



CITY OF KENNEWICK HEARING EXAMINER
Andrew Kottkamp, Hearing Examiner

AGENDA

**MONDAY, MAY 8, 2023
6:00 P.M.**

**CITY OF KENNEWICK
HYBRID COUNCIL CHAMBERS & VIRTUAL MEETING
210 W. 6TH AVE, KENNEWICK, WA 99336**

Procedure for Participation

- Please register and sign in to Zoom 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

Preliminary Plat (SUB-2023-0001), "Shade Tree" proposing to subdivide 4.43 acres into 14 lots over two phases, generally located 8001 W. 10th Avenue. The site is currently zoned Residential, Suburban Density (RS), the Comprehensive Plan designation is Low Density Residential. The applicant is Kevin Bethje, MSG Pasco, Inc., 809 S. Auburn Street, Kennewick, WA 99336. Property owner is Tanner & Desiree Lindstrom, PO Box 903, Richland, WA 99352.

IV. ADJOURN



COMMUNITY PLANNING DEPARTMENT
STAFF REPORT AND RECOMMENDATION TO
THE HEARING EXAMINER

FILE No: SUB-2023-0001

Staff Report Date:	12 April 2023
Public Hearing Date and Location:	8 May 2023, City Council Chambers / Online Hybrid
Report Prepared By:	Matt Halitsky, AICP, Senior Planner
Report Reviewed By:	Steve Donovan, AICP, Planning Manager
Summary Recommendation:	The City of Kennewick RECOMMENDS APPROVAL with conditions of Preliminary Plat SUB-2023-0001.
Summary of Proposal:	A Preliminary Plat proposed to subdivide 4.43 acres into 14 lots.
Proposal Location:	8001 W 10 th Avenue Parcel Number 1-0789-101-3763-001
Legal Description:	THAT PARCEL OF LAND BEING LOT 1 OF THAT CERTAIN SHORT PLAT RECORDED UNDER VOLUME 1 OF SHORT PLATS AT PAGE 3763, RECORDS OF BENTON COUNTY, WASHINGTON, LOCATED IN A PORTION OF THE NORTHWEST AND NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BENTON COUNTY, WASHINGTON.
Property Owner(s):	Tanner and Desiree Lindstrom PO Box 903 Richland, Washington 99352
Applicant:	MGS Pasco, Inc. 809 S Auburn St Kennewick, Washington 99336
Engineer:	Knutzen Engineering 5401 Ridgeline Drive # 160 Kennewick, Washington 99338

Surveyor: Kevin Bethje
MGS Pasco, Inc.
809 S Auburn St
Kennewick, Washington 99336

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	2 March 2022
Application Submittal	7 February 2023
Determination of Completeness Issued	22 February 2023
Notice of Application	22 February 2023
Property Posting Sign	22 February 2023
City Department Review Meeting	N/A
SEPA Threshold Determination Issued	N/A
SEPA Appeal Period Ends	N/A
Date of Published Notice of Public Hearing	23 April 2023
Date of Mailed Notice of Public Hearing	20 April 2023

Exhibits:

1. Staff Report
2. Preliminary Plat
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Public Works Department comments 3/23/2023
5. Traffic Engineering Division comments 4/12/2023
6. Building Division comments 2/28/2023
7. Parks Memorandum 4/13/2023
8. WA Dept of Archaeology & Historic Preservation comments 3/8/2023
9. Kennewick Irrigation District comments 3/8/2023
10. Benton Franklin Heath District comments 2/27/2023
11. Benton Public Utility District comments 2/27/2023
12. Kennewick School District comments 4/18/2023

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (SUB-2023-0001) is a request for the subdivision of 4.43-acres into 14 lots over two phases. The project is generally located at 8001 W 10th Avenue. The subject property is currently vacant. The plat is proposed as Shade Tree Subdivision.

The site has a Comprehensive Plan Land-Use Designation of Low Density Residential and is zoned Residential, Suburban (RS). The minimum lot size in the RS zone is 10,500 square feet.

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 Residential Design Standards apply to this project.

Property History:

The City of Kennewick annexed the property and zoned it Agricultural in October 1994 via Ordinance 3580. In May 2006, the City adopted Ordinance 5148, which changed the zoning designation from Agricultural to Residential, Suburban. In January 2023, a Short Plat (SP-2022-0051) was recorded, splitting the existing single-family dwelling and shop from the larger parcel to be subdivided under the current application.

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2), the RS zoning district has a minimum lot size requirement of 10,500 square feet.

The proposed development has a minimum residential lot area of 10,502 square feet, a maximum residential lot area of 16,721 square feet, with an overall lot average of 12,531 square feet.

As proposed, the preliminary plat meets the Residential Development Standards pursuant to KMC 18.12.010(A.2), and is subject to the Residential Design Standards, Single-Family.

Traffic:

In Exhibit 5, the Traffic Engineering Division provided comments on the proposal. A trip generation and distribution analysis is not required for the proposal. The applicant is required to record a 15-foot public sidewalk, utility, and irrigation easement along W 10th Ave, while a similar 18-foot easement is required along S Florida Pl. All pedestrian facilities within public rights-of-way and easements are required to be ADA compliant. A Transportation Impact Fee (TIF) is also required, and currently calculated at \$21,233.66 for the proposed development. TIF is assessed at building permit issuance and due prior to issuance of a Certificate of Occupancy.

Storm Water:

Storm water design, construction and post construction must meet the requirements of KMC Section 14.28.045 and COK Standard Specification 5-8.

Streets & Utilities:

Proposed public roads, water services and sewer services must be constructed to applicable City of Kennewick Standard Specifications and Drawings. In Exhibit 4, the Public Works Department addresses water and sewer requirements.

Parks:

The proposed development is in Service Area 1. Pursuant to Ordinance 5736, the Park Impact Fee for Service Area 1 is \$1,064 per Single-Family Unit. The impact fee is assessed at building permit application and due and payable prior to issuance of a Certificate of Occupancy by the City (Exhibit 7).

Critical Areas:

There do not appear to be any mapped critical areas within the subject property.

Schools:

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

Per a letter from the Kennewick School District (Exhibit 12) dated 18 April 2023, the District has the capacity to add students at all levels and at all three schools referenced above. In addition, the School District requests that considerations are made for school bus access to the subdivision.

Surrounding Property:

A mixed-use development is currently under construction to the north of the subject property, and is zoned Commercial, Community (CC). To the east is a residential subdivision zoned Residential, Medium Density (RM). The land to the south and west of the subject property is located outside of the city limits in unincorporated Benton County. An orchard lies to the south, while large-lot development zoned Urban Growth Area Residential (county) is located to the west.

The proposed Preliminary Plat is consistent with the existing mix of residential neighborhoods within the area and is congruous with the existing uses on the adjacent properties. Development of the site is subject to the Residential Design Standards.

Provisions for Public Health, Safety, and Welfare:

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

Appropriate provisions have been made for, but are not limited to, the public health, safety, and general welfare; for open spaces, drainage ways, streets or roads, alleys, public sidewalks, utility easements and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, and the proposed subdivision has considered all other relevant facts and other planning features that assure safe walking conditions for students who walk to and from school.

Comprehensive Plan:

Staff is of the opinion that this request is consistent with and generally conforms to the City's Comprehensive Plan, and it will implement goals and policies of the Comprehensive Plan. Particularly the following:

RESIDENTIAL GOAL 1: Provide for attractive, walkable, and well-designed residential neighborhoods, with differing densities and compatible with neighboring areas.

The proposed Preliminary Plat is consistent with the Comprehensive Plan Land Use and complies with development standards for the Residential, Suburban (RS) zoning district. The applicant intends to develop a single-family residential neighborhood.

RESIDENTIAL GOAL 2: Provide appropriate public facilities supporting residential areas.

POLICY1: Ensure provision of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.

POLICY 2: Encourage irrigation service throughout residential areas, when available, to support and maintain healthy landscaping.

POLICY 3: Deny residential developments if concurrency is not met for transportation, water, and sewer, or appropriately condition.

The proposed development will be constructed with the required infrastructure improvements that meet applicable standards.

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

POLICY 2: Residential Low Density: Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.

As proposed, the development meets Goal 3 and Policy 2 by providing a transition from the more dense neighborhoods to the north and east and the unincorporated county lands to the south and west.

The City of Kennewick hereby RECOMMENDS that Preliminary Plat SUB-2023-0001 be APPROVED with the following conditions:

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Residential Design Standards – Single-Family Residential.
2. A 10-foot landscaping strip consisting of ground cover and street trees every 40 feet is required along W 10th Avenue.
3. A landscape plan must be submitted for approval for all common areas, open spaces and rights-of-way not left in a natural state, listing the number, location, and species

EXHIBIT 1

of trees, sizes of plant material, and ground cover prior to final plat approval. Street trees shall be placed at 40-foot intervals and within five feet of the back of sidewalk for curb tight sidewalks. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.

4. Provide a bond or cash deposit for incomplete sidewalks and applicable landscaping prior to final plat approval. Trees for the individual residential lots shall be planted prior to receiving certificate of occupancy for each new home.
5. Any fencing along W 10th Avenue must satisfy the arterial street fencing requirements of the Residential Design Standards, with a minimum two-foot wide masonry column at least every 50-feet.
6. All fees required by the City shall be paid prior to approval of the final plat.
7. All development of the plat shall be in conformance and consistent with the plat drawing which was admitted as Exhibit 2.
8. Comply with the memorandum from the Building Division dated 28 February 2023 (Exhibit 6).
9. Comply with the memorandum from the Public Works Department dated 23 March 2023 (Exhibit 4).
10. Comply with the Traffic Engineering Division comments dated 12 April 2023 (Exhibit 5).
11. At the request of the Washington Department of Archaeology and Historic Preservation (DAHP), an archaeological survey of the project area must be completed and a report produced prior to any ground disturbing activities. Concurrence with the report findings by DAHP, the City of Kennewick, and relevant Tribes is required prior to Final Plat approval (Exhibit 8).
12. Comply with the requirements of the Kennewick Irrigation District dated 8 March 2023 (Exhibit 9).
13. Comply with the email submitted by the Benton Public Utility District dated 27 February 2023 (Exhibit 11).
14. Comply with the email submitted by the Benton Franklin Health District dated 27 February 2023 (Exhibit 10).
15. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
16. The applicant and/or all of its successors must execute a written agreement to the satisfaction of the City Attorney, which will allow the City to establish enforceable arrangements for maintenance of any common areas, open spaces, private roads and common landscape areas, should the Homeowner's Association fail or refuse to maintain these areas.
17. The Preliminary Plat (SUB-2023-0001) 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.

