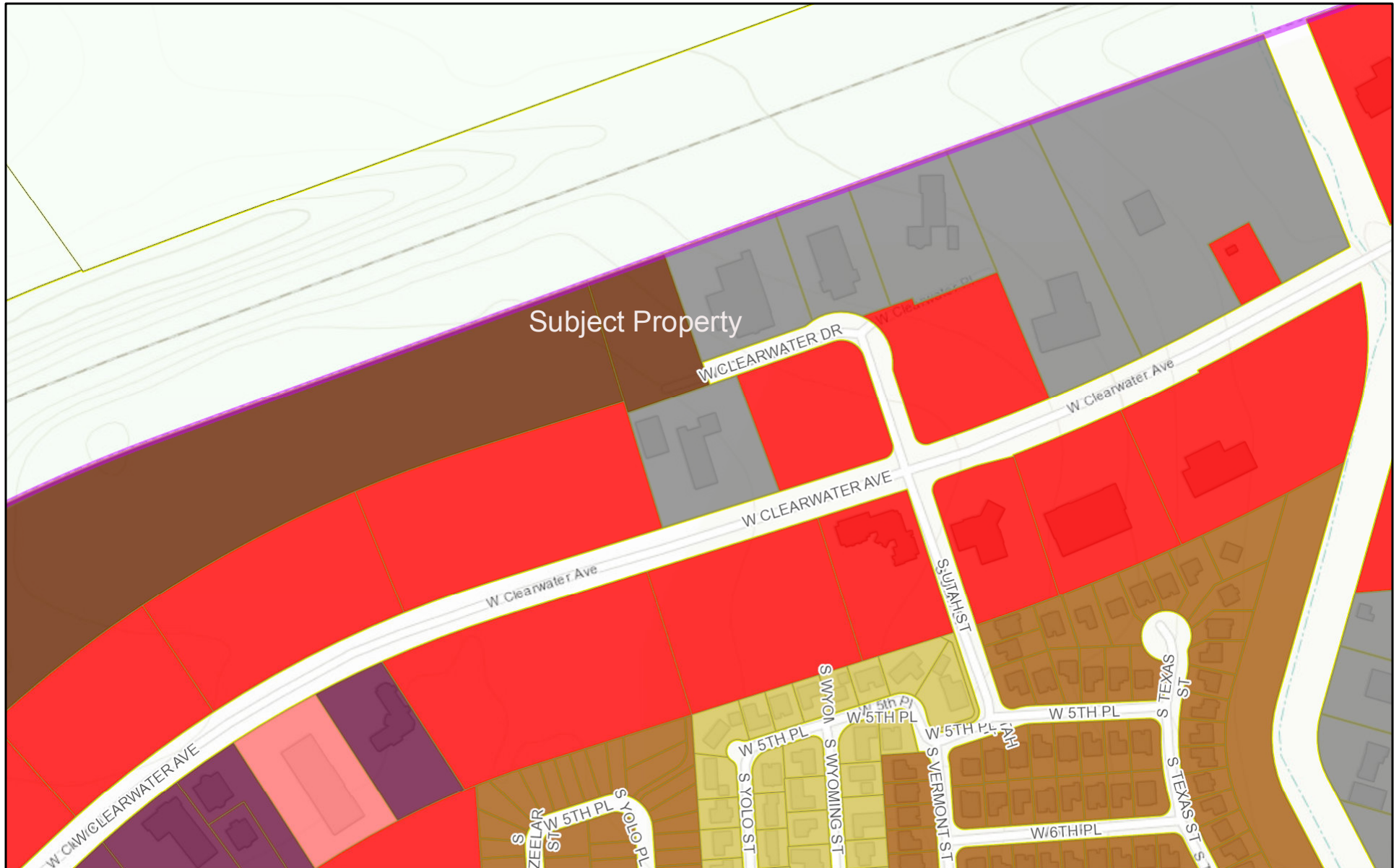
1 inch = 300 feet

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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

Zoning Map



April 6, 2023

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

StreetName
SurveyAddressPoint
<all other values>

Apartment
Building
Condo

Mobile Home
Parcel

SurveyCityLimits
SV_CI_KENNEWICK_10
SV_CI_RICHLAND_10

SV_CI_COUNTY_1



1 inch = 300 feet

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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

ArcGIS WebApp Builder
City of Kennewick



NOTICE OF MAILING

I, Steve Donovan, on 3/30, 2023
mailed 4 copies of NPH
for COZ-2023-0002
to surrounding properties within 300 feet

as shown on the attached list.



