



AGENDA

**MONDAY, JUNE 9, 2025
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 virtually.
- When recognized by the Examiner, state your name, address and whether you are representing only yourself or others.
- All remarks, comments, and questions should be addressed to the Hearing Examiner and not to the audience or parties. You may offer written comments or other items (such as photographs) to the Hearing Examiner as an exhibit for the permanent record. Please provide at least three (3) copies of each item submitted: one copy for the Hearing Examiner, one for the Official Record, and one for Staff). During an Appeal Hearing, if the appellant and the applicant are different parties, then a fourth copy of all documentation is requested.

I. CALL TO ORDER

II. PROCEDURAL INFORMATION

III. PUBLIC HEARING

- A. Preliminary Plat (SUB-2025-0001), "Clearwater North Phase 2" proposing to subdivide 11.08 acres into 75 lots located at 10600, 10314, 10072, and 9678 W. Clearwater Avenue. The site is currently zoned Residential, High (RH), the Comprehensive Plan designation is High Density Residential. The applicant is Robert McLeod, Knutzen Engineering, 5401 Ridgeline Dr. #160, Kennewick, WA 99338. Property owner is Strizhaks Haven Ranch, LLC, 105609 E. Wiser Pkwy, Kennewick, WA 99338.

IV. ADJOURN



COMMUNITY PLANNING DEPARTMENT
STAFF REPORT AND RECOMMENDATION TO
THE HEARING EXAMINER

FILE No: SUB-2025-0001

Staff Report Date: 3 June 2025

Public Hearing Date and Location: 9 June 2025, City Council Chambers / Online Hybrid

Report Prepared By: Joseph Laris, Assistant Planner

Report Reviewed By: Steve Donovan, AICP, Planning Manager

Summary Recommendation: The City of Kennewick RECOMMENDS APPROVAL with conditions of Preliminary Plat SUB-2025-0001.

Summary of Proposal: A Preliminary Plat proposed to subdivide 4 lots totaling 11.8 acres into 75 lots.

Proposal Location: Addresses: 10600 W Clearwater Ave, 10314 W Clearwater Ave, 10072 W Clearwater Ave, 9678 W Clearwater Ave
Parcel Numbers: 101884BP5063027, 101884BP5063007, 101884BP5063008, 101884BP5063022

Legal Description: **Lot 1:**
THAT PORTION 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, MORE PARTICULARLY DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF LOT 1 OF SAID SURVEY; THENCE NORTH 59°05'52" EAST, ALONG THE SOUTHEASTERLY LINE OF SAID SURVEY, A DISTANCE OF 495.19 FEET; THENCE NORTH 59°05'57" EAST, ALONG SAID LINE, A DISTANCE OF 357.46 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE NORTHWEST HAVING A RADIUS OF 2660.00 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE, AND ALONG SAID LINE, THROUGH A CENTRAL ANGLE OF 12°09'51" A DISTANCE OF 564.73 FEET; THENCE NORTH 46°54'23" EAST, ALONG SAID LINE, A DISTANCE OF 230.85

EXHIBIT 1

FEET TO THE NORTHEASTERLY MARGIN OF THE BONNEVILLE POWER ADMINISTRATION RIGHT-OF-WAY AND THE TRUE POINT OF BEGINNING; THENCE, LEAVING SAID LINE, NORTH 38°11'10" WEST, ALONG SAID MARGIN, A DISTANCE OF 271.04 FEET; THENCE, LEAVING SAID MARGIN, NORTH 46°54'58" EAST A DISTANCE OF 225.98 FEET TO THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2710.24 FEET, AND FROM WHICH POINT THE CHORD BEARS NORTH 47°12'32" EAST A DISTANCE OF 27.48 FEET; THENCE NORTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 0°34'51" A DISTANCE OF 27.48 FEET TO THE NORTHWEST CORNER OF LOT 7 OF SAID SURVEY; THENCE SOUTH 41°45'10" EAST ALONG THE WEST LINE OF SAID LOT 7 A DISTANCE OF 270.61 FEET TO THE SOUTHEASTERLY LINE OF SAID SURVEY AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTHEAST HAVING A RADIUS OF 2440.00 FEET AND FROM WHICH POINT THE CHORD BEARS NORTH 47°35'18" EAST A DISTANCE OF 55.96 FEET; THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF 1°18'50" A DISTANCE OF 55.96 FEET; THENCE SOUTH 46°54'23" WEST, ALONG SAID LINE, A DISTANCE OF 214.36 FEET TO THE POINT OF BEGINNING. (AF# 2023-006863, 04/14/2023) 70567 SQF

Lot 2:

SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, QUARTER SE: BINDING SITE PLAN #5063, LOT 7. RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, RECORDS OF BENTON COUNTY, WASHINGTON. ALSO KNOWN AS, A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 OF TOWNSHIP 8 NORTH IN RANGE 28 EAST, W.M., CITY OF KENNEWICK, COUNTY OF BENTON, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE NORTH 86°08'20" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 A DISTANCE OF 770.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVENUE; THENCE NORTH 59°04'57" EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVENUE A DISTANCE OF 493.96 FEET; THENCE CONTINUING NORTH 59°05'02" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 366.72 FEET; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 564.97 FEET, WITH A RADIUS OF 2660.00 FEET; WITH A CHORD BEARING OF NORTH 52°59'58" EAST AND A CHORD LENGTH OF 563.91 FEET; THENCE NORTH 46°54'53" EAST A DISTANCE OF 444.41 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 56.69

EXHIBIT 1

FEET, WITH A RADIUS OF 2440.00 FEET, WITH A CHORD BEARING OF NORTH 47°34'49" EAST, WITH A CHORD LENGTH OF 56.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 41°45'15" WEST A DISTANCE OF 270.62 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN RC LENGTH OF 413.14 FEET, WITH A RADIUS OF 2710.24 FEET, WITH A CHORD BEARING OF NORTH 51°51'45" EAST, WITH A CHORD LENGTH OF 412.74 FEET; THENCE SOUTH 33°46'14" EAST A DISTANCE OF 276.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVE; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 375.05 FEET, WITH A RADIUS OF 2440.00 FEET, WITH A CHORD BEARING OF SOUTH 52°38'58" WEST, WITH A CHORD LENGTH OF 374.68 FEET, TO THE TRUE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2018-026507, 09/06/2018)

Lot 3:

SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, QUARTER SE: BINDING SITE PLAN #5063, LOT 8. RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, RECORDS OF BENTON COUNTY, WASHINGTON. ALSO KNOWN AS, A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1 OF TOWNSHIP 8 NORTH IN RANGE 28 EAST, W.M., CITY OF KENNEWICK, COUNTY OF BENTON, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE NORTH 86°08'20" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 A DISTANCE OF 770.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVENUE; THENCE NORTH 59°04'57" EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVE A DISTANCE OF 493.96 FEET; THENCE CONTINUING NORTH 59°05'02" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 366.72 FEET; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 564.97 FEET, A RADIUS OF 2660.00 FEET, WITH A CHORD BEARING OF NORTH 52°59'58" EAST AND A CHORD LENGTH OF 563.91 FEET; THENCE NORTH 46°54'53" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 444.41 FEET; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 431.75 FEET, WITH A RADIUS OF 2440.00 FEET, WITH A CHORD BEARING OF NORTH 51°59'01" EAST AND A CHORD LENGTH OF 431.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 33°46'14" WEST A DISTANCE OF 276.02 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 522.14 FEET, WITH

EXHIBIT 1

A RADIUS OF 2710.24 FEET, WITH A CHORD BEARING OF NORTH 61°44'55" EAST, WITH A CHORD LENGTH OF 521.34 FEET; THENCE SOUTH 22°01'49" EAST A DISTANCE OF 282.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVE; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 464.91 FEET, WITH A RADIUS OF 2440.00 FEET, WITH A CHORD BEARING OF SOUTH 62°30'41" WEST, WITH A CHORD LENGTH OF 464.21 FEET, TO THE TRUE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2018-026507, 09/06/2018)

Lot 4:

LOTS 9 AND 10 OF CITY OF KENNEWICK BINDING SITE PLAN RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, UNDER AUDITOR'S FILE 2018-026507, RECORDED OF BENTON COUNTY, WASHINGTON (BOUNDARY LINE ADJUSTMENT AF#2022-026341, 08/09/2022).

Property Owner(s): STRIZHAKS HAVEN RANCH LLC
105609 E WISER PKWY
KENNEWICK, WA 99338

Applicant & Engineer: Knutzen Engineering c/o: Robert McLeod
5401 Ridgeline Dr Unit 160
Kennewick, WA 99338

Surveyor: AHBL c/o: John Becker
9825 Sandifur Parkway Suite A
Pasco, WA 99301

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	8 January 2025
Application Submittal	30 January 2025
Determination of Completeness Issued	12 February 2025
Notice of Application	12 February 2025
Property Posting Sign	12 February 2025
City Department Review Meeting	N/A
SEPA Threshold Determination Issued	4 March 2025
SEPA Appeal Period Ends	19 March 2025
Date of Published Notice of Public Hearing	23 May 2025
Date of Mailed Notice of Public Hearing	23 May 2025

Exhibits:

1. Staff Report
2. Preliminary Plat
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Public Works Department comments 2/24/2025
5. Traffic Dept. comments 5/30/2025
6. Building Division comments 2/13/2025
7. WA Dept. of Fish and Wildlife correspondence 9/9/22
8. WSDOT Comments 2/27/25
9. WA Dept. of Archaeology & Historic Preservation comments 6/7/2023
10. WA Department of Ecology comments 2/27/2025
11. Kennewick Irrigation District comments 3/4/2025
12. Benton Clean Air Agency comments 2/27/2025
13. Environmental Determination – DNS 3/4/2025
14. Geotechnical Report 6/30/2023
15. Trip Generation Letter 4/7/2025
16. Cultural Resources Report 4/2023 REDACTED
17. Public Comment (Samples Email) and Traffic Dept. response 2/28/2025
18. Kennewick School District comments 6/2/2025

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (SUB-2025-0001) is a request for the subdivision of 11.08-acres into 75 lots. The project is generally located at 10600, 10314, 10072, and 9678 W Clearwater Ave. The subject property is currently vacant. The plat is proposed as Clearwater North Phase 2.

The site has a Comprehensive Plan Land-Use Designation of High Density Residential and is zoned Residential, High Density (RH). The minimum lot size in the RH zone is 4000 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:

EXHIBIT 1

The City of Kennewick annexed the subject area and zoned it Industrial, Light (IL) in January 1995 via Ordinance 3603. The properties were rezoned to Commercial, Community (CC) in 2012 via Ordinance 5413 and then to Residential, High Density (RH) in 2023 via Ordinance 6018. A SEPA Environmental Determination (ED-2025-0002) related to the current proposal was issued on 4 March 2025.

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2), the RH zoning district has a minimum lot size requirement of 4000 square feet.

The proposed development has a minimum residential lot area of 4703 square feet, a maximum residential lot area of 11930 square feet, with an overall lot average of 5350 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 letter was provided with the application (Exhibit 15). An 18-foot public sidewalk, utility, and irrigation easement is required along lot frontages. All pedestrian facilities within public rights-of-way and easements are required to be ADA compliant. Additionally, traffic calming measures are required on residential streets with more than 1,200-feet of continuous, uninterrupted length. A Transportation Impact Fee (TIF), currently calculated at \$125,631.00, is required 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 Park Impact Fee Zone West. Pursuant to Ordinance 5736, Park Impact Fees will be assessed 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.

Critical Areas:

In a letter dated 9 September 2022 related to Preliminary Plat SUB-2022-0018 (Exhibit 9), the Washington Department of Archaeology and Historic Preservation (DAHP) indicated the subject properties are located in an area with a moderate probability of encountering cultural resources. Further, a professional archaeological survey was recommended of the project site. This survey took place between the 11th and 21st of March 2023. The survey report dated May 2023 that followed indicated no cultural resources were discovered on the subject property. These results were shared with both DAHP and the Confederated Tribes of the Umatilla Indian Reservations (CTUIR), and DAHP offered concurrence with the findings in a

EXHIBIT 1

letter dated 7 June 2023. An Inadvertent Discovery Plan (IDP) was recommended to be in place prior to ground disturbing activities, which is a proposed condition of this approval. No correspondence was received from CTUIR.

Pursuant to RCW 42.56.300, this cultural resources report has been redacted from the staff report.

In a letter from the Washington Department of Fish and Wildlife (WDFW) dated 9 September 2022 (Exhibit 7), sensitive shrub-steppe habitat as well as several state priority species were identified on the subject property and that appropriate mitigation measures should be completed. In response, the applicant provided a letter to WDFW dated 10 October 2022 stating that the land owners had reserved 69.79 acres property to be preserved as open space that is now known as Amon Basin Preserve and had made a \$200000 donation to the Trust for Public Lands as additional mitigation for future development. The applicant stated this was done in anticipation of future development of the area and asked WDFW to consider the land and monetary dedication as valid mitigation for the development of 50.9 acres north of Clearwater Ave. WDFW responded in a 12 October 2022 email stating that it appeared that the previous property owners had worked proactively to preserve large area of critical habitat from development and to work with the city to ensure that previous mitigation is taken into account to determine compliance with City of Kennewick municipal codes KMC 18.63.020 and 18.63.030.