SHADE TREE
PRELIMINARY PLAT

A SUBDIVISION OF LOT 1 OF SHORT PLAT 3763
LOCATED IN A PORTION OF THE NW AND NE 1/4 OF
THE NE 1/4 OF SECTION 7
T8N, R29E, W.M.
CITY OF KENNEWICK
BENTON COUNTY, WASHINGTON

JOB NO. 21-562 APRIL 13, 2023
SHEET 1 OF 2

APPROVALS

ZIPLY FIBER	TITLE	DATE
CASCADE NATURAL GAS CORPORATION	TITLE	DATE
CHARTER COMMUNICATION	TITLE	DATE

THE ANNEXED PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF KENNEWICK,
STATE OF WASHINGTON.

CITY OF KENNEWICK PLAT ADMINISTRATOR FP SUB-2023-0001 1-0789-101-3763-001	DATE
KENNEWICK CITY ENGINEER	DATE
MAYOR, CITY OF KENNEWICK	DATE
ATTEST: CITY CLERK	DATE

KENNEWICK IRRIGATION DISTRICT APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE
KENNEWICK IRRIGATION DISTRICT, THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO
SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION
WATER UNDER THE OPERATING RULES AND REGULATION OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS
OF RCW 58.17.310 AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20__ A.D.

KENNEWICK IRRIGATION DISTRICT	DATE
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PUBLIC UTILITY DISTRICT CERTIFICATE

THE UTILITY EASEMENTS ARE HEREBY APPROVED BY BENTON COUNTY PUBLIC UTILITY DISTRICT NO. 1.

BENTON PUD	DATE
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BENTON COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND
INCLUDING THE YEAR ____ A.D., PARCEL NUMBER 1-0789-101-3763-001

BENTON COUNTY TREASURER	DATE
BENTON COUNTY ASSESSOR	DATE

OWNERS CERTIFICATE

WE, TDKJ RESIDENTIAL PROPERTY, LLC HEREBY CERTIFY THAT WE ARE THE OWNER'S OF THE TRACT
OF LAND DESCRIBED HEREON, AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND THE
LOTS CREATED AS SHOWN ON THIS RECORD SURVEY AND A BINDING SITE PLAN AND THAT THE
UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

ACKNOWLEDGMENT

STATE OF _____ SS. }
COUNTY OF _____

I THE UNDERSIGNED, A NOTARY IN AND FOR THE STATE OF _____ HEREBY CERTIFY
THAT ON THIS ____ DAY OF _____, 2023

PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE
FOREGOING "DEDICATION", AND ACKNOWLEDGED TO ME THAT THEY SIGNED SAID INSTRUMENT AS THEIR
FREE AND VOLUNTARY ACT AND DEED FOR THE USES AND PURPOSES THEREIN MENTIONED, AND ON
OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.

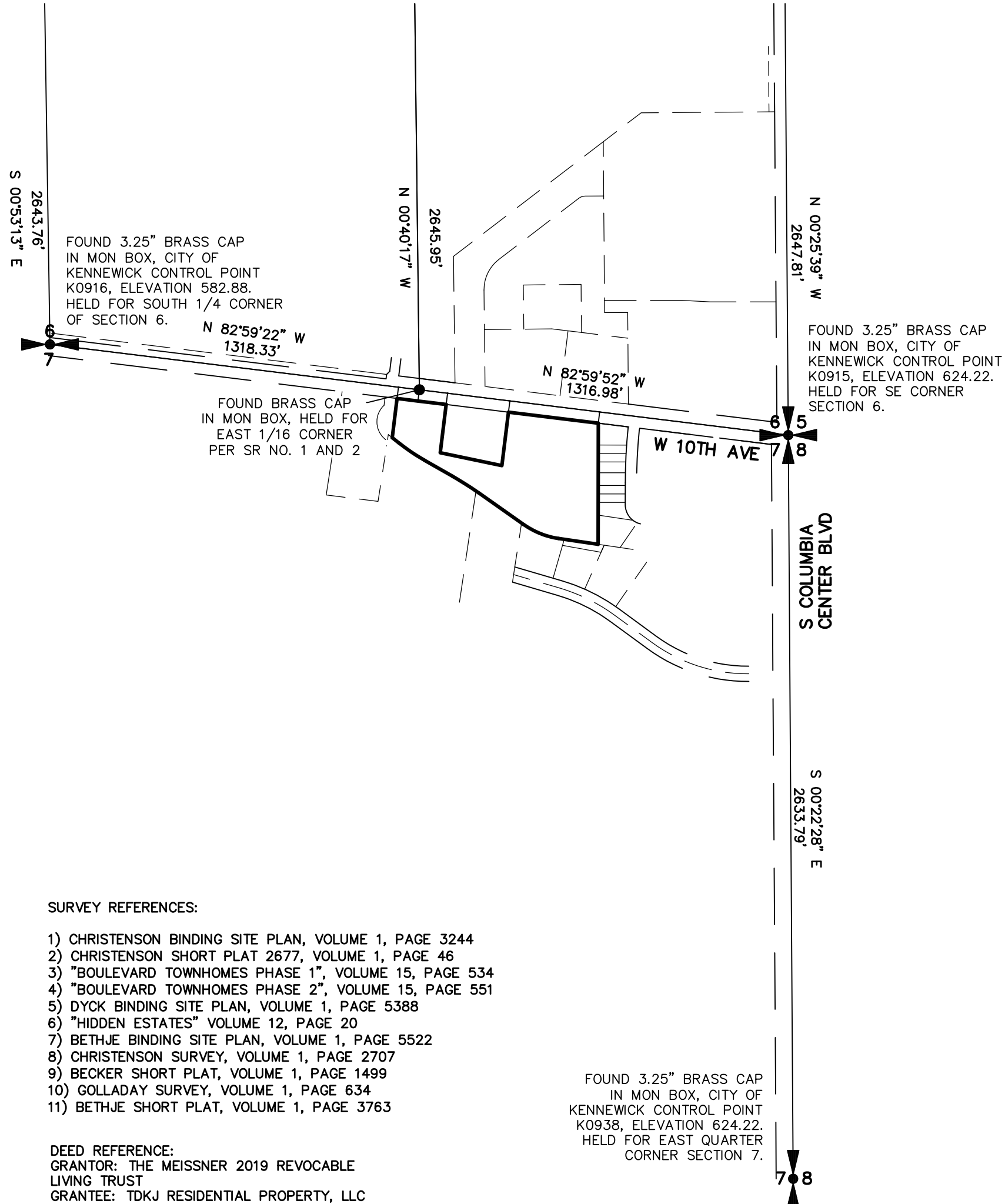
IN WITNESS WHEREOF I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL THE DAY AND
YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT ____ MINUTES PAST ____ THIS ____
DAY OF _____, 2023 AND RECORDED IN VOLUME ____
OF PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON
AT THE REQUEST OF TDKJ RESIDENTIAL PROPERTY, LLC.

BENTON COUNTY AUDITOR	BY DEPUTY COUNTY AUDITOR
FEE NO.	INDEX No.



SURVEY REFERENCES:

- 1) CHRISTENSON BINDING SITE PLAN, VOLUME 1, PAGE 3244
- 2) CHRISTENSON SHORT PLAT 2677, VOLUME 1, PAGE 46
- 3) "BOULEVARD TOWNHOMES PHASE 1", VOLUME 15, PAGE 534
- 4) "BOULEVARD TOWNHOMES PHASE 2", VOLUME 15, PAGE 551
- 5) DYCK BINDING SITE PLAN, VOLUME 1, PAGE 5388
- 6) "HIDDEN ESTATES" VOLUME 12, PAGE 20
- 7) BETHJE BINDING SITE PLAN, VOLUME 1, PAGE 5522
- 8) CHRISTENSON SURVEY, VOLUME 1, PAGE 2707
- 9) BECKER SHORT PLAT, VOLUME 1, PAGE 1499
- 10) GOLLADAY SURVEY, VOLUME 1, PAGE 634
- 11) BETHJE SHORT PLAT, VOLUME 1, PAGE 3763

DEED REFERENCE:

GRANTOR: THE MEISSNER 2019 REVOCABLE
LIVING TRUST
GRANTEE: TDKJ RESIDENTIAL PROPERTY, LLC
AF NO. 2021-049772
DATE: 10-29-2021

FOUND 3.25" BRASS CAP
IN MON BOX, CITY OF
KENNEWICK CONTROL POINT
K0938, ELEVATION 624.22.
HELD FOR EAST QUARTER
CORNER SECTION 7.

PARCEL NUMBER
1-0789-101-3763-001

PERIMETER DESCRIPTION

THAT PARCEL OF LAND BEING LOT 1 OF THAT CERTAIN SHORT PLAT RECORDED UNDER VOLUME 1 OF SHORT PLATS AT
PAGE 3763, RECORDS OF BENTON COUNTY, WASHINGTON, LOCATED IN A PORTION OF THE NORTHWEST AND NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BENTON
COUNTY, WASHINGTON.

HORIZONTAL DATUM:

WASHINGTON SOUTH STATE PLANE COORDINATE SYSTEM,
NAD83/11 PER CITY OF KENNEWICK CONTROL POINTS K0915,
K0916, K0938 AND K0924.

BENCH MARK:

CITY OF KENNEWICK CONTROL K0915, BRASS CAP IN MONUMENT CASE AT THE
INTERSECTION OF W 10TH AVE AND COLUMBIA CENTER BLVD.
ELEVATION = 624.22' CITY OF KENNEWICK DATUM (NAV088)

SURVEYOR'S CERTIFICATE

I, KEVIN L. BETHJE, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON
(REGISTRATION No. 38490) HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON
AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON AND THAT SAID SURVEY IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE. SAID SURVEY WAS PERFORMED BY ME OR
UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE SURVEY
RECORDING ACT AT THE REQUEST OF TDKJ RESIDENTIAL PROPERTIES, LLC IN JANUARY, 2023.

KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38490

04-13-2023
DATE



04-13-2023

MGS PASCO, INC. MAKES NO WARRANTIES AS TO MATTERS OF
UNWRITTEN TITLE SUCH AS ADVERSE POSSESSION, ACQUIESCENCE,
ESTOPPLE, ETC.

PREPARED BY:
MGS PASCO, INC.
809 S AUBURN ST.
KENNEWICK, WA 99336
509-491-1071

**NOTICE OF PUBLIC HEARING****PLAT MAP ON BACK**

Proposal: MGS Pasco, Inc., on behalf of Tanner and Desiree Lindstrom, submitted a preliminary plat application to subdivide 4.43 acres into 14 lots, located at 8001 W 10th Avenue. The Comprehensive Plan Land Use Designation for the site is Low Density Residential. The site is zoned Residential, Suburban (RS), and is subject to the Residential Design Standards. The file number is SUB-2023-0001.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at **6:00 p.m. on 8 May 2023 at 210 W 6th Avenue, City Hall Council Chambers**. The meeting will be conducted in a hybrid format, which allows in-person or virtual participation. To participate in the meeting virtually, use the link found at www.go2kennewick.com/244/Hearing-Examiner.