Signature

Exhibit 6

37
MOODY FAMILY PROPERTY, LLC
68908 E 669 PR NE
RICHLAND, WA 99352

37
CLA HOLDING, LLC
2137 KIMBERLY CIRCLE
EUGENE, OR 97405

37
TOM &VICKI SOLBRACK
2555 W HWY 24
OTHELLO, WA 99344

37
DESERT SAGEBRUSH PROPERTY, LLC
9304 W CLEARWATER DRIVE
KENNEWICK , WA 99336

KENNEWICK PLANNING COMMISSION**NOTICE OF PUBLIC HEARING**

April 17, 2023 6:30 p.m.

The Kennewick Planning Commission will hold a Public Hearing on Monday, April 17, 2023, at City Hall Council Chambers, 210 West 6th Avenue, at 6:30 p.m. or as soon as possible thereafter, to receive public comment on a proposed Change of Zone. Staff will be presenting their analysis and the Planning Commission will make a recommendation to the City Council on the item. The public hearing will be conducted in a hybrid setting which will allow interested parties to participate in person or virtually. To participate virtually in the hearing, use the link found at <https://www.go2kennewick.com/598/Planning-Commission>.

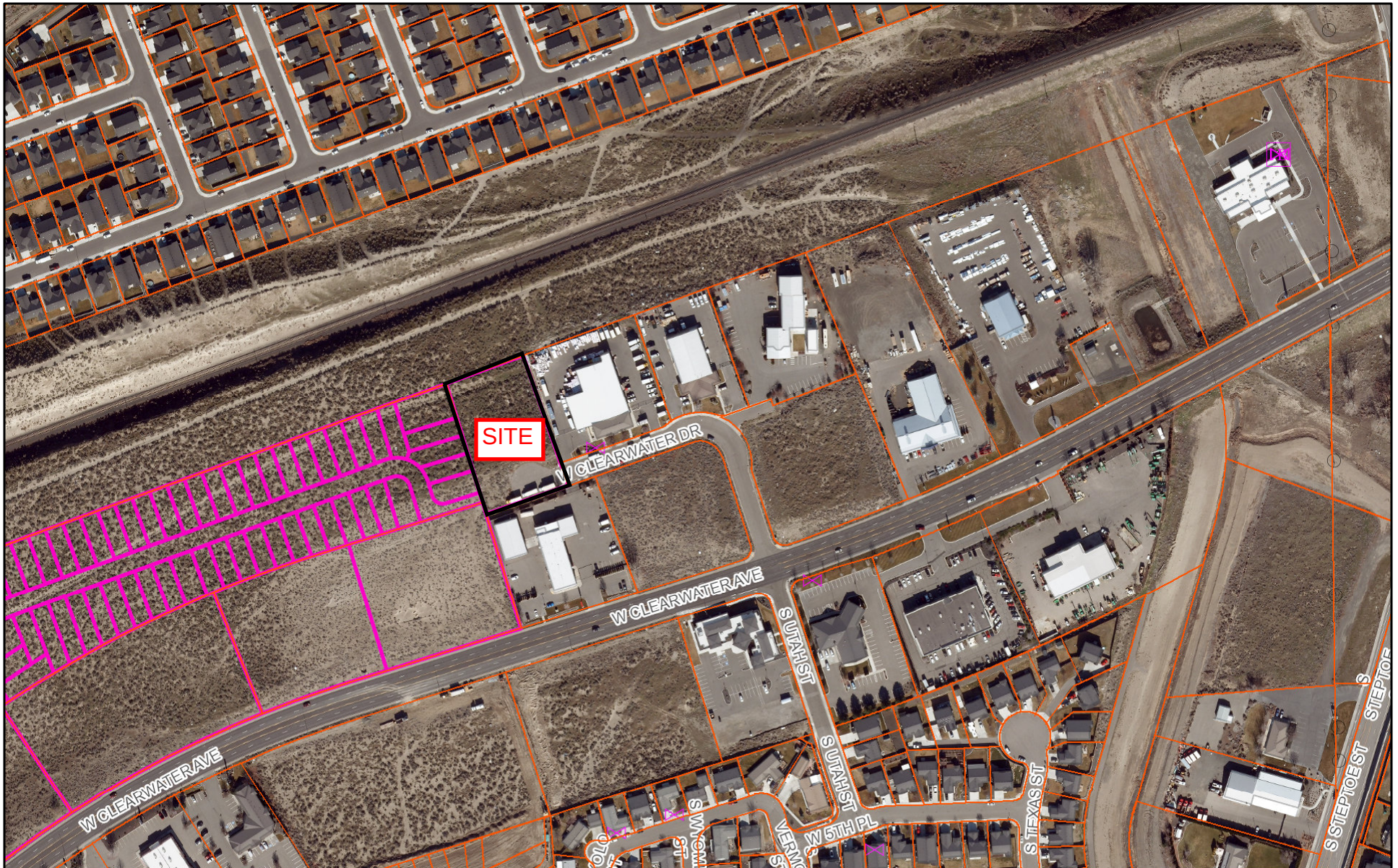
Permit# COZ-2023-0002 – A Change of Zone for 1.24 acres located at 9496 W Clearwater Drive, from Residential, High Density (RH) to Industrial, Light (IL). The site has an Industrial land use designation. **Review the site map on the back of this notice.**