A geotechnical report prepared by Applus, Inc. dated 30 June 2023 (Exhibit 14) provides recommendations for site grading, pavements, utility design and construction, stormwater management, and seismic design for the development. The Public Works Department will review these recommendations during the Civil plan review and approval.

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 18) dated 2 June 2025, the District has the capacity to add students at all levels and at all three schools referenced above. In addition, the School District stated that 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.

Surrounding Property:

A residential development (Clearwater North) is currently under construction to the north of the subject properties, and is also zoned Residential, High Density (RH). Land to the East is zoned Industrial, Light (IL) and land to the south is zoned Commercial, General (CG), Business Park (BP), and Commercial, Office (CO), and west is zoned Commercial, Community (CC).

The proposed Preliminary Plat is consistent with the proposed residential neighborhood to the north. 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, High Density (RH) zoning district. The applicant intends to develop a single-family residential neighborhood.

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

POLICY 1: 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 4: Residential High Density: Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

As proposed, the development meets Goal 3 and Policy 4 by providing new high density housing in an area already zoned for high density while also being alongside rapidly developing commercial and residential areas.

The City of Kennewick hereby RECOMMENDS that Preliminary Plat SUB-2025-0001 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 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 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

EXHIBIT 1

curb tight sidewalks along with a 10' wide landscaping buffer along W Clearwater Ave. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.

3. 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.
4. All fees required by the City shall be paid prior to approval of the final plat.
5. All development of the plat shall be in conformance and consistent with the plat drawing which was admitted as Exhibit 2.
6. Comply with the memorandum from the Building Division dated 13 February 2025 (Exhibit 6).
7. Comply with the memorandum from the Public Works Department dated 24 February 2025 (Exhibit 4).
8. Comply with the Traffic Engineering Division comments dated 30 May 2025 (Exhibit 5).
9. An Inadvertent Discovery Plan (IDP) shall be in place prior to any ground disturbing activities.
10. Comply with the comments submitted by the Washington Department of Fish & Wildlife dated 28 November 2023.
11. Comply with the comments submitted by the Washington Department of Transportation dated 27 February 2025 (Exhibit 8).
12. Comply with the comments submitted by the Washington Department of Ecology dated 27 February 2025 (Exhibit 10).
13. Comply with the comments submitted by the Benton Clean Air Agency dated 2/27/2025 (Exhibit 12).
14. Comply with the requirements of the Kennewick Irrigation District dated 2/24/2025 (Exhibit 11).
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-2025-0001) 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.



**COMMUNITY PLANNING DEPARTMENT
STAFF REPORT AND RECOMMENDATION TO
THE HEARING EXAMINER**

FILE No: SUB-2025-0001

Staff Report Date: 3 June 2025

Public Hearing Date and Location: 9 June 2025, City Council Chambers / Online Hybrid

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Report Reviewed By: Steve Donovan, AICP, Planning Manager

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SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, QUARTER SE: BINDING SITE PLAN #5063, LOT 7. RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, RECORDS OF BENTON COUNTY, WASHINGTON. ALSO KNOWN AS, A PARCEL OF LAND LOCATED IN THE SOUTHWEST QUARTER OF SECTION 1 OF TOWNSHIP 8 NORTH IN RANGE 28 EAST, W.M., CITY OF KENNEWICK, COUNTY OF BENTON, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE NORTH 86°08'20" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 A DISTANCE OF 770.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVENUE; THENCE NORTH 59°04'57" EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVENUE A DISTANCE OF 493.96 FEET; THENCE CONTINUING NORTH 59°05'02" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 366.72 FEET; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 564.97 FEET, WITH A RADIUS OF 2660.00 FEET; WITH A CHORD BEARING OF NORTH 52°59'58" EAST AND A CHORD LENGTH OF 563.91 FEET; THENCE NORTH 46°54'53" EAST A DISTANCE OF 444.41 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 56.69

EXHIBIT 1

FEET, WITH A RADIUS OF 2440.00 FEET, WITH A CHORD BEARING OF NORTH 47°34'49" EAST, WITH A CHORD LENGTH OF 56.69 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 41°45'15" WEST A DISTANCE OF 270.62 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN RC LENGTH OF 413.14 FEET, WITH A RADIUS OF 2710.24 FEET, WITH A CHORD BEARING OF NORTH 51°51'45" EAST, WITH A CHORD LENGTH OF 412.74 FEET; THENCE SOUTH 33°46'14" EAST A DISTANCE OF 276.02 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVE; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 375.05 FEET, WITH A RADIUS OF 2440.00 FEET, WITH A CHORD BEARING OF SOUTH 52°38'58" WEST, WITH A CHORD LENGTH OF 374.68 FEET, TO THE TRUE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2018-026507, 09/06/2018)

Lot 3:

SECTION 1, TOWNSHIP 8 NORTH, RANGE 28 EAST, QUARTER SE: BINDING SITE PLAN #5063, LOT 8. RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, RECORDS OF BENTON COUNTY, WASHINGTON. ALSO KNOWN AS, A PARCEL OF LAND LOCATED IN THE EAST HALF OF THE SOUTHWEST QUARTER AND THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1 OF TOWNSHIP 8 NORTH IN RANGE 28 EAST, W.M., CITY OF KENNEWICK, COUNTY OF BENTON, WASHINGTON, DESCRIBED MORE PARTICULARLY AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHWEST QUARTER OF SECTION 1, THENCE NORTH 86°08'20" EAST ALONG THE SOUTH LINE OF SAID SOUTHWEST QUARTER OF SECTION 1 A DISTANCE OF 770.25 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVENUE; THENCE NORTH 59°04'57" EAST ALONG THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVE A DISTANCE OF 493.96 FEET; THENCE CONTINUING NORTH 59°05'02" EAST ALONG SAID NORTH RIGHT OF WAY LINE A DISTANCE OF 366.72 FEET; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TO THE LEFT WITH AN ARC LENGTH OF 564.97 FEET, A RADIUS OF 2660.00 FEET, WITH A CHORD BEARING OF NORTH 52°59'58" EAST AND A CHORD LENGTH OF 563.91 FEET; THENCE NORTH 46°54'53" EAST ALONG SAID RIGHT OF WAY LINE A DISTANCE OF 444.41 FEET; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TO THE RIGHT WITH AN ARC LENGTH OF 431.75 FEET, WITH A RADIUS OF 2440.00 FEET, WITH A CHORD BEARING OF NORTH 51°59'01" EAST AND A CHORD LENGTH OF 431.18 FEET TO THE TRUE POINT OF BEGINNING; THENCE NORTH 33°46'14" WEST A DISTANCE OF 276.02 FEET; THENCE WITH A CURVE TURNING TO THE RIGHT WITH AN ARC LENGTH OF 522.14 FEET, WITH