Submitting Written Comments

- The City asks all members of the public that would like to comment regarding the Public Hearing to fill out an online form at <https://www.go2kennewick.com/244/Hearing-Examiner> no later than 5:00 p.m. on Friday, May 5th to be included in the Hearing Examiner packet for the record.
- Interested parties may also submit written comments to P.O. Box 6108, Kennewick, WA 99336; or e-mail matt.halitsky@ci.kennewick.wa.us no later than 5:00 p.m. on Friday, April 28th to be included in the Hearing Examiner packet for the record. Comments received after that date will be presented at the hearing.

Commenting at the Meeting

- If you wish to comment during the Public Hearing, please register at <https://www.go2kennewick.com/244/Hearing-Examiner>. Registrations must be received by 4:00 p.m. on Monday, May 8th.

Determination of Completeness: The application was determined complete for processing on 22 February 2023.

Project Permits Associated with this Proposal: Civil

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 8 May 2023.

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.

Matthew Halitsky, Senior 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, Matt Halitsky, Development Services Department at (509) 585-4416 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

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

21562SUB1.DWG

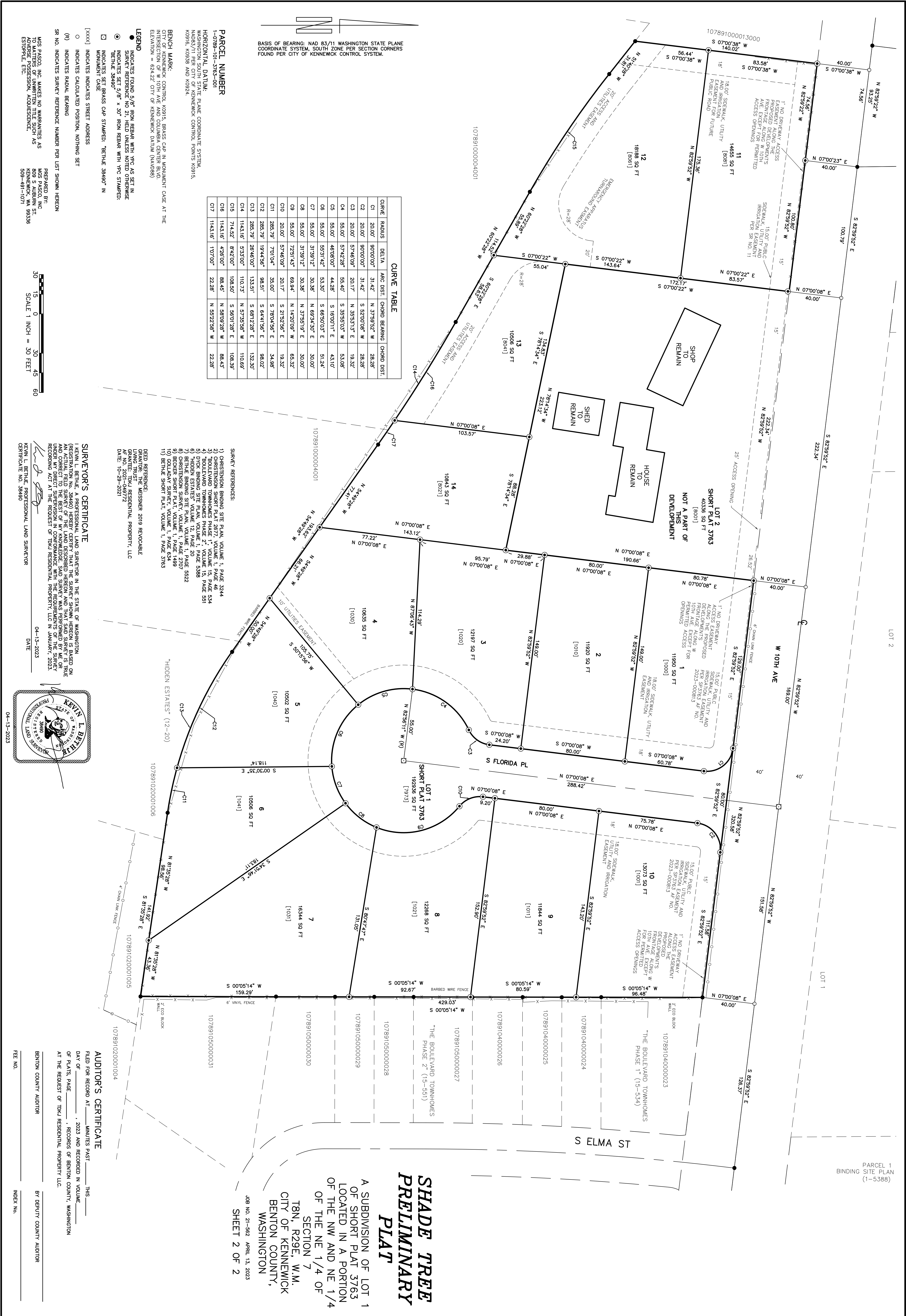


Exhibit 3

37

TDKJ RESIDENTIAL PROPERTY LLC
PO BOX 903
Richland, WA 99352

37

HOLLIS A EGGERS TRUSTEE
1002 S EELMA ST
Kennewick, WA 99338

37

JANICE A BARNEY TRUSTEE
7745 W 11TH AVE
Kennewick, WA 99338

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MARILYN LEISKE
1010 S ELMA STREET
Kennewick, WA 99338

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TRACY & SHARON DAVIN
1018 S ELMA ST
Kennewick, WA 99338

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FAYE UNA NORTON KELLIHER TRUSTEE
1058 S ELMA ST
Kennewick, WA 99338

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LYNDA L KELLEY
1050 S ELMA ST
Kennewick, WA 99338

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SHARON CROMAR
1026 S ELMA ST
Kennewick, WA 99338

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KARYL J WAHL
1042 SOUTH ELMA STREET
Kennewick, WA 99338

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DAVID & JUDITH LINI
1034 S ELMA ST
Kennewick, WA 99338

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HARMONY DEVELOPMENT LLC
2323 EAGLE RIDGE COURT
Richland, WA 99354

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PATRICK G & VICKI L KIRBY
7697 W 10TH PL
Kennewick, WA 99338

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STEVE G SAUER
8101 W 10TH AVE
Kennewick, WA 99337

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MICHAEL & MICHELLE SKALSTAD
7800 W 12TH AVE
Kennewick, WA 99338

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MICHAEL M & MARIJO BOWE
7806 W 12TH AVE
Kennewick, WA 99338

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ISMAEL JR & CHRISTINA N TORRES
7712 W 12TH AVE
Kennewick, WA 99338

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HANSEN PARK HOMEOWNERS ASSOC
6855 CLEARWATER AVE #A101
Kennewick, WA 99336

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PATRICIA A HARDY
7727 W 11TH AVE
Kennewick, WA 99338

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LESLIE A PEARSON ET AL
7694 W 11TH AVE
Kennewick, WA 99338

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ADRIANA ELIZABETH SILVA
7710 W 10TH PL
Kennewick, WA 99338

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HANSEN PARK DEVELOPMENT LLC
7710 NE VANCOUVER MALL DR
Vancouver, WA 98662

37

PHILIP M & JANICE LYNCH
7700 W 12TH AVE
Kennewick, WA 99338

37

10 WEST LLC
7710 NE VANCOUVER MALL DR STE C
Vancouver, WA 98662

37

GORDON & SALLY BEEMAN
788 S GEORGIA ST
Kennewick, WA 99336

37

LAMBERT PROPERTIES LLC
120 NEWPORT CENTER DR STE 100
Newport Beach, CA 92660

37

PARK AVENUE AT HANSEN PARK LLC
7710 NE VANCOUVER MALL DR, STE C
Vancouver, WA 98662

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BRADLEY S & JENNIFER F SCHRODER
1039 S ELMA ST
Kennewick, WA 99338

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CARA L ANDERSON
1031 S ELMA ST
Kennewick, WA 99338

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ROSEMARIE BARTLETT
1047 S ELMA ST
Kennewick, WA 99338

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EUGENE D ROE
7740 W 11TH AVE
Kennewick, WA 99338

Exhibit 3

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DOROTHY L LANG
7782 W 10TH PL
Kennewick, WA 99338

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LORRIE DAWSON
7709 W 11TH AVE
Kennewick, WA 99338

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GUSTAVO OLIVAS
8205 W 10TH AVE
Kennewick, WA 99336

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ASHLIE M ZAJAC
8101 W 9TH AVE
Kennewick, WA 99336

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BYRON GLENN & DOREEN E MILLER
759 S HAWAII ST
Kennewick, WA 99336

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BRUCE Q & KATHRYN M PEERY
7706 SW 12TH AVE
Kennewick, WA 99338

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MITCHELL T & CELENE L LOCKARD
762 S GEORGIA ST
Kennewick, WA 99336

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MARGARET J WILLIAMS
7764 W 10TH PL
Kennewick, WA 99336

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KEVIN H & ANNA M PANNELL
7807 W 12TH AVE
Kennewick, WA 99338

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TIMOTHY T & YONIE K GOODMAN
37133 S OLYMPIA ST
Kennewick, WA 99338

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KATHRYN S BURLINGAME
7691 W 11TH AVE
Kennewick, WA 99338

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JOANNE BRYAN
7746 W 10TH PL
Kennewick, WA 99338

37

JESUS GUSTAVO OLIVAS
8205 W 10TH AVE
Kennewick, WA 99336

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CATHERINE GOSNELL
7710 W 11TH AVE
Kennewick, WA 99338

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SALLY A ASHBY
7719 W 10TH PL
Kennewick, WA 99338

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DUANE & ELIZABETH PRIMOZICH
7728 W 10TH PL
Kennewick, WA 99338

37

GERALD M BARTON
7707 W 12TH AVE
Kennewick, WA 99338

37

DENNIS G & ALETA M MCLAIN
7700 W 11TH AVE
Kennewick, WA 99338

37

RICHARD & DIANE LEA MIROS
TRUSTEES
7673 W 11TH AVE
Kennewick, WA 99338

37

JAMES & AGNES DIANNE ARCHIBALD
8201 W 10TH AVE
Kennewick, WA 99336

37

DAVID & TIFFANI FISKE
736 S GEORGIA ST
Kennewick, WA 99336



NOTIFICATION OF MAILING

I, Matt Halitsky, on 20 April, 2023

Mailed 51 copies of Notice of Public Hearing

for Shade Tree Subdivision (SUB-2023-0001)

to property owners within 300'

as shown on the attached list.

A handwritten signature in black ink that appears to read "M. Halitsky".