Submit written comments to Matt Halitsky at matt.halitsky@ci.kennewick.wa.us or mail to PO Box 6108, Kennewick, WA 99336. For questions about this project, please call Steve Donovan (509) 585-4416.

The City of Kennewick welcomes full participation in public meeting by all citizens. 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 Steve Donovan 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.

Site Map

Exhibit 6



March 30, 2023

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

CountyParcelLayer		BlowOffValve		Pump		IrrigationMainline
IrrigationValve		GateValve		Riser		IrrigationServiceline
	<all other values>		Manhole		IVB	StreetName



1 inch = 300 feet

1:3,600

0 0.0275 0.055 0.11 mi

0 0.0425 0.085 0.17 km

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

ArcGIS WebApp Builder
City of Kennewick



Community Planning Department

210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED-2022-0020 / CPA-2022-0009

DESCRIPTION OF PROPOSAL: Change the land use designation of 1.24 acres from High Density Residential (HDR) to Industrial (I)

PROPONENT: Knutzen Engineering

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 9496 W Clearwater Ave

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 ___. 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: Anthony Muai, AICP

POSITION/TITLE: Community Planning Director

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

PHONE: (509) 585-4386

- ☒ 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:

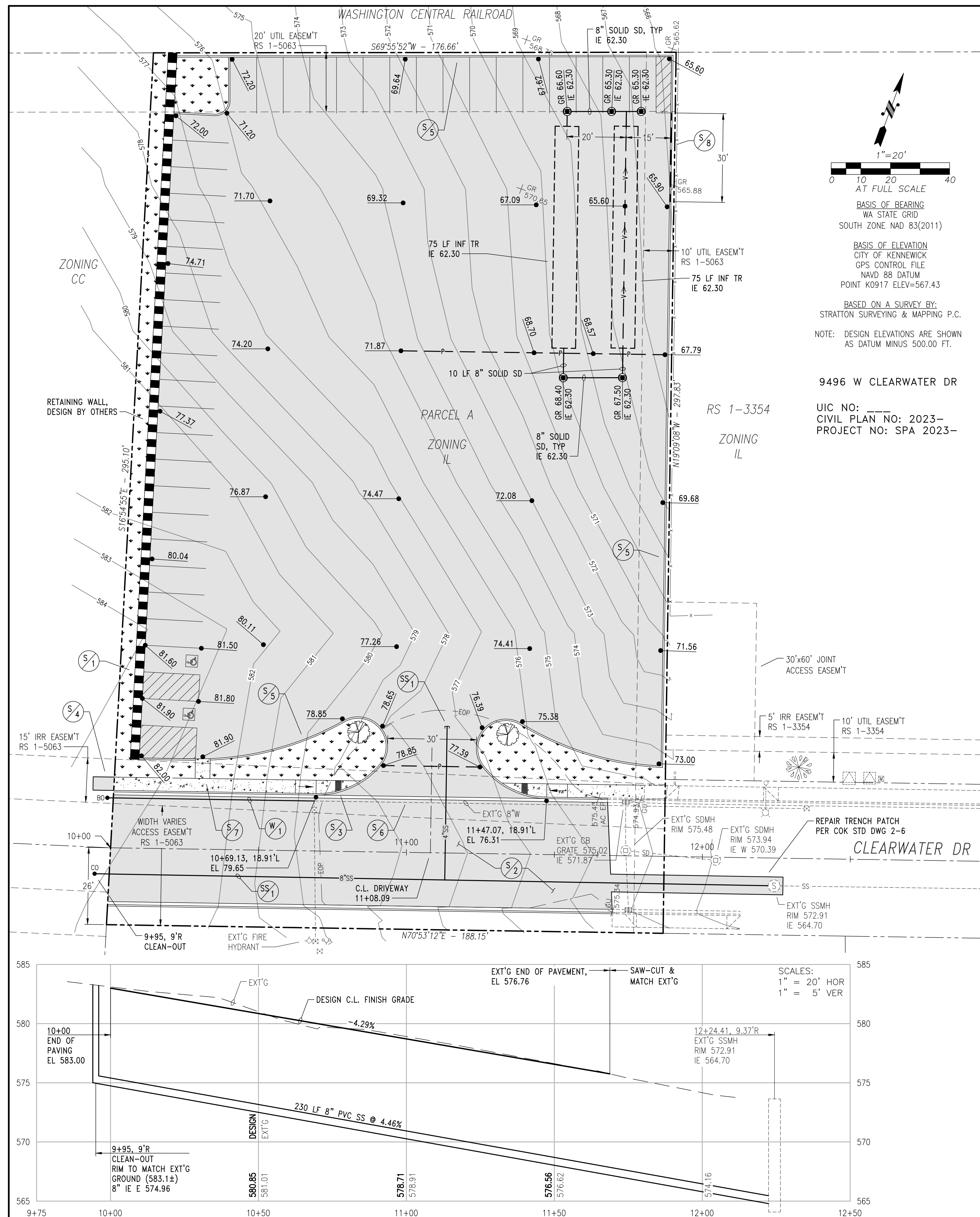
- ☒ No conditions.
- ☐ See attached condition(s).

Date: 18 July 2022

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 emailed to Benton Clean Air Authority, Confederated Tribes of Umatilla Indian Reservation, Department of Ecology SEPA Register, Department of Fish & Wildlife, Department of Natural Resources, Washington State Department of Transportation.