EXHIBIT 1

A RADIUS OF 2710.24 FEET, WITH A CHORD BEARING OF NORTH 61°44'55" EAST, WITH A CHORD LENGTH OF 521.34 FEET; THENCE SOUTH 22°01'49" EAST A DISTANCE OF 282.59 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF WEST CLEARWATER AVE; THENCE ALONG SAID RIGHT OF WAY LINE WITH A CURVE TURNING TO THE LEFT WITH AN ARC LENGTH OF 464.91 FEET, WITH A RADIUS OF 2440.00 FEET, WITH A CHORD BEARING OF SOUTH 62°30'41" WEST, WITH A CHORD LENGTH OF 464.21 FEET, TO THE TRUE POINT OF BEGINNING. (BOUNDARY LINE ADJUSTMENT PER AF#2018-026507, 09/06/2018)

Lot 4:

LOTS 9 AND 10 OF CITY OF KENNEWICK BINDING SITE PLAN RECORDED IN VOLUME 1 OF SURVEYS AT PAGE 5063, UNDER AUDITOR'S FILE 2018-026507, RECORDED OF BENTON COUNTY, WASHINGTON (BOUNDARY LINE ADJUSTMENT AF#2022-026341, 08/09/2022).

Property Owner(s): STRIZHAKS HAVEN RANCH LLC
105609 E WISER PKWY
KENNEWICK, WA 99338

Applicant & Engineer: Knutzen Engineering c/o: Robert McLeod
5401 Ridgeline Dr Unit 160
Kennewick, WA 99338

Surveyor: AHBL c/o: John Becker
9825 Sandifur Parkway Suite A
Pasco, WA 99301

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	8 January 2025
Application Submittal	30 January 2025
Determination of Completeness Issued	12 February 2025
Notice of Application	12 February 2025
Property Posting Sign	12 February 2025
City Department Review Meeting	N/A
SEPA Threshold Determination Issued	4 March 2025
SEPA Appeal Period Ends	19 March 2025
Date of Published Notice of Public Hearing	23 May 2025
Date of Mailed Notice of Public Hearing	23 May 2025

Exhibits:

1. Staff Report
2. Preliminary Plat
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Public Works Department comments 2/24/2025
5. Traffic Dept. comments 5/30/2025
6. Building Division comments 2/13/2025
7. WA Dept. of Fish and Wildlife correspondence 9/9/22
8. WSDOT Comments 2/27/25
9. WA Dept. of Archaeology & Historic Preservation comments 6/7/2023
10. WA Department of Ecology comments 2/27/2025
11. Kennewick Irrigation District comments 3/4/2025
12. Benton Clean Air Agency comments 2/27/2025
13. Environmental Determination – DNS 3/4/2025
14. Geotechnical Report 6/30/2023
15. Trip Generation Letter 4/7/2025
16. Cultural Resources Report 4/2023 REDACTED
17. Public Comment (Samples Email) and Traffic Dept. response 2/28/2025
18. Kennewick School District comments 6/2/2025

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (SUB-2025-0001) is a request for the subdivision of 11.08-acres into 75 lots. The project is generally located at 10600, 10314, 10072, and 9678 W Clearwater Ave. The subject property is currently vacant. The plat is proposed as Clearwater North Phase 2.

The site has a Comprehensive Plan Land-Use Designation of High Density Residential and is zoned Residential, High Density (RH). The minimum lot size in the RH zone is 4000 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:

EXHIBIT 1

The City of Kennewick annexed the subject area and zoned it Industrial, Light (IL) in January 1995 via Ordinance 3603. The properties were rezoned to Commercial, Community (CC) in 2012 via Ordinance 5413 and then to Residential, High Density (RH) in 2023 via Ordinance 6018. A SEPA Environmental Determination (ED-2025-0002) related to the current proposal was issued on 4 March 2025.

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2), the RH zoning district has a minimum lot size requirement of 4000 square feet.

The proposed development has a minimum residential lot area of 4703 square feet, a maximum residential lot area of 11930 square feet, with an overall lot average of 5350 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 letter was provided with the application (Exhibit 15). An 18-foot public sidewalk, utility, and irrigation easement is required along lot frontages. All pedestrian facilities within public rights-of-way and easements are required to be ADA compliant. Additionally, traffic calming measures are required on residential streets with more than 1,200-feet of continuous, uninterrupted length. A Transportation Impact Fee (TIF), currently calculated at \$125,631.00, is required 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 Park Impact Fee Zone West. Pursuant to Ordinance 5736, Park Impact Fees will be assessed 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.

Critical Areas:

In a letter dated 9 September 2022 related to Preliminary Plat SUB-2022-0018 (Exhibit 9), the Washington Department of Archaeology and Historic Preservation (DAHP) indicated the subject properties are located in an area with a moderate probability of encountering cultural resources. Further, a professional archaeological survey was recommended of the project site. This survey took place between the 11th and 21st of March 2023. The survey report dated May 2023 that followed indicated no cultural resources were discovered on the subject property. These results were shared with both DAHP and the Confederated Tribes of the Umatilla Indian Reservations (CTUIR), and DAHP offered concurrence with the findings in a

EXHIBIT 1

letter dated 7 June 2023. An Inadvertent Discovery Plan (IDP) was recommended to be in place prior to ground disturbing activities, which is a proposed condition of this approval. No correspondence was received from CTUIR.

Pursuant to RCW 42.56.300, this cultural resources report has been redacted from the staff report.

In a letter from the Washington Department of Fish and Wildlife (WDFW) dated 9 September 2022 (Exhibit 7), sensitive shrub-steppe habitat as well as several state priority species were identified on the subject property and that appropriate mitigation measures should be completed. In response, the applicant provided a letter to WDFW dated 10 October 2022 stating that the land owners had reserved 69.79 acres property to be preserved as open space that is now known as Amon Basin Preserve and had made a \$200000 donation to the Trust for Public Lands as additional mitigation for future development. The applicant stated this was done in anticipation of future development of the area and asked WDFW to consider the land and monetary dedication as valid mitigation for the development of 50.9 acres north of Clearwater Ave. WDFW responded in a 12 October 2022 email stating that it appeared that the previous property owners had worked proactively to preserve large area of critical habitat from development and to work with the city to ensure that previous mitigation is taken into account to determine compliance with City of Kennewick municipal codes KMC 18.63.020 and 18.63.030.

A geotechnical report prepared by Applus, Inc. dated 30 June 2023 (Exhibit 14) provides recommendations for site grading, pavements, utility design and construction, stormwater management, and seismic design for the development. The Public Works Department will review these recommendations during the Civil plan review and approval.

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 18) dated 2 June 2025, the District has the capacity to add students at all levels and at all three schools referenced above. In addition, the School District stated that 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.