Signature





MEMORANDUM

PUBLIC WORKS DEPARTMENT

To: Matt Halitsky, Senior Planner
 From: Kristin Stowe, Development Review Supervisor
 Date: March 23, 2023
 Re: Public Works Utility Comments
 Project: SUB-2023-0001 – Shade Tree Preliminary Plat

1. Under the new Regional Pavement Cut Policy (KMC 5.56.215), this portion of W 10th Avenue has a Pavement Condition Index (PCI) of greater than 75. Trenching will not be allowed per KMC 5.56.215 unless specified exceptions have been met. Any trenching approved will require a minimum 25-foot wide patch, centered on each trench cut, to include the full width of each travel lane or shoulder disturbed by the cut or excavation.
2. Civil plans shall show any proposed phasing for construction and the type of building use and number of floors.
3. Developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage and designate sidewalk and utility easements per latest City of Kennewick (COK) and Specifications and Kennewick Municipal Code (KMC) Section 5.56.
4. The maximum street grade per KMC 5.56.275 is 12%. Show grades on the street centerline profile.
5. Provide water and sanitary sewer services for each proposed dwelling per Kennewick Municipal Code KMC 14.13.020, 14.22.020(1), KMC 17.13.095(1), KMC 17.12.055.
6. Water and sewer services shall be constructed per COK Detail 3-6.
7. There is an existing 8-inch water line stubbed to the property from an existing 24-inch Ductile Iron water main in W. 10th Ave. See COK Record Drawings F-2139_05-07 and F-2108_11-13.
8. All proposed water main extensions must conform to the adopted City master plan, as amended, and must conform to an overall program for a grid system, with provisions made for extensions of looping for circulation where at all possible per KMC 14.10.030.
9. Provide 15-foot wide easements centered over all water mains outside of the right-of-way. These easements must extend to 5-feet behind fire hydrants.
10. The Developer shall provide and install one metered water service for each proposed dwelling at their own expense per COK Standard Detail 3-6. The meter shall be placed as close to the main line as possible (not in a driveway or parking area) per KMC 14.12.080.
11. An existing fire hydrant is located to the north of the property from the existing 24-inch water main in W. 10th Ave. See COK Record Drawing F-2139_06.
12. Provide water lines and hydrants as required by Fire Department to meet fire protection.

PUBLIC WORKS DEPARTMENT

1010 S. Chemical Drive * PO Box 6108* Kennewick, WA 99336-0108
 509-585-4419 * 509-585-4451 Fax

13. Potable water is not available for irrigation purposes. Contact KID in order to provide irrigation water to irrigate the proposed plat.
14. There is one existing 8-inch sewer line stubbed to the northeastern side of the property from an existing 8-inch sewer main in W. 10th Ave. There is an additional 8-inch sewer line stubbed to the parcel to the west of the property from an existing 8-inch sewer main in W. 10th Ave. See COK Record Drawing F-2139_05_06.
15. All plans showing existing utilities shall call out the Record Drawing set number that installed the utilities. All plans need to clearly identify the size and type of water/sewer utility that is being proposed or connected to (i.e. "Existing 8-inch Water" or similar). Label private lines "Private".
16. Any off site tracts, easements or agreements required for the project shall be submitted with the civil plans for review. Before a permit can be issued for the project, the easements or agreements shall be recorded at Benton County and a copy shall be provided to Public Works. The Auditor File Number shall be added to the plans before seeking City signature.
17. This site requires a Public Works Construction Permit. You may apply for this by submitting the information below for Civil Plan Review through the Citizen Self Service Portal ([CSS](#)):
 - a. PDF copy of the Application for Civil Review and Storm Calculations.
 - b. One full size (24"x36") PDF copy of the construction plans.
18. Construct all projects using current City Survey Data. After project completion, Record Drawings showing improvements made on the property will be required prior to acceptance of the construction permit(s). For detailed information on Kennewick Survey Data and Record Drawings go to COK website at <https://www.go2kennewick.com/314/Civil-Plan-Review>.

PUBLIC WORKS DEPARTMENT

**1010 S. Chemical Drive * PO Box 6108* Kennewick, WA 99336-0108
509-585-4419 * 509-585-4451 Fax**



MEMORANDUM

Traffic Engineering Division

To: Matt Halitsky, Planning Manager

From: Josh Hazlett, Traffic Engineering Tech

Date: April 12th 2023

Re: Traffic Engineering Comments for 8001 W 10th Ave. 14 Lot Residential Long Plat

Project: SUB-2023-0001

Project Description

14 Lot Residential Long Plat at 8001 W 10th Ave. New public road, S Florida Pl.

KMC 13.16 Transportation Impact Fees

1. The Transportation Impact Fee (TIF) is a one-time charge for direct impacts caused by the traffic generated from the proposed development and used to pay for transportation projects needed to address said impacts. The TIF amendment on June 5 2018 (effective June 14 2018) created Traffic Impact Fee Districts, which allows fees be remitted to projects congruent with the area where the impact is realized.

2. The 2023 District 1 TIF is \$1,1531/Dwelling Unit(DU):

Use	Land Use Category	Prop	Basis	Cost / Basis	Total
Single-Family Detached Housing	Single-Family Detached Housing	14	DU	\$ 1,516.69	\$ 21,233.66

3. TIF assessed at building permit issuance is due prior to Certificate of Occupancy issuance.

Traffic Operations

1. Trip generation and distribution analysis is not required.

Proposed Driveway(s)

1. Please refer to the table below for the design rate of vertical curvature, K, values for vertical curves at the proposed roadway design speed.

Table 3-34. Design Controls for Crest Vertical Curves Based on Stopping Sight Distance

Metric			U.S. Customary		
Design Speed (km/h)	Stopping Sight Distance (m)	Rate of Vertical Curvature, K^a	Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, K^a
		Calculated			Calculated
20	20	0.6	15	80	3.0
30	35	1.9	20	115	6.1
40	50	3.8	25	155	11.1
50	65	6.4	30	200	18.5
60	85	11.0	35	250	29.0
70	105	16.8	40	305	43.1
80	130	25.7	45	360	60.1
90	160	38.9	50	425	83.7
100	185	52.0	55	495	113.5
110	220	73.6	60	570	150.6
120	250	95.0	65	645	192.8
130	285	123.4	70	730	246.9
			75	820	311.6
			80	910	383.7

^a Rate of vertical curvature, K , is the length of curve per percent algebraic difference in intersecting grades (A), $K = L/A$.

Table 3-36. Design Controls for Sag Vertical Curves

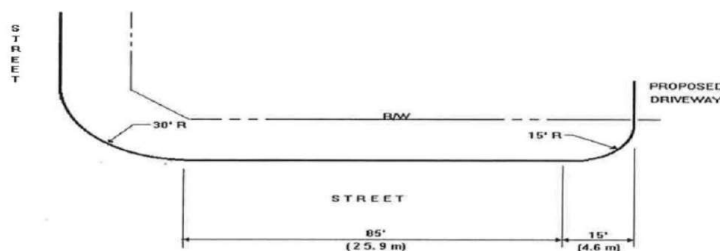
Metric			U.S. Customary		
Design Speed (km/h)	Stopping Sight Distance (m)	Rate of Vertical Curvature, K^a	Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, K^a
		Calculated			Calculated
20	20	2.1	15	80	9.4
30	35	5.1	20	115	15.5
40	50	8.5	25	155	25.5
50	65	12.2	30	200	36.4
60	85	17.3	35	250	49.0
70	105	22.6	40	305	63.4
80	130	29.4	45	360	78.1
90	160	37.6	50	425	95.7
100	185	44.6	55	495	114.9
110	220	54.4	60	570	135.7
120	250	62.8	65	645	156.5
130	285	72.7	70	730	180.3
			75	820	205.6
			80	910	231.0

^a Rate of vertical curvature, K , is the length of curve (m) per percent algebraic difference intersecting grades (A), $K = L/A$.

- Corner parcels at public roadway intersections will need to meet minimum Corner Clearance requirements per KAC 13-46-110.

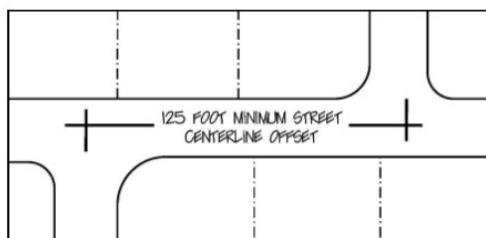
13-46-110: Corner Clearance: All direct access driveways shall be constructed such that the point of tangency of the curb radius return closest to a signalized or stop-sign controlled intersection be at least 100 feet (30.5 m) from the corner right-of-way of the intersecting street (see figure 10). Access driveway(s), if approved by the Traffic Engineer, that are within 350 feet (107 m) of an existing or planned signalized intersection, or the intersection of arterial and/or collector streets, or major traffic generating access (over 1,000 vehicle per day) may require restricted vehicle movements as documented in a traffic impact study and as determined by the Traffic Engineer.

Figure 10
Minimum Corner Clearance



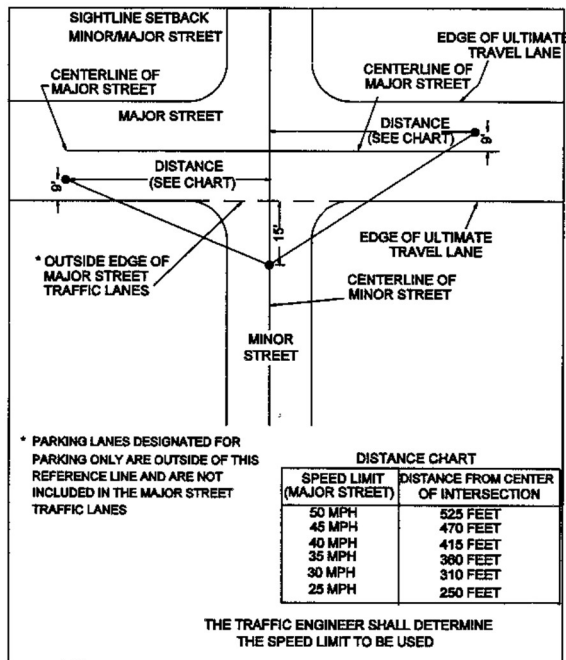
- Per KMC 13.04.010, minor/principal arterials/collector have controlled driveway spacing requirement. The minimum spacing for W 10th Ave. per KAC 13-46.120 is 150' between adjacent driveways.

- Residential streets shall be aligned at the centerline or be offset a minimum of 125 feet while intersections with arterial or collector streets shall have a minimum centerline offset of 300 feet, unless specifically waived by the City Traffic Engineer;



- Street intersection sightline setback triangles, per KMC 13.12.020, are required with no view obstruction between 36 inches and 90 inches above the roadway

surface for both sides of the setback triangles, except as allowed in Section 13.12.020(6).



5. The public road Florida Pl. must be designed to COK standards. Please see COK Std. Dwg. 2-1 for design requirements.

Right of Way and Easement

1. W 10th Ave. is functionally classified Minor Arterial.
2. Record 15' public sidewalk, utility and irrigation easement along the proposed development's frontages on W 10th Ave.
3. Record 1' No Driveway Access easement along the proposed development's frontage along W 10th Ave except for defined access openings.
4. The Civil plans will need to include a signing and striping plan.
5. S Florida Pl. is functionally classified Public Street. Record 18' public sidewalk, utility and irrigation easement along the proposed development's frontages on S Florida Pl.
6. Please refer to Cok Std. Dwg. 2-1 sheets 3 and 4 for Cul-De-Sac design requirements.