SYMBOL LEGEND		
EXISTING	PROPOSED	
		ACP
		CONCRETE
		GRAVEL
		LANDSCAPING
		EDGE OF PAVEMENT
		EDGE OF GRAVEL
		CURB
		CENTERLINE
		ROW/PROPERTY LINE
		EASEMENT
		ORIGINAL GROUND CONTOUR
		FENCE
		PAVING PEAK
		PAVING VALLEY
		DRAINAGE DIRECTION
		STORM DRAIN
		SANITARY SEWER LINE
		WATER LINE
		IRRIGATION LINE
		UNDERGROUND UTILITY LINE
		UNDERGROUND TELEPHONE LINE
		UNDERGROUND GAS LINE
		STREET LIGHT
		STREET SIGN
		SANITARY SEWER MANHOLE
		CLEAN OUT
		24" CATCH BASIN
		48" CATCH BASIN
		INFILTRATION TRENCH
		FLOW DIRECTION
		VALVE
		BACKFLOW PREVENTER DEVICE
		REDUCER
		FIRE HYDRANT
		PIPE STUB-OUT
		BLOW OFF
		WATER METER
		TELEPHONE PEDESTAL
		TRANSFORMER
		JUNCTION BOX
		CABLE TV PEDESTAL
		GRATE ELEV
		FINISH GRADE ELEV
		TOP OF CURB ELEV