Surrounding Property:

A residential development (Clearwater North) is currently under construction to the north of the subject properties, and is also zoned Residential, High Density (RH). Land to the East is zoned Industrial, Light (IL) and land to the south is zoned Commercial, General (CG), Business Park (BP), and Commercial, Office (CO), and west is zoned Commercial, Community (CC).

The proposed Preliminary Plat is consistent with the proposed residential neighborhood to the north. 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, High Density (RH) zoning district. The applicant intends to develop a single-family residential neighborhood.

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

POLICY 1: 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 4: Residential High Density: Designate land for Residential High Density (HD) where access, topography, and adjacent land uses create conditions appropriate for a variety of unit types, or where there is existing multi-family development.

As proposed, the development meets Goal 3 and Policy 4 by providing new high density housing in an area already zoned for high density while also being alongside rapidly developing commercial and residential areas.

The City of Kennewick hereby RECOMMENDS that Preliminary Plat SUB-2025-0001 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 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 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

EXHIBIT 1

curb tight sidewalks along with a 10' wide landscaping buffer along W Clearwater Ave. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.

3. 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.
4. All fees required by the City shall be paid prior to approval of the final plat.
5. All development of the plat shall be in conformance and consistent with the plat drawing which was admitted as Exhibit 2.
6. Comply with the memorandum from the Building Division dated 13 February 2025 (Exhibit 6).
7. Comply with the memorandum from the Public Works Department dated 24 February 2025 (Exhibit 4).
8. Comply with the Traffic Engineering Division comments dated 30 May 2025 (Exhibit 5).
9. An Inadvertent Discovery Plan (IDP) shall be in place prior to any ground disturbing activities.
10. Comply with the comments submitted by the Washington Department of Fish & Wildlife dated 28 November 2023.
11. Comply with the comments submitted by the Washington Department of Transportation dated 27 February 2025 (Exhibit 8).
12. Comply with the comments submitted by the Washington Department of Ecology dated 27 February 2025 (Exhibit 10).
13. Comply with the comments submitted by the Benton Clean Air Agency dated 2/27/2025 (Exhibit 12).
14. Comply with the requirements of the Kennewick Irrigation District dated 2/24/2025 (Exhibit 11).
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-2025-0001) 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.

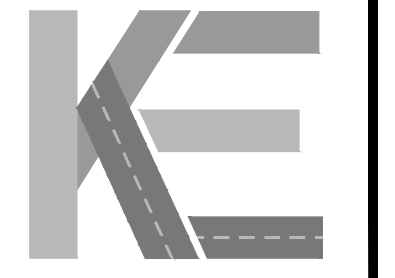


CLEARWATER NORTH PHASE 2

PRELIMINARY PLAT

S.E. 1/4 AND THE SW 1/4 OF SEC. 01, T.08N., R.28E., W.M., CITY OF KENNEWICK,
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON

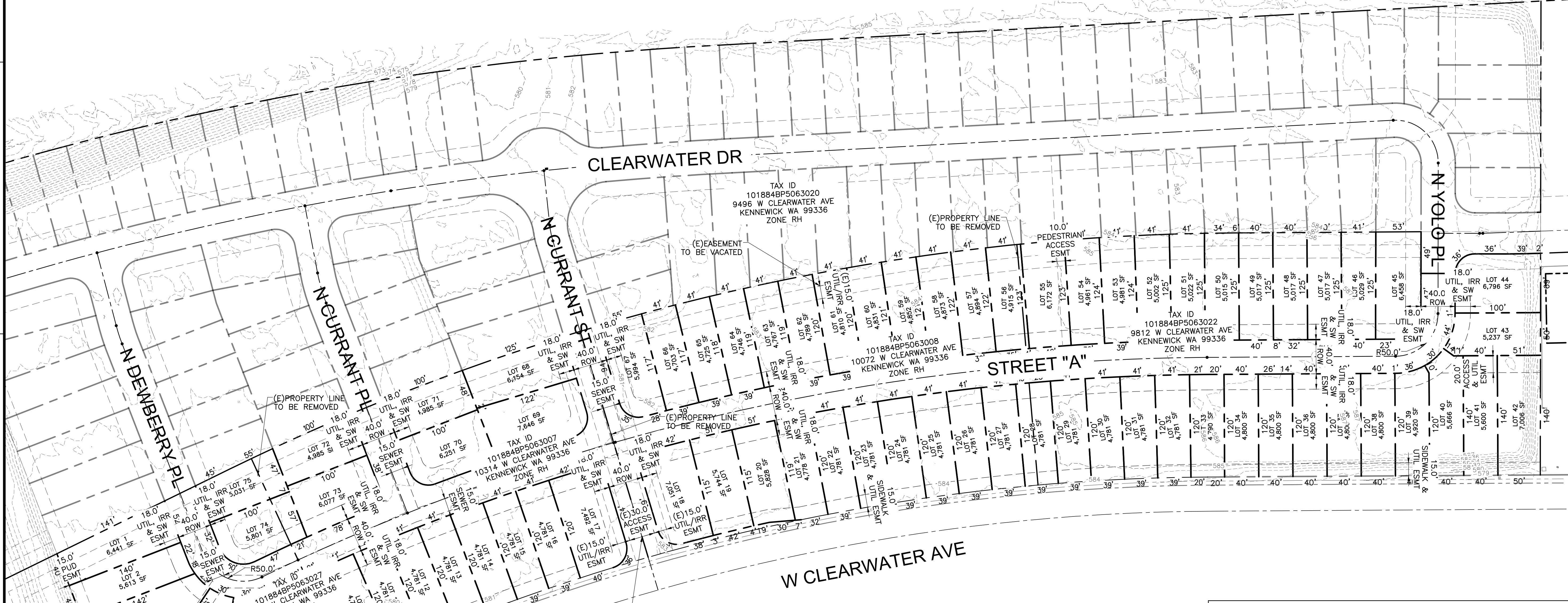
BNSF RAILWAY



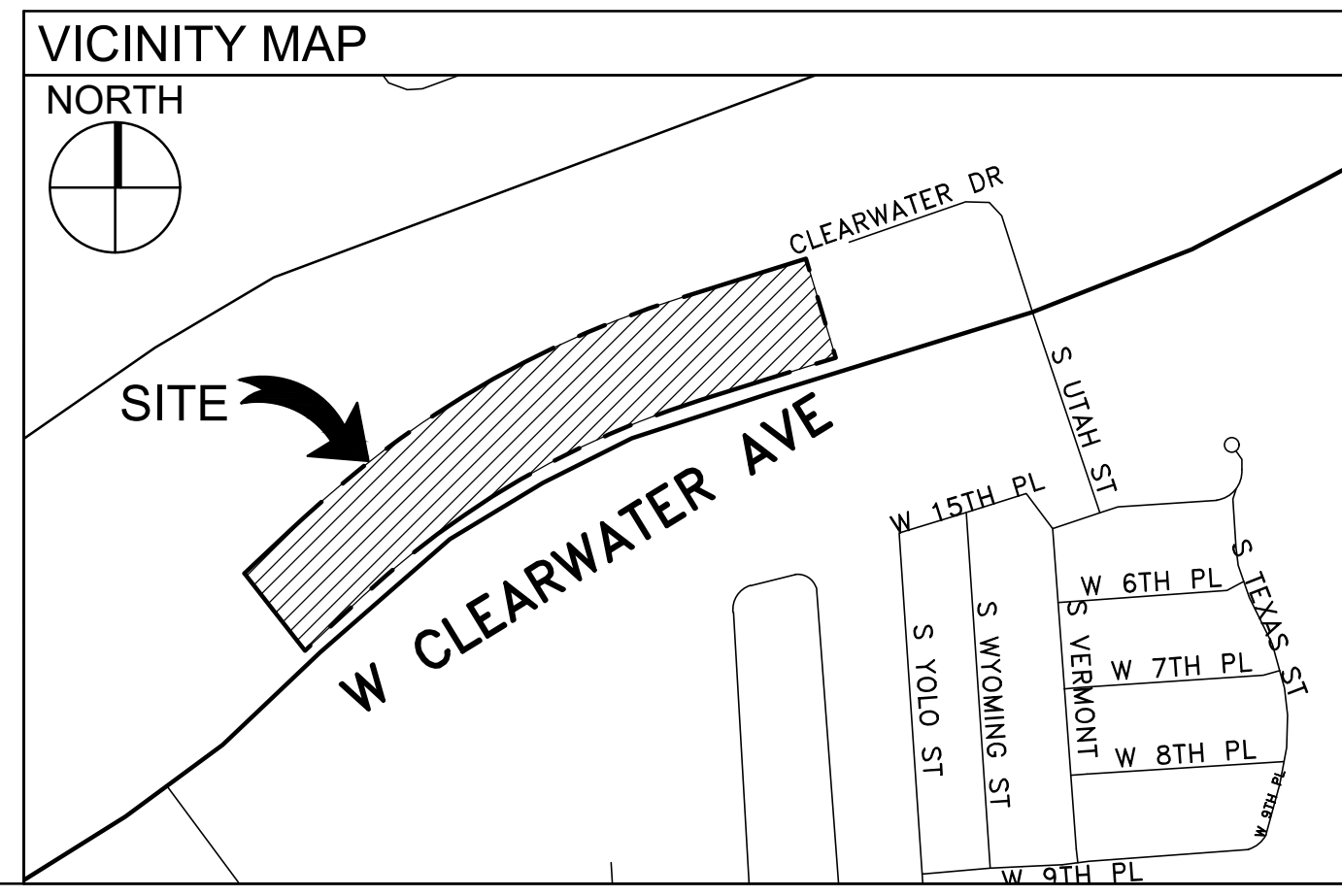
**KNUTZEN
ENGINEERING**

5401 RIDGELINE DR.
SUITE 160
KENNEWICK, WA 99338
1-509-222-0959
www.knutzenengineering.com

NO.	REVISIONS	DATE	DESIGN	CHKD	APPD

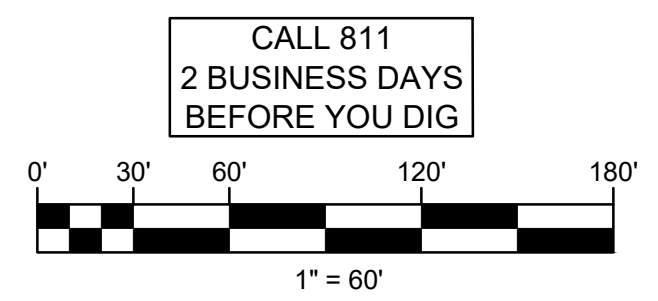


PRELIMINARY PLAT
PRO MADE HOMES
CLEARWATER NORTH PHASE 2
W CLEARWATER AVE, KENNEWICK, WA



CONTACT INFO		
OWNER/DEVELOPER: PRO MADE HOMES ATTN: PAUL LAVRENTIEV 6159 W. DESCHUTES AVE. SUITE 508 KENNEWICK, WA. 99336	SURVEYOR: AHLB ATTN: JOHN BECKER 9825 SANDIFUR PARKWAY SUITE A PASCO, WA 99301 PHONE:(509)380-5883	ENGINEER: KNUTZEN ENGINEERING ATTN: PAUL KNUTZEN 5401 RIDGELINE DRIVE SUITE 160 KENNEWICK, WA 99338 PHONE:(509)222-0959

BASIS OF BEARINGS	LAND USE SUMMARY	APPROVAL
MAD 1983/11 WASHINGTON STATE PLAN SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET. VERIFIED AGAINST CITY OF KENNEWICK CONTROL POINTS K0905, K0917, K0918	GROSS ACREAGE: 11.08 AC NET LOT ACREAGE: 9.21 AC TOTAL NUMBER OF LOTS: 75 LOTS AVERAGE LOT SIZE: 5,350 SF LARGEST LOT AREA: 11,930 SF SMALLEST LOT AREA: 4,703 SF AVERAGE DENSITY: 6.77 UNITS/AC	DESIGN NUB 01/29/25 CHECKED RAM 01/29/25 APPROVED PTK 01/29/25 SCALE: AS NOTED CADFILE: 24110PP01 JOB No. 24110 REV.
BASIS OF ELEVATION CITY OF KENNEWICK NAVD 88. HOLDING CITY BENCHMARK K0918 ELEVATION OF 596.74	PRESENT ZONING: RH TYPE OF WATER SERVICE: CITY TYPE OF SEWER SERVICE: CITY	DWG. No. PP01
LEGAL DESCRIPTION LOTS 6 THROUGH 10 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.		



A1 PRELIMINARY PLAT
SCALE: 1" = 60'-0"

I:\2024\24110-Clearwater N Ph2\DWG\24110PP01.dwg - Jan 29, 2025 - 09:55am - nbo



NOTICE OF PUBLIC HEARING – June 9, 2025, 6:00 P.M.

Proposal: A 11.08-acre, 75 lot Preliminary Plat at 10600, 10314, 10072, and 9678 W Clearwater Avenue. The project will consist of standard single-family lots. The site is zoned Residential, High (RH). The file number is SUB-2025-0001. **PLAT MAP ON BACK**

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at **6:00 p.m. on June 9, 2025 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.

Environmental Documents and/or Studies Applicable to this Proposal: A Determination of Non-significance, ED-2025-0002, was issued on March 4, 2025.