American Disability Act (ADA) Compliance

1. All proposed pedestrian facilities within the public right of way and easement, including but not limited to driveways, sidewalks, curb ramps, etc., shall be ADA compliant to maintain Pedestrian Accessibility Route (PAR) accessibility, continuity and connectivity.

Street Lights

1. Upgrade 3 existing street light heads along W 10th Ave. to LED per City of Kennewick Standard Drawings 6-2. Provide callout for luminaire head upgrade(s) in Civil Drawings.

**Building Safety Division**

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4276

onestop@ci.kennewick.wa.us

Date: 02/28//2023
Subj. SUB-2023-0001

SFD Subdivision Building Department Comments

1. All single family dwelling, townhouses and two family dwellings are designed and built in compliance with the 2018 Washington State Amended International Residential Code (IRC), Uniform Plumbing Code (UPC) and the Washington State Energy Code (WSEC)
2. On July 1, 2023, the 2021 Washington State Amended Building Codes will go into effect. All **complete** building submittals will be vested in the code version in effect on the date of their submittal.
3. All retaining wall shall be shown on the site plan.
4. Permitting requirements for retaining walls are defined in Kennewick's **Retaining Wall Handout** located on the cities website at <https://www.go2kennewick.com/908/Building-Applications-Forms>
5. All retaining walls greater than 2 feet in height with a surcharge or greater than 4 feet in height with or without a surcharge shall require permitting and engineering to support the design. Each retaining wall shall require an individual permit.

Tony Ostoja ICC CBO

Building Official

Tony.Ostoja@ci.kennewick.wa.us

(509) 585-4387



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



MEMORANDUM

Kennewick Parks, Recreation & Facilities

To: Anthony Muai, Planning Manager
From: Angela Dearing, Parks and Recreation
Date: April 13, 2023
Re: Park Impact Fees for Shade Tree Subdivision
Project: SUB-2023-0001

The Shade Tree Subdivision is located in Park Service Area 1.

Pursuant to Ordinance 5736, park impact fees for Park Service Area 1 are \$1064 per single-family dwelling. Park impact fees will be assessed at building permit and are required to be paid prior to issuance of a certificate of occupancy.



Allyson Brooks Ph.D., Director
State Historic Preservation Officer

March 8, 2023

Matthew Halitsky
Senior Planner
City of Kennewick
210 W 6th Avenue
Kennewick, WA 99336

In future correspondence please refer to:

Project Tracking Code: 2023-03-01532

Property: City of Kennewick_8001 W 10th Avenue Subdivision (SUB-2023-0001)

Re: Survey Requested

Dear Matthew Halitsky:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance Washington State law. Should additional information become available, our assessment may be revised.

Our statewide predictive model indicates that there is a moderate probability of encountering cultural resources within the proposed project area. Further, the scale of the proposed ground disturbing actions would destroy any archaeological resources present. Identification during construction is not a recommended detection method because inadvertent discoveries often result in costly construction delays and damage to the resource. Therefore, we recommend a professional archaeological survey of the project area be conducted and a report be produced prior to ground disturbing activities. This report should meet DAHP's [Standards for Cultural Resource Reporting](#).

We also recommend that any historic buildings or structures (45 years in age or older) located within the project area are evaluated for eligibility for listing in the National Register of Historic Places on Historic Property Inventory (HPI) forms. We highly encourage the SEPA lead agency to ensure that these evaluations are written by a cultural resource professional meeting the [SOI Professional Qualification Standards in Architectural History](#).

Please note that the recommendations provided in this letter reflect only the opinions of DAHP. Any interested Tribes may have different recommendations. We appreciate receiving any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

Thank you for the opportunity to comment on this project. Please ensure that the DAHP Project Tracking Number is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Please also ensure that any reports, site forms, and/or historic property inventory (HPI) forms are uploaded to WISAARD by the consultant(s).



Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Sydney Hanson". The signature is fluid and cursive, with a long horizontal line extending from the end.

Sydney Hanson
Local Government Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov





2015 South Ely Street
 Kennewick, WA 99337
 Customer Service 509-586-9111
 Business 509-586-6012
 FAX 509-586-7663
www.kid.org

March 8, 2023

Matthew Halitsky, AICP, Senior Planner
City of Kennewick - Development Services Division
 PO Box 6108
 Kennewick, WA 99336

Subject: Review Comments for Preliminary Plat of Shade Tree

Dear Mr. Halitsky:

This letter provides Kennewick Irrigation District (KID) review comments on Preliminary Plat No. SUB-2023-0001 submitted by TDKJ Residential Property, LLC ("Applicant"¹). The subject property is located at 8001 West 10th Avenue, in the Northwest Quarter of the Northeast Quarter of the Northeast Quarter of Section 7, Township 8 North, Range 29 East, W.M., Kennewick, Benton County, Washington, and includes the following parcels:

- 10789100001200 (5.36 **irrigable** acres, 0.36 **non-irrigable** acres)
 - The subject property lies within the above listed parent parcel. Short Plat #3763 split said parcel into 2 lots, and the subject property is Lot 1 of said Short Plat, consisting of 4.43 acres. This segregation has not yet been processed by the Benton County Assessor, or KID.

The property identified on the proposed preliminary plat is located within KID boundaries, is classified as irrigable land, and consists of 4.43 **irrigable** acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

- 1) The plat shall include the following irrigation easements consistent with KID requirements:
 - a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
 - b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage of each lot. An irrigation easement may be included within the

¹ Reference to the "Applicant" throughout this comment letter shall refer to the property owner and/or developer of the proposed plat.

'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."

- c. Please include "irrigation" as a permitted use of the proposed "Access and utility easement" which runs along the southwest lines of Lots 12 and 13.
- 2) The Applicant 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 KID upon completion, at the time of final plat.
 - a. The following connection points will be required:
 - i. Connection points will be the existing KID 4-inch irrigation stub located in West 10th Avenue near the cul-de-sac entrance, and the existing KID 6-inch stub near the northwest corner of the subject property.
 - b. Connection of the proposed development/plat to the KID system will impact the existing system and a mitigation fee for the connections will be required. This fee is \$2,741.19 per EIU.
 - 3) Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by 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. In addition to compliance with condition 2 above, the plan must ensure all reasonable measures are taken to protect any easements, rights-of-way, and facilities. Please contact Daniel Tissell at 586-6012 for more information regarding this irrigation plan.
 - 4) Completion of all the facilities, consistent with an irrigation plan approved by KID, is required prior to KID signature on the final plat.
 - a. 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 plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and rights-of-way. Such review and approval will be coordinated as part of City review and the final plat approval process.
 - c. KID must inspect any new irrigation system installations or modifications. The Applicant shall contact KID to schedule an inspection at least two business days in advance of the desired inspection date.
 - d. As an alternative to immediate construction prior to approval of the final plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with KID. The Applicant must still provide KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is

\$350.00. The Applicant must establish an approved bonding mechanism with KID in an amount approved by KID.

In addition, pursuant to RCW 58.17.310 (1), KID would like to inform the City of the following information regarding the effect of the proposed preliminary plat upon the structural integrity, including lateral support, of KID's facilities, other risk exposures, and the safety of the public and irrigation district, and conditions of approval that KID deems to be necessary as a result:

- 5) For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and final plat approval process.
- 6) The Applicant shall 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."

Finally, KID requests the following additional conditions of final plat approval:

- 7) 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.
- 8) Prior to approval of the first phase, the USBR construction loan for **all parcels** owned by the property owner within the boundaries of KID must be paid. According to KID records, the subject property is the only property owned by the property owner at this time.
 - a. The current construction loan payoff rates provided by the USBR is \$13.20/acre (new lands). The total construction loan payoff amount for this project is \$70.75.
- 9) 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 of \$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.

- 10) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed, KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.
- 11) In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners 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, then an election method similar to the attached document is required.
- 12) Prior to approval of each phase, an electronic file (AutoCAD 2004 format or later) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.
- 13) Please include the following irrigation title block on future final plats related to the proposed preliminary plat:
 - a. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.
- 14) 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 to be considered at that meeting.

KID reserves the following rights regarding future review of the plat:

- 15) 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 ROW. KID review of construction plans will be consistent with the City's plan review timelines.
- 16) 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 ROW.

17) KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.

18) KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

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,

A handwritten signature in blue ink, appearing to read 'B. Woodard', with a stylized, cursive script.

Ben Woodard, P.E.
Engineering & Operations Manager

Enc: Sample Water Master Information

cc: LB\correspondence\File: [7-8-29]
Applicant - TDKJ Residential Property LLC, 532 S Steptoe St Ste 120, Kennewick, WA 99336

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.

From: [JoDee Peyton](#)
To: [Matt Halitsky](#)
Subject: City of Kennewick SUB-2023-001; 8001 W 10th Ave
Date: Friday, February 24, 2023 11:39:12 AM
Attachments: [image001.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

This office has reviewed the above referenced proposal and has no objections provided: Municipal services, such as sewer and water, are provided to the proposed lots and to the existing home. If the existing home is on a septic and/or a well, any septic system or well must be properly decommissioned prior to final plat approval.

Please feel free to give me a call with any questions or concerns. Thank you.

JoDee A. Peyton, EHS III

Supervisor

Land Use, Sewage and Water Section

Benton-Franklin Health District

7102 W. Okanogan Place

Kennewick, WA 99336

p: 509.460.4318

Pronouns: she/her

www.bfhd.wa.gov jodeer@bfhd.wa.gov



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From: [Shanna Everson](#)
To: [Matt Halitsky](#)
Subject: RE: [E] City of Kennewick SUB-2023-0001
Date: Monday, February 27, 2023 8:37:14 AM
Attachments: [image002.png](#)
[image008.png](#)
[image009.png](#)
[image010.png](#)
[image011.png](#)
[image012.png](#)

We need a utility easement through lot 4 or 5 to stub out conduit to the south for future developments.

Thanks,

Shanna Everson
 Distribution Design Tech 2
 509-585-5367



From: Matt Halitsky <Matt.Halitsky@ci.kennewick.wa.us>
Sent: Wednesday, February 22, 2023 2:54 PM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Bill Barlow <bbarlow@bft.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton County Assessor - Segregations <Segregations@co.benton.wa.us>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept. - Seam Domagalski <seand@bfhd.wa.gov>; EngService <EngService@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Nicole Commings <NMCummings@bpa.gov>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas - Sara Pineda <sara.pineda@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Charter - Ryan Sams <ryan.sams@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; DHAP <sepa@dahp.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Kyle McCauley <Kyle.McCauley@cngc.com>; Michelle Cooke <Michelle.Cooke@co.benton.wa.us>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; US Army Corps of Engineers <CENWW-RE@usace.army.mil>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline - Audie Neuson <audie.neuson@williams.com>;

WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban
<enviroreview@yakama.com>; Ziplly Fiber Christy Ross <christy.ross@ziply.com>
Subject: [E] City of Kennewick SUB-2023-0001

[EXTERNAL EMAIL]

Hello

The City of Kennewick has received an application for a Preliminary Plat:

Project Description: Subdivide one 4.43 acre parcel into 14 lots, located at 8001 W 10th Ave. Zoning is Residential, Suburban (RS).