-  **SURFACING**

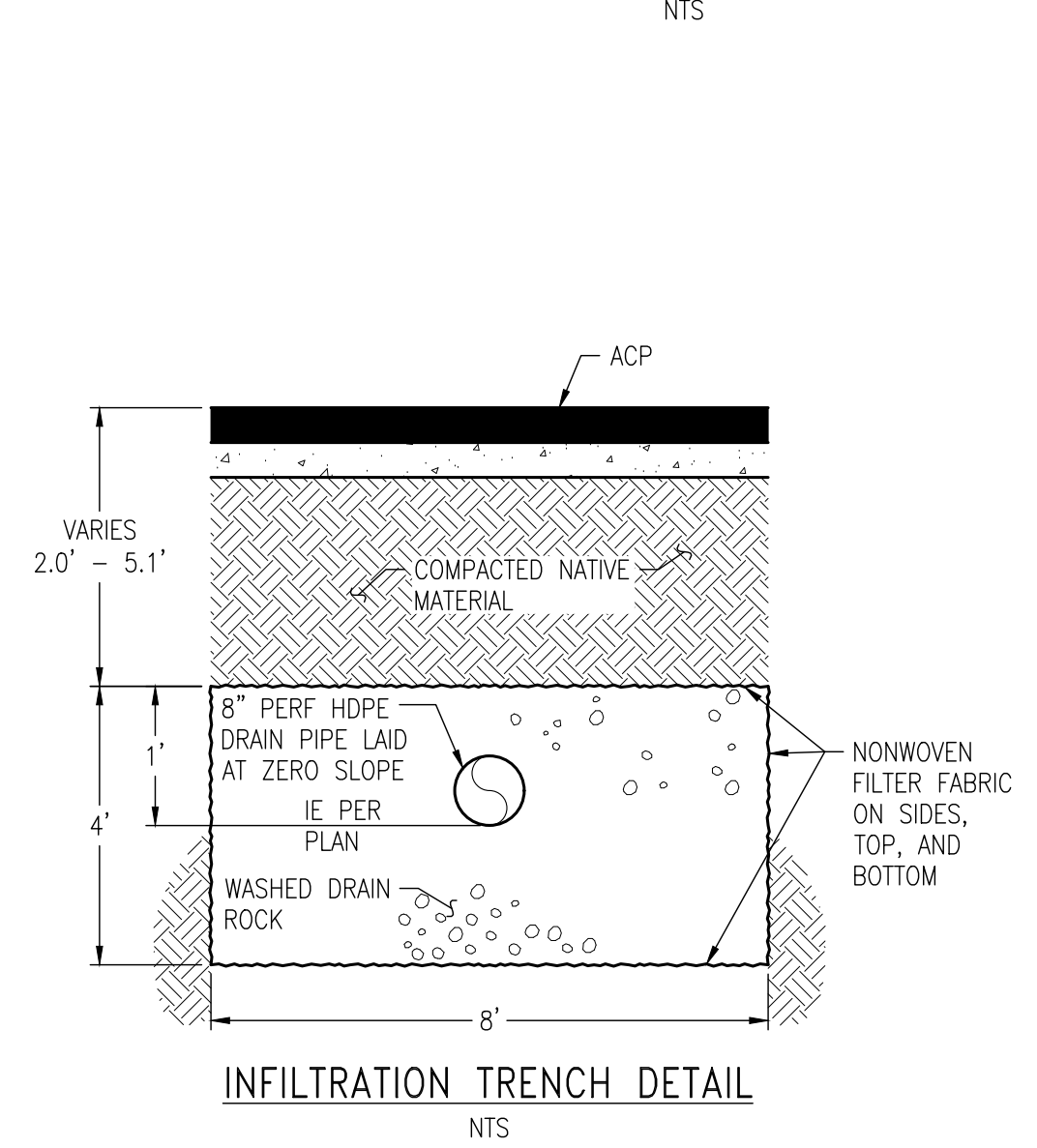
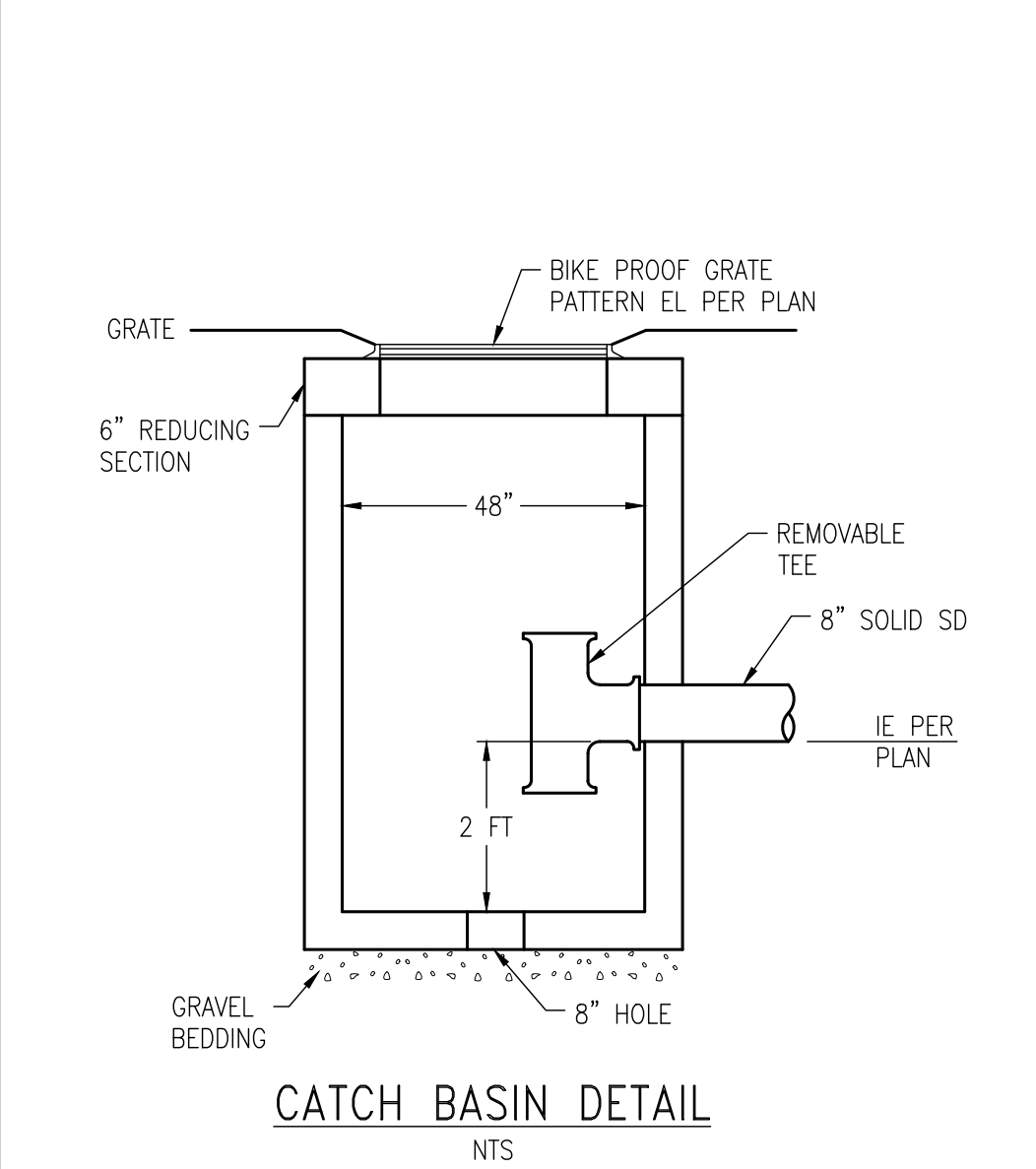
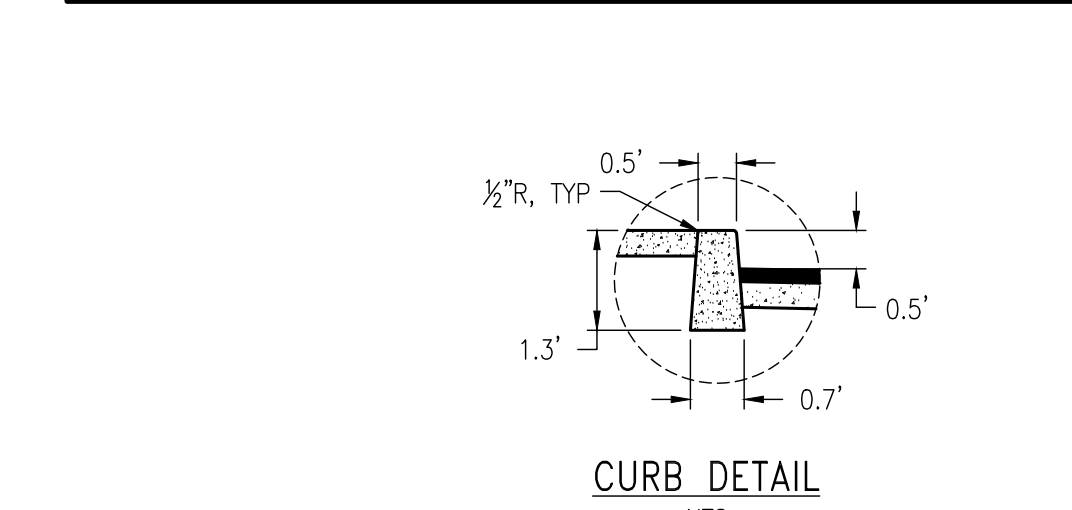
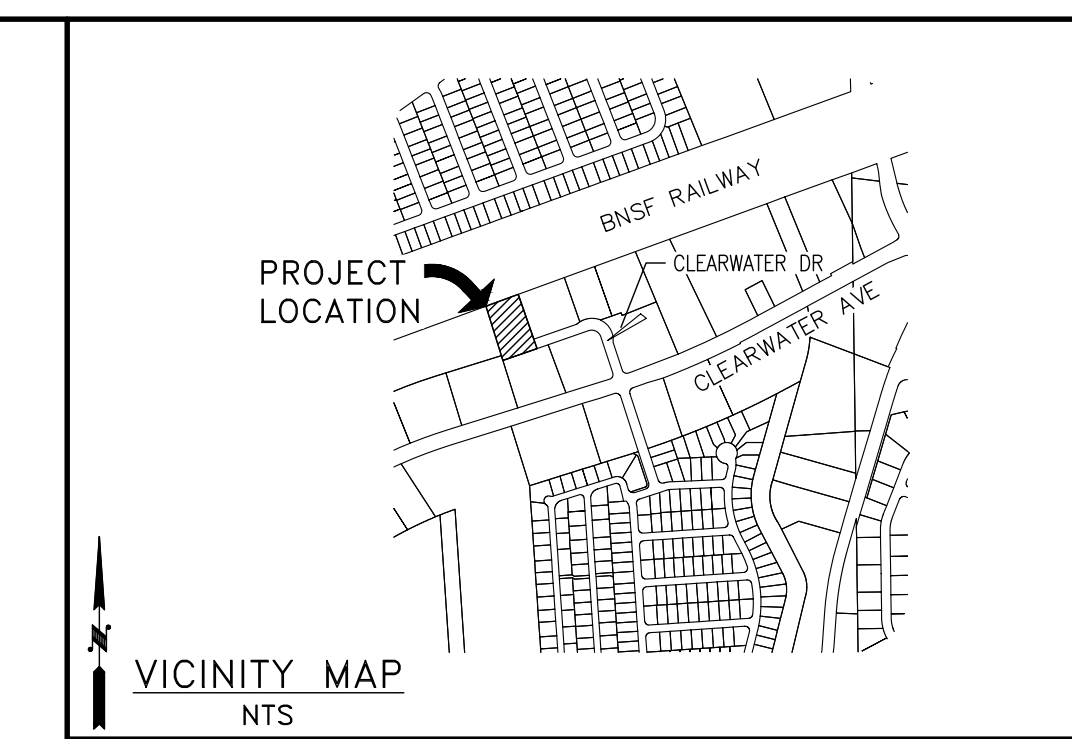
 1. RETAINING WALL, DESIGN BY OTHERS. TO BE BUILT UNDER A SEPARATE PERMIT.
 2. REMOVE 5,720± SF EXISTING PAVEMENT AND CONSTRUCT 168 LF CITY STD STREET PER COK STD DWG 2-1 AND SECTION A-A.
 3. CONSTRUCT ADA-COMPLIANT PEDESTRIAN RAMPS PER WSDOT STD PLAN F-40, 16-03.
 4. CONSTRUCT 7 FT LONG HMA RAMP PER COK STD DWG 2-14.
 5. ON-SITE CURB TO BE PER DETAIL THIS SHEET.
 6. CONSTRUCT VALLEY GUTTER PER COK STD DWG 2-9.
 7. CONSTRUCT 5' WIDE x 7'± LONG ADA COMPLIANT CONCRETE PEDESTRIAN PATH TO BACK OF SIDEWALK.
 8. CUT DOWN OR REMOVE 30" EXISTING CURB & MATCH EXISTING GRADE WITH NEW PAVING.