Determination of Completeness: The application was determined complete on February 12, 2025 for processing.

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 June 9, 2025.

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.

Joseph Laris, Assistant Planner

The City of Kennewick welcomes full participation in public meetings 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 through the Washington Relay Service Center TTY by dialing 711, at least ten days prior to the date of the meeting to make arrangements for special needs.

210 W. 6th Avenue / PO Box 6108, Kennewick, WA 99336



MEMORANDUM

PUBLIC WORKS DEPARTMENT

To: Joseph Laris, Assistant Planner
 From: Kristin Stowe, Development Review Supervisor
 Date: February 24, 2025
 Re: Public Works Utility Comments
 Project: SUB-2025-0001 – Clearwater North Phase 2

1. All Civil Plan submittals shall be submitted online through the Citizen Self Service ([CSS](#)) portal.
2. Civil plans shall show any proposed phasing for construction and the type of building use and number of floors.
3. Civil drawings shall include only the infrastructure proposed with each phase of the project. Design engineer has the option of showing adjacent phases in a lighter line style to assure clarity for review, permitting, and construction.
4. As part of all residential development construction plans, there shall be a separate schematic drawing which, at a minimum, shows the power source(s), wiring diagram, streetlight pole spacing, and street permanent signing per City of Kennewick (COK) Standard Specifications. Combine signing, striping, and illumination plans onto the same drawing with other elements left off.
5. Developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage, and designate sidewalk and utility easements, all in conformance with the latest City of Kennewick (COK) Standard Specifications and Details.
6. The maximum street grade per KMC 5.56.275 is 12%. Show grades on the street centerline profile.
7. Sidewalks which have a wall or fence within 18-inches of edge of 5-foot sidewalk shall be widened to 6.5-feet.
8. Permanent structures shall not be located over City of Kennewick (COK) utilities, or within any easement.
9. W Clearwater Ave has a Pavement Condition Index (PCI) rating equal to or above 75, therefore any trenching done on pavement with a PCI rating of 75 or over will require a minimum 25-foot wide patch the full width of each travel lane or shoulder disturbed.
10. There is one 8-inch water line that extends to the property line from the 16-inch water main in W Clearwater Ave, see COK Record Drawing G-2000.
11. Provide water and sanitary sewer services for each proposed dwelling or building per Kennewick Municipal Code (KMC) 14.13.020, KMC 14.22.020(1), KMC 17.13.095(1), KMC 17.12.055 and fire flow as required by the Fire Department. Water and sewer services to be constructed per City of Kennewick (COK) 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.

PUBLIC WORKS DEPARTMENT

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

12. When a property is developed that has an existing water service(s), or mainline stubbed and development will not utilize the existing service or stub, the developer contractor shall expose the water main and remove the abandoned corporation stop and install a plug, or remove the abandoned valve and install a blind flange per COK Standard 4-3.01.
13. Include a Comprehensive Water Plan for the Subdivision on the plans meeting KMC 14.10.010. Comprehensive Plan can be submitted with the Preliminary Civil Plan review. Water Comprehensive plan shall include pipe size on their proposal.
14. Provide 15-foot wide easements or tracts centered over all water mains outside of the right-of-way. These easements must extend to 5 feet behind blow offs, water meters, fire hydrants, or other fixtures.
15. Contractor will be required to install the meter box and tail pipe when the water service to the building is installed. The City will provide the meter box and tail pipe when requested.
16. Provide backflow prevention assemblies on the building side of the water meter for commercial, multi-story, and sprinklered buildings per KMC 15.41.070.
17. Provide water lines and hydrants as required by Fire Department to meet fire protection.
18. On private development projects, all hydrants within 100-feet of the project limits shall be updated to current standards per COK Standard Specification 4-5.01.
19. Looping may be required based on hydraulic need to support maximum required fire flow at minimum residuals (per NFPA), as well as ensure sufficient turn over for water quality. If the applicant can demonstrate required fire flow is met, and water quality turnover is achieved, looping may not be required.
20. Potable water is available for irrigation purposes and will be provided by the COK. Irrigation systems feeds will be connected downstream of the potable water (no separate irrigation meters) with an approved backflow device reviewed by the COK Cross Connect Specialist.
21. One 8-inch sewer line exists in the public right-of-way that ends at the edge of asphalt in front of the property from the 18-inch sewer main located in W Clearwater Ave, see COK Record Drawing G-2000.
22. Provide 15-foot wide easements or tracts centered over all sewer mains outside of the right-of-way.
23. All proposed sanitary sewer extensions will be required at Developer expense. On the Plans, provide a Sewer Comprehensive Plan for the subdivision meeting KMC 14.22.040. Comprehensive Plan can be submitted with the Preliminary Civil Plan review. Sewer Comprehensive plan shall include pipe size on their proposal.
24. Provide a Comprehensive Stormwater plan for the subdivision per KMC 14.28.045, City Standard Specifications Section 5-9, and Storm Management Manual of Eastern Washington (SMMEW) available at <https://www.go2kennewick.com/334/Stormwater>. Design must include erosion control and conveyance of the upstream storm flow through the site as well as overflows at low points and the effect on downstream capacity. Infiltration tests are required at the location and depth of the planned infiltration structures along with a soils log to 5 feet below that point. Surface infiltration within each basin is the preferred method (ponds). All underground infiltration structures must be designed and installed to meet the Washington State Underground Injection Control (UIC) Rule. Provide an assessment of the design against the UIC pretreatment requirements. Provide UIC registration numbers on the plans prior seeking the City's signature. Stormwater infiltration structures serving the public right of way shall be installed in a dedicated tract to be maintained by the HOA or Owner. Contact Martin Nelson at (509) 585-4306 with any questions.

25. All drywells or infiltration structures shall be installed behind the curb and gutter, and may not be installed in the right of way.
26. 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".
27. All required infrastructure improvements must be substantially completed prior to Final Plat approval per KMC17.10.260 (2).
28. 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, a copy shall be provided to the Public Works Department. The Auditor File Number shall be added to the Final Record Drawings submitted at the end of construction.
29. This site will require a separate Public Works Construction permit. You may apply for this by submitting the information below for Civil Plan Review through the City of Kennewick's [Citizen Self Service Portal](#):
 - a. PDF copy of the Application for Civil Review and Storm Report.
 - b. One full size (24"x36") PDF copy of the construction plans.
30. 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: Joseph Laris, Planner
From: Kevin Biersner, Assistant Traffic Engineer
Date: May 30, 2025
Re: Traffic Engineering Comments for 10600 W Clearwater Ave
Project: SUB-2025-0001

Project Description

10600 W Clearwater Ave is proposing Phase 2, a new 75 Single-Family development with new city streets.

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 2025 District 1 Traffic Impact Fee for 75 Single-Family dwelling units is \$1,675.08 per dwelling unit. The total TIF is estimated to be \$125,631.00.
3. The final fee will be assessed at the building permit for the structure as designed and is due prior to Certificate of Occupancy.