Please review the attached files relative to your agency's applicable regulations and submit any comments on or before **10 March 2023**. Comments may be submitted via e-mail to matt.halitsky@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick WA 99336.

Thank you.



Matthew Halitsky, AICP

Senior Planner

Community Planning Department

City of Kennewick

O: 509.585.4416 | F: 509.585.4442

matt.halitsky@ci.kennewick.wa.us





RYAN JONES • CAPITAL PROJECTS MANAGER
5501 W. METALINE AVE. ▪ KENNEWICK, WA 99336
P: (509) 222-6810 ▪ F: (509) 222-5057
RYAN.JONES@KSD.ORG ▪ WWW.KSD.ORG

Exhibit 12

April 18, 2023

Matthew Halitsky, AICP
Senior Planner
Community Planning Department

Re: Shade Tree Preliminary Plat (SUB-2023-0001)

Mr. Halitsky,

This memo is in regard to your request for the Kennewick School District #17 to submit comments for the following:

Shade Tree Preliminary Plat (SUB-2023-0001)

The boundary schools for this development are Amon Creek Elementary (Bussing Zone), Desert Hills Middle School (Bussing 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. 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.

Residential development has had a significant impact on public utility capacity (i.e. City of Kennewick, Kennewick Irrigation District, etc.), roads, and traffic. The impact on utility and road infrastructure directly and indirectly affects our schools and students. The District expects the level of current utility capacity to District facilities to be maintained. We request the city to ensure that developers are contributing toward utility infrastructure development and upgrades, safe walking routes, safe crosswalks, including flashing beacons, etc. Given likelihood of this development having students of all ages, and that it falls in the bussing zone for all three schools, the Kennewick School District would like to request that considerations are made for school bus access.

Sincerely,

Ryan Jones

SHADE TREE
PRELIMINARY PLAT

A SUBDIVISION OF LOT 1 OF SHORT PLAT 3763
LOCATED IN A PORTION OF THE NW AND NE 1/4 OF
THE NE 1/4 OF SECTION 7
T8N, R29E, W.M.
CITY OF KENNEWICK
BENTON COUNTY, WASHINGTON

JOB NO. 21-562 MARCH 21, 2023
SHEET 1 OF 2

APPROVALS

ZIPPLY FIBER	TITLE	DATE
CASCADE NATURAL GAS CORPORATION	TITLE	DATE
CHARTER COMMUNICATION	TITLE	DATE

THE ANNEXED PLAT IS HEREBY APPROVED BY AND FOR THE CITY OF KENNEWICK,
STATE OF WASHINGTON.

CITY OF KENNEWICK PLAT ADMINISTRATOR
FP SUB-2023-0001 1-0789-101-3763-001

KENNEWICK CITY ENGINEER

MAYOR, CITY OF KENNEWICK

ATTEST: CITY CLERK

KENNEWICK IRRIGATION DISTRICT APPROVAL

I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE
KENNEWICK IRRIGATION DISTRICT, THAT THE PROPOSED EASEMENTS SHOWN ON THIS PLAT ARE ACCORDANT TO
THE DISTRICT'S EASEMENT POLICY, AND THAT THE DISTRICT HAS REVIEWED THE PLAT AND HAS DETERMINED THAT THE
WATER UNDER THE OPERATING RULES AND REGULATION OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS
OF ROW 5817.310 AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20__ A.D.

KENNEWICK IRRIGATION DISTRICT

PUBLIC UTILITY DISTRICT CERTIFICATE

THE UTILITY EASEMENTS ARE HEREBY APPROVED BY BENTON COUNTY PUBLIC UTILITY DISTRICT NO. 1.

BENTON PUD

BENTON COUNTY TREASURER

I HEREBY CERTIFY THAT THE TAXES ON THE LAND DESCRIBED HEREON HAVE BEEN PAID TO AND
INCLUDING THE YEAR ____ A.D., PARCEL NUMBER **1-0789-2103763-001**

BENTON COUNTY TREASURER

BENTON COUNTY ASSESSOR

OWNERS CERTIFICATE

WE, THE UNDERSIGNED, THE GRANTORS, HEREBY CERTIFY THAT WE ARE THE OWNERS OF THE TRACT
OF LAND DESCRIBED HEREON, AND THAT WE HAVE CAUSED SAID LAND TO BE SURVEYED AND THE
LOTS CREATED AS SHOWN ON THIS RECORD SURVEY AND A BINDING SITE PLAN AND THAT THE
UTILITY EASEMENTS ARE HEREBY DEDICATED TO THE USE OF THE PUBLIC.

ACKNOWLEDGMENT

I, THE UNDERSIGNED, A NOTARY IN AND FOR THE STATE OF _____ HEREBY CERTIFY
THAT ON THIS ____ DAY OF _____ 2023

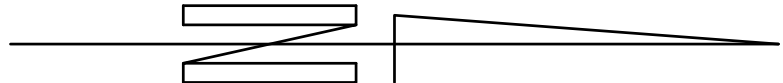
PERSONALLY APPEARED BEFORE ME, KNOWN TO ME TO BE THE INDIVIDUAL WHO EXECUTED THE
SAID INSTRUMENT, AND WHOSE NAME AND ADDRESS ARE SET FORTH IN THE FOREGOING, AND WHOSE
FREE AND VOLUNTARY ACT AND DEED TO MAKE AND PURPOSES AND INTENTIONS, AND ON
OATH STATED THAT THEY ARE AUTHORIZED TO EXECUTE SAID INSTRUMENT.
IN WITNESS WHEREOF, I HAVE HEREUNTO SET MY HAND AND AFFIXED MY OFFICIAL SEAL, THE DAY AND
YEAR FIRST ABOVE WRITTEN.

NOTARY PUBLIC IN AND FOR THE STATE OF _____
RESIDING AT _____
MY COMMISSION EXPIRES: _____

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT _____ MINUTES PAST _____ THIS ____
DAY OF _____, 2023 AND RECORDED IN VOLUME ____
OF PLATS, PAGE ____ , RECORDS OF BENTON COUNTY, WASHINGTON
AT THE REQUEST OF TOKU RESIDENTIAL PROPERTY, LLC.

BENTON COUNTY AUDITOR _____ BY DEPUTY COUNTY AUDITOR _____
FEE NO. _____ INDEX NO. _____



BASIS OF BEARING: NAD 83/11 WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE PER SECTION CORNERS
FOUND PER CITY OF KENNEWICK CONTROL SYSTEM.

SURVEY REFERENCES:

- 1) CHRISTENSEN BINDING SITE PLAN, VOLUME 1, PAGE 3244
- 2) CHRISTENSEN SHORT PLAT 2677, VOLUME 1, PAGE 46
- 3) CHRISTENSEN SHORT PLAT 2677, VOLUME 1, PAGE 46
- 4) BENTON TOWNSHIP PHASE 2, VOLUME 1, PAGE 551
- 5) DYCK BINDING SITE PLAN, VOLUME 1, PAGE 5389
- 6) "HIDDEN ESTATES" VOLUME 12, PAGE 20
- 7) BETHIE BINDING SITE PLAN, VOLUME 1, PAGE 5522
- 8) BETHIE SHORT PLAT, VOLUME 1, PAGE 1499
- 9) BETHIE SHORT PLAT, VOLUME 1, PAGE 634
- 10) GOLLADEY SURVEY, VOLUME 1, PAGE 3763
- 11) BETHIE SHORT PLAT, VOLUME 1, PAGE 3763

DEED REFERENCE:
GRANTOR: THE MESSNER 2019 REVOCABLE
TRUST
GRANTEE: TOKU RESIDENTIAL PROPERTY, LLC
DE NO. 2021-049772
DATE: 10-29-2021

FOUND 3.25" BRASS CAP
IN MON BOX, CITY OF
KENNEWICK CONTROL POINT
K0916, ELEVATION 624.22,
HELD FOR SE. CORNER
SECTION 6.

FOUND 3.25" BRASS CAP
IN MON BOX, CITY OF
KENNEWICK CONTROL POINT
K0916, ELEVATION 582.88,
HELD FOR SOUTH 1/4 CORNER
OF SECTION 6.

FOUND BRASS CAP
IN MON BOX, CITY OF
KENNEWICK CONTROL POINT
K0916, ELEVATION 624.22,
HELD FOR SE. CORNER
SECTION 6.

FOUND BRASS CAP
IN MON BOX, CITY OF
KENNEWICK CONTROL POINT
K0916, ELEVATION 624.22,
HELD FOR SE. CORNER
SECTION 6.

PARCEL NUMBER

1-0789-101-3763-001

PERIMETER DESCRIPTION

THAT CERTAIN SHORT PLAT RECORDED UNDER VOLUME 1 OF SHORT PLATS AT
PAGE 3763 OF RECORDS OF BENTON COUNTY, WASHINGTON, LOCATED IN A PORTION OF THE NORTHWEST AND NORTHEAST
QUARTER OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, WILLAMETTE MERIDIAN, BENTON
COUNTY, WASHINGTON.

HORIZONTAL DATUM:

WASHINGTON SOUTH STATE PLANE COORDINATE SYSTEM,
NAD83/11 PER CITY OF KENNEWICK CONTROL POINTS K0915,
K0916, K0938 AND K0924.

BENCH MARK:

BOUNDARY KENNEWICK CONTROL POINTS BRASS CAP IN MONUMENT CASE AT THE
INTERSECTION OF W 10TH AVE AND COLUMBIA CENTER BLVD
ELEVATION = 624.22 CITY OF KENNEWICK DATUM (NAD83)

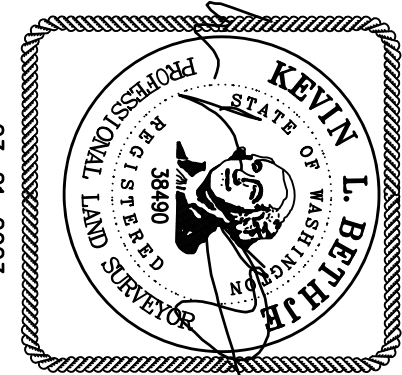
SURVEYOR'S CERTIFICATE

I, KEVIN L. BETHIE, PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON
(REGISTRATION NO. 36460) HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON
AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON, AND THAT SAID SURVEY IS TRUE
AND CORRECT TO THE BEST OF MY KNOWLEDGE, SAID SURVEY WAS PERFORMED BY ME OR
UNDER MY CLOSE PERSONAL SUPERVISION AND IN ACCORDANCE WITH THE REQUIREMENTS OF THE
RECORDING ACT AT THE REQUEST OF TOKU RESIDENTIAL PROPERTIES, LLC IN JANUARY 2023.