 **WATER**

 1. INSTALL 70 LF 8" PVC C900 WATER LINE AND TEMP BLOW-OFF PER COK STD DWG 4-1.

 **SEWER**

 1. CONSTRUCT 230 LF 8"SS PER COK STANDARDS, CLEAN-OUT PER COK STD DWG 3-1.



<u>UTILITIES & SERVICES</u>			
<u>UTILITY</u>	<u>DESIGN</u>	<u>SIGNED BY</u>	<u>DATE</u>
IRRIGATION	KENNEWICK IRR. DISTRICT		
POWER	BENTON PUD NO. 1		
TELEVISION	CHARTER COM		
TELEPHONE	ZIPLY		
GAS	CASCADE NATURAL GAS		
TRANSIT	BEN FRANKLIN TRANSIT	N/A	
APPROVED FOR CONSTRUCTION:			
CITY OF KENNEWICK		DATE	

OWNER/DEVELOPER
Mr. Dean Moody
Inter-Mountain West Insulation
9304 W Clearwater Dr, Ste A
Kennewick, WA 99336
PHONE: 509-735-8411
EMAIL: deanm@iwinsulation.com

CALL 811 BEFORE YOU DIG

IMW INSULATION

AUXILIARY PARKING LOT
DRAINING, UTILITIES, & DRAINAGE



**HALL ENGINEERING
ASSOCIATES**

10 SOUTH AUBURN
KENNEWICK, WA 99336
(509) 582-2200