Traffic Operations

This proposed development is within the area of the Development Agreement for the December 5, 2017, Clearwater Commercial Binding Site Plan # 2017-037197. Section 4.3.2 that may be triggered by the proposed development.

1. Traffic Signal at 10th and Clearwater. The proposed development will contribute trips to this intersection and the combined trips of this development and the development to the east of it may trigger the 150 trips resulting in the installation of a new signal.

2. Traffic Signal at Utah and Clearwater. The proposed development will contribute trips to this intersection and the combined trips of this development and the development to the north of it may trigger the 150 trips resulting in the installation of a new signal.
3. Based on the proposed 75 single-family dwelling units the city request a dedicated right turn and deceleration lane for the proposed access on Clearwater Ave. The turn pocket will need to be 205' including a 100' taper.
 - a. A trip generation and distribution analysis can be completed to determine the total number of turns.

Proposed Roadway

1. Please refer to KMC 5.56.275(1)'s roadway centerline requirements.

5.56.275: - Street Radii and Grade.



(1) Local Streets: Unless otherwise approved by the Deputy Director of Public Works, local streets shall be constructed with centerline radii which meet the following standards. On minor loop streets and cul-de-sac streets, where the street makes a 90-degree plus or minus five-degree turn, the minimum centerline radius shall be 50 feet. On all other minor loop street and cul-de-sac street curves, the minimum centerline radius shall be 150 feet. On all local through streets, other than minor loop streets, as determined by the Deputy Director of Public Works, the minimum centerline radius shall be 200. Unless otherwise approved by the Deputy Director of Public Works, the maximum grade on local streets shall be 12 percent.

2. Please refer to KMC Standard Drawing No. 2-8 for intersection design guidelines.
3. 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

Design Speed (km/h)	Metric		U.S. Customary				
	Stopping Sight Distance (m)	Rate of Vertical Curvature, K ^o	Design Speed	Stopping Sight Distance	Rate of Vertical Curvature, K ^o		
			(mph)	(ft)	Calculated	Design	
20	20	0.6	1	15	80	3.0	3
30	35	1.9	2	20	115	6.1	7
40	50	3.8	4	25	155	11.1	12
50	65	6.4	7	30	200	18.5	19
60	85	11.0	11	35	250	29.0	29
70	105	16.8	17	40	305	43.1	44
80	130	25.7	26	45	360	60.1	61
90	160	38.9	39	50	425	81.7	84
100	185	52.0	52	55	495	113.5	114
110	220	73.6	74	60	570	150.6	151
120	250	95.0	95	65	645	192.8	193
130	285	123.4	124	70	730	246.9	247
				75	820	311.6	312
				80	910	383.7	384

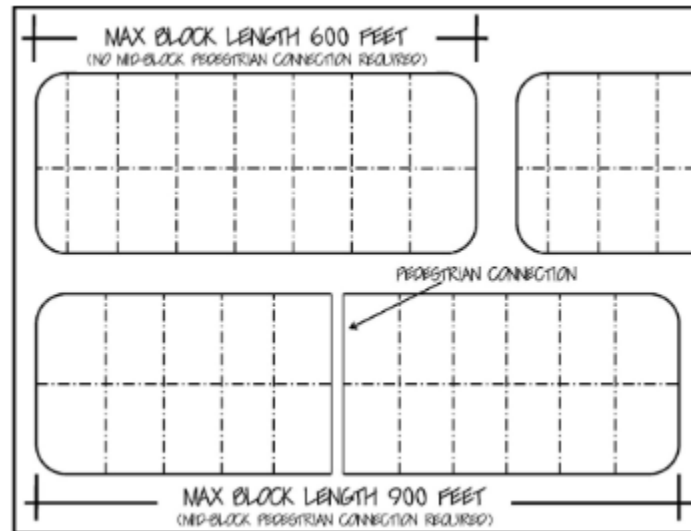
^o Rate of vertical curvature, K, is the length of curve per percent algebraic difference in intersecting grades (A), K = L/A.

Table 3-36. Design Controls for Sag Vertical Curves

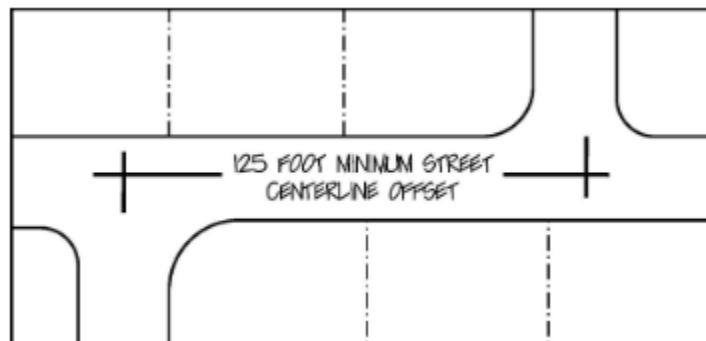
Design Speed (km/h)	Metric		U.S. Customary				
	Stopping Sight Distance (m)	Rate of Vertical Curvature, K ^o	Design Speed	Stopping Sight Distance	Rate of Vertical Curvature, K ^o		
			(mph)	(ft)	Calculated	Design	
20	20	2.1	3	15	80	9.4	10
30	35	5.1	6	20	115	16.5	17
40	50	8.5	9	25	155	25.5	26
50	65	12.2	13	30	200	36.4	37
60	85	17.3	18	35	250	49.0	49
70	105	22.6	23	40	305	63.4	64
80	130	29.4	30	45	360	78.1	79
90	160	37.6	38	50	425	95.7	96
100	185	46.6	45	55	495	114.9	115
110	220	54.4	55	60	570	135.7	136
120	250	62.8	63	65	645	156.5	157
130	285	72.7	73	70	730	180.3	181
				75	820	205.6	206
				80	910	231.0	231

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

4. Please note that sightline setback triangles are required for all intersections per KMC 13.12.020(5) No view obstruction(s) 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. KMC 17.20.010(2)(a) – Streets greater than 1,200 feet in continuous uninterrupted length will need traffic calming measure. Provide adequate right-of-way for traffic calming device.
6. KMC 17.20.010(3)(b) – Mid-block pedestrian crossings



7. KMC 17.20.010(2)(I) – Residential streets shall be aligned at the center line or be offset a minimum of 125' while intersection with arterial or collector streets shall have a minimum centerline offset of 300'.



Right of Way and Easement

1. The proposed internal streets will be functionally classified Local Street. Per KMC 5.56.65 and per Development Agreement for Clearwater Commercial Binding Site Plan # 2