KEVIN L. BETHIE

PROFESSIONAL LAND SURVEYOR

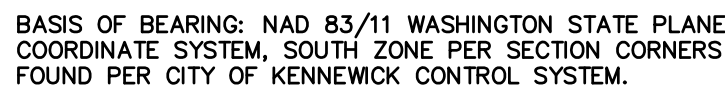
DATE



03-21-2023

WGS 83/11 WASHINGTON STATE PLANE
COORDINATE SYSTEM, SOUTH ZONE PER SECTION CORNERS
FOUND PER CITY OF KENNEWICK CONTROL SYSTEM.

PREPARED BY:
WGS PASCO, INC.
608 S AUBURN ST
PASCO, WA 99336
509-491-1071



CURVE TABLE				
CURVE	RADIUS	DELTA	ARC DIST.	CHORD BEARING
C1	20.00'	9000.00"	31.42'	N 37°59'52" W
C2	20.00'	9000.00"	31.42'	S 92°00'08" W
C3	20.00'	57°46'09"	20.17'	S 35°53'31" W
C4	56.00'	57°42'28"	55.40'	S 35°50'03" W
C5	55.00'	46°08'50"	44.28'	S 16°00'11" E
C6	55.00'	55°31'42"	53.30'	S 69°50'30" E
C7	55.00'	31°39'12"	30.38'	N 69°34'30" E
C8	55.00'	31°39'12"	30.38'	N 37°55'19" E
C9	55.00'	7°25'43"	69.44'	N 14°20'09" W
C10	20.00'	57°46'09"	20.17'	S 21°52'36" E
C11	265.79'	7°01'04"	35.00'	S 76°04'56" E
C12	265.79'	19°44'56"	98.51'	S 64°11'28" E
C13	265.79'	26°46'00"	133.51'	S 68°12'36" E
C14	1143.16'	5°33'00"	110.73'	N 57°35'58" W
C15	714.82'	8°42'00"	108.50'	S 56°01'28" E
C16	1143.16'	47°12'28"	85.34'	N 59°16'15" W
C17	1143.16'	1°20'34"	26.79'	N 55°29'45" W

PARCEL NUMBER
1-0789--101-3763--001

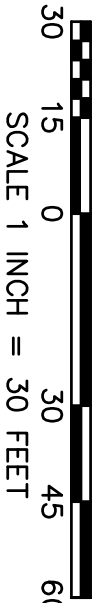
HORIZONTAL DATUM:
WASHINGTON SOUTH STATE PLANE COORDINATE SYSTEM,
NAD83 /1 PER CITY OF KENNEBICK CONTROL POINTS K0915,
K0916, K0938 AND K0924.

BENCH MARK:
CITY OF KENNEBICK CONTROL K0915, BRASS CAP IN MONUMENT CASE AT THE
INTERSECTION OF W 10TH AVE AND COLUMBIA CENTER BLDG.
ELEVATION = 624.22' CITY OF KENNEBICK DATUM (NAVD86)

LEGEND

- INDICATES FRONT 5/8" IRON REAR WITH APC AS SET IN SURVEY REFERENCE NO 21, HEAT (UNLESS NOTED OTHERWISE)
- INDICATES SET 5/8" x 30" IRON REAR WITH APC STAMPED: "BETHLE 36490"
- ☐ INDICATES SET BRASS CAP STAMPED: "BETHLE 36490" IN MONUMENT CASE
- [XXXX] INDICATES INDICATES STREET ADDRESS
- INDICATES CALCULATED POSITION, NOTHING SET
- (R) INDICATES RADIAL BEARING

PREPARED BY: MGS PASCO, INC.
809 S AUBURN ST.
KENNEWICK, WA 98336
509-491-1071



SURVEY REFERENCES:

- 1) CHRISTENSEN BINDING SITE PLAN, VOLUME 1, PAGE 20
- 2) CHRISTENSEN SHORT PLOTS PHASE 1, VOLUME 1, PAGE 20
- 3) BOULEVARD TOWNHOMES PHASE 2, VOLUME 5, PAGE 20
- 4) DICK BINDING SITE PLAN, VOLUME 1, PAGE 20
- 5) "HIDDEN ESTATES" VOLUME 12, PAGE 20
- 6) BETHEE BINDING SITE PLAN, VOLUME 1, PAGE 20
- 7) CHRISTENSEN SURVEY, VOLUME 1, PAGE 20
- 8) BOULEVARD TOWNHOMES PHASE 2, VOLUME 5, PAGE 20
- 9) BOULEVARD SURVEY, VOLUME 1, PAGE 20
- 10) BETHEE SHORT PLAT, VOLUME 1, PAGE 37/38

DEED REFERENCE:

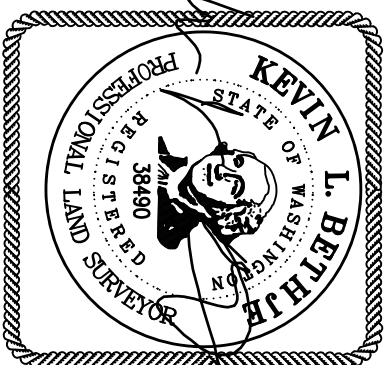
GRANTEE: THE MESSNER 2019 RELOCABLE
GRANTEE: TDJU RESIDENTIAL PROPERTY, LLC
DATE: 01-20-2021
FILE: 00-29-2021

SURVEYOR'S CERTIFICATE

KENYA L. BERTHO, A PROFESSIONAL LAND SURVEYOR IN THE STATE OF WASHINGTON, REGISTRATION No. 33490 HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED HEREON AND THAT SAID SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE. SAID SURVEY WAS PERFORMED BY ME OR UNDER MY DIRECT SUPERVISION IN CONFORMANCE WITH THE REQUIREMENTS OF THE RECORDING ACT AT THE REQUEST OF TDK RESIDENTIAL PROPERTY, LLC IN JANUARY, 2023.

KEVIN L. BETHJE, PROFESSIONAL LAND SURVEYOR
CERTIFICATE NO. 38490

DATE _____



03-21-2023

AUDITOR'S CERTIFICATE

FILED FOR RECORD AT _____ MINUTES PAST _____ THIS _____
DAY OF _____, 2023 AND RECORDED IN VOLUME _____
OF PLATS, PAGE _____, RECORDS OF BENTON COUNTY, WASHINGTON
AT THE REQUEST OF TDJU RESIDENTIAL PROPERTY LLC.

BENTON COUNTY AUDITOR **BY DEPUTY COUNTY AUDITOR**

FEE NO.

INDEX No.

**SHADE TREE
PRELIMINARY
PLAT**

A SUBDIVISION OF LOT 1
OF SHORT PLAT 3763
LOCATED IN A PORTION
OF THE NW AND NE 1/4
OF THE NE 1/4 OF

SECTION 7

T8N, R29E, W.M.

CITY OF KENNEWICK

BENTON COUNTY,
WASHINGTON

SHEET 1 OF 2

JOB NO. 21-562 MARCH 21, 2023

Both sheets say Sheet 1 of 2

PARCEL 1
BINDING SITE PLAN
(1-5388)

Shade Tree Preliminary Plat (SUB-2023-0001)

Kennewick School District
Amon Creek Elementary Boundary

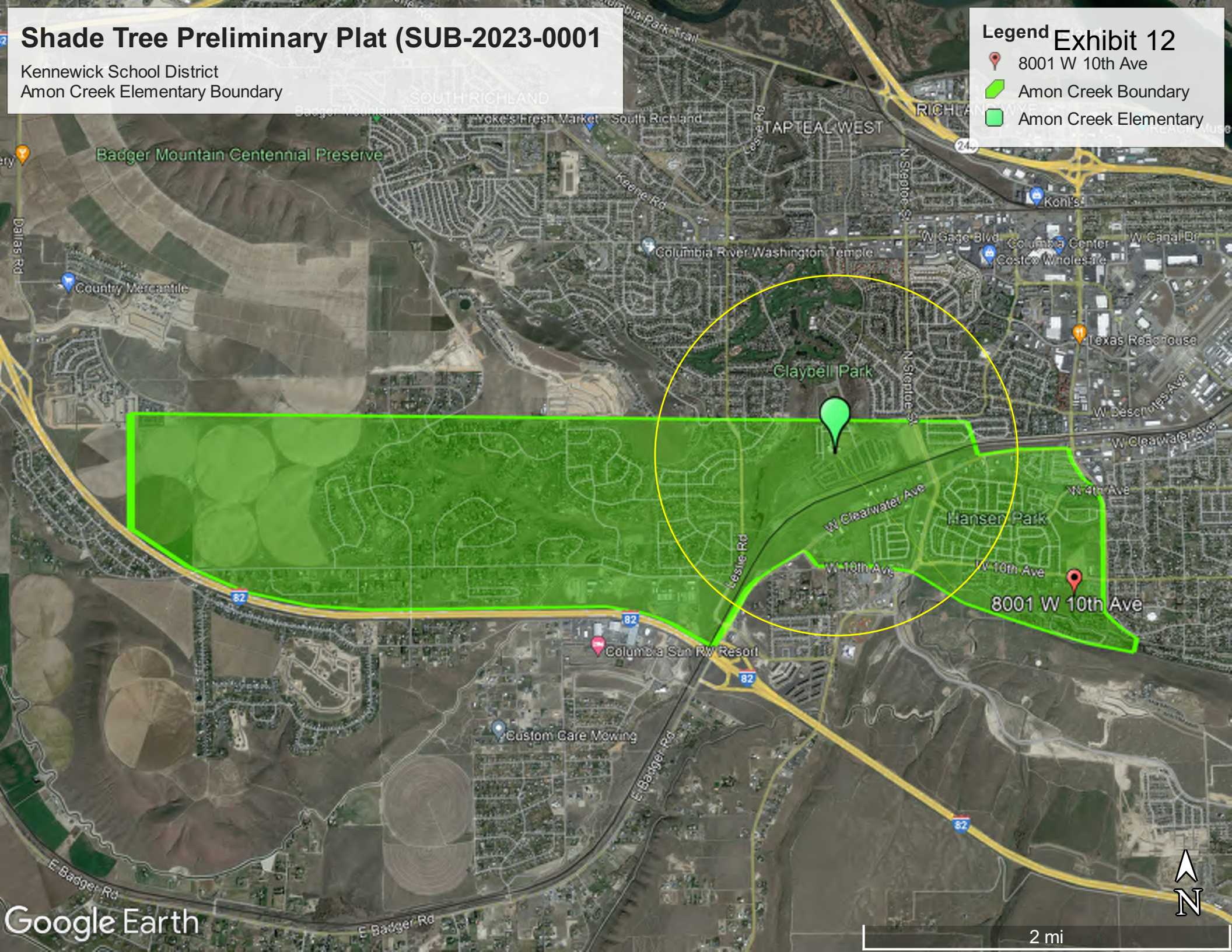
Legend

Exhibit 12

 8001 W 10th Ave

 Amon Creek Boundary

 Amon Creek Elementary



Shade Tree Preliminary Plat (SUB-2023-0001)

Kennewick School District
Desert Hills Middle School Boundary

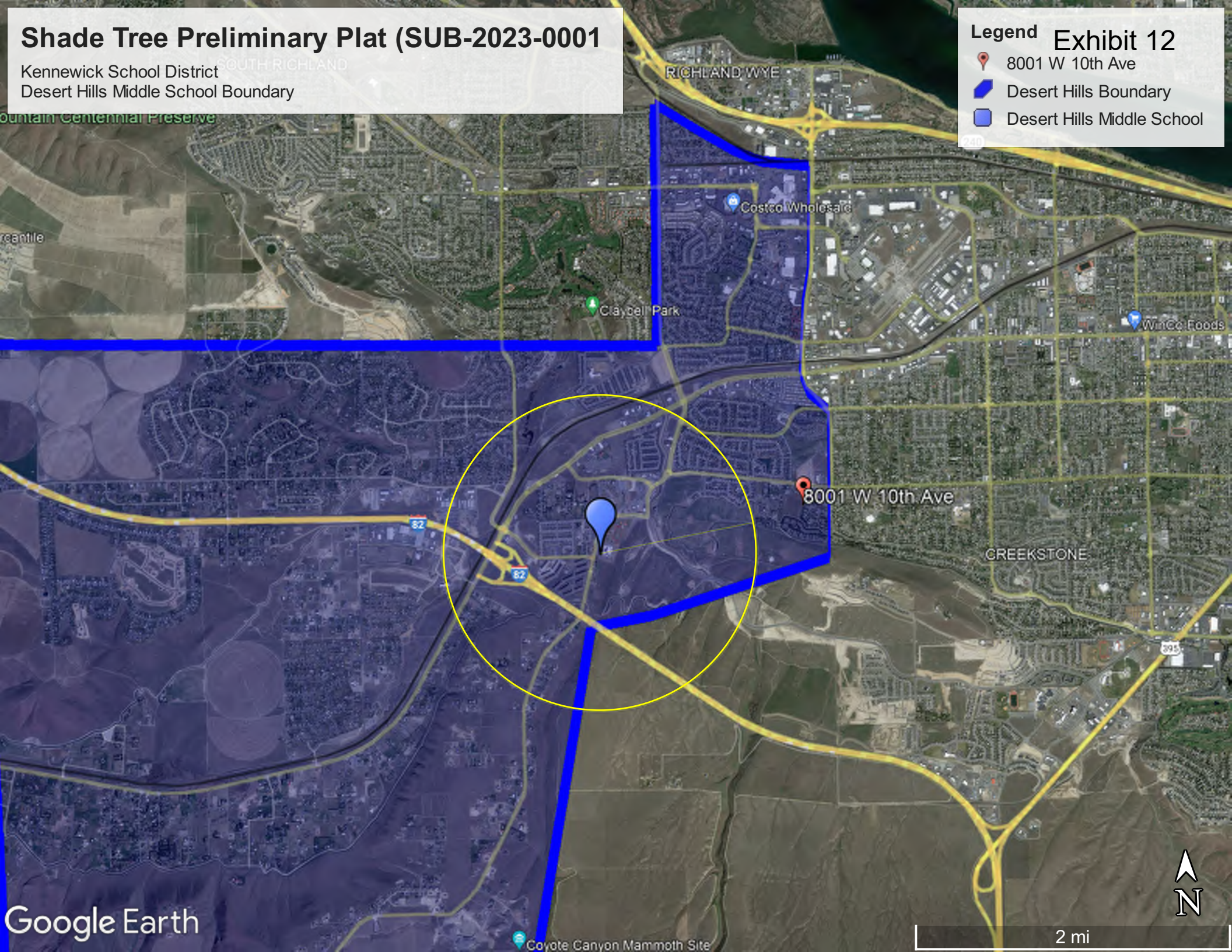
Legend

Exhibit 12

 8001 W 10th Ave

 Desert Hills Boundary

 Desert Hills Middle School



Shade Tree Preliminary Plat (SUB-2023-0001)

Kennewick School District
Kamiakin High School Boundary

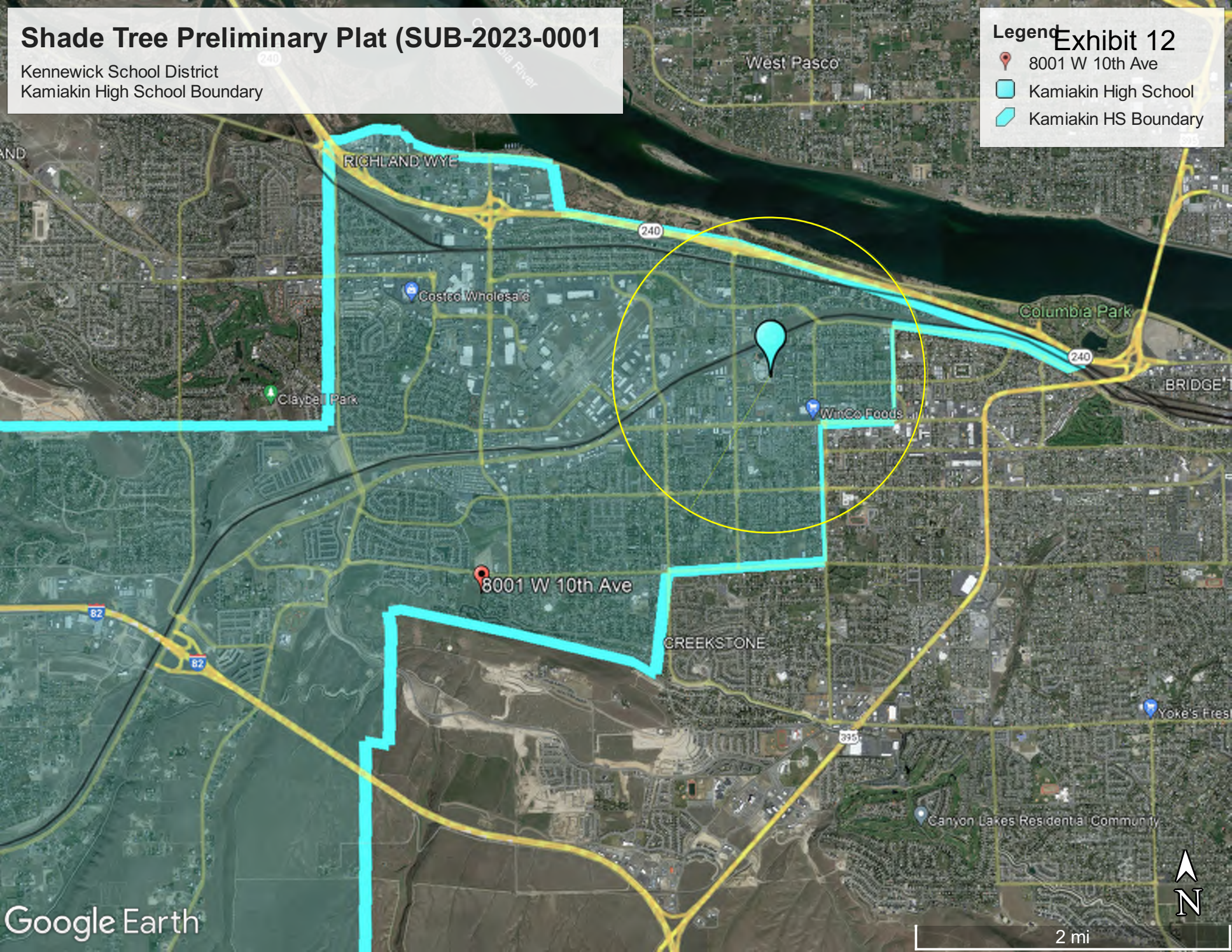
Legend

Exhibit 12

 8001 W 10th Ave

 Kamiakin High School

 Kamiakin HS Boundary



From: [Matt Halitsky](#)
To: [Melinda Didier](#)
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments
Date: Wednesday, May 3, 2023 4:41:37 PM
Attachments: [image003.png](#)
[image007.png](#)
[image004.png](#)
[image005.png](#)

From: Hollis <muddgirlforty@aol.com>
Sent: Wednesday, May 3, 2023 4:39 PM
To: Matt Halitsky <Matt.Halitsky@ci.kennewick.wa.us>
Subject: Re: Online Form Submittal: Hearing Examiner Public Hearing Comments

After talking to the members of our board we have all concluded that it would not be beneficial for us to attend the meeting regarding this property at this time so will try and explain some of my concerns regarding the wall that is behind my backyard. The ground in the back yard we never compacted when it was put in there so in spots it is starting to sink over time, also my fence is starting to lean into the yard....This wall is over 5' high and just sitting on the ground.....in other words, no footing etc...My concern is when big equipment starts to do any ground moving along or up to this wall it will be very iffy and could cause extensive damage to the yard and maybe even up to the house, air conditioner and patio slab.....Also, the two neighbors to the right of me do not have any egress from the backyard at all other than to destroy the back fence and just jump down from the wall into the pasture behind and hope for the best. The gal next door is in a wheelchair and walker so that would be out of the question for her.... I hope that these conditions on this property will be looked at, studied, reviewed before one spoonful of dirt is disturbed...Thank you for considering these problems.....Hollis Eggers 1002 S. Elma St....

-----Original Message-----

From: Matt Halitsky <Matt.Halitsky@ci.kennewick.wa.us>
 To: 'muddgirlforty@aol.com' <muddgirlforty@aol.com>
 Sent: Tue, May 2, 2023 10:30 am
 Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments

Ms. Eggers

We have received your comments on the proposed subdivision at 8001 W 10th Ave in Kennewick. I've attached a copy of the proposed plat for your reference. The applicant has not yet applied for any kind of grading permit or civil review, so we don't have the information yet to answer your question. However, you are free to reach out directly to the applicant if you wish to inquire further:

Paul Knutzen
 Knutzen Engineering
 509-222-0959
paul@knutzenengineering.com

Best,

Matt H.



Matthew Halitsky, AICP
 Senior Planner
 Community Planning Department
 City of Kennewick
 O: 509.585.4416 | F: 509.585.4442
matt.halitsky@ci.kennewick.wa.us



From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Tuesday, May 2, 2023 10:09 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Hollis
Last Name	Eggers
Hearing Examiner Meeting Date	5/8/2023
Address	1002 S. Elma St
City	Kennewick
Email Address	muddgirlforty@aol.com
Phone Number (optional)	5097354744
Comments	Need to find out their plan for the wall holding up my backyard.....

Email not displaying correctly? [View it in your browser.](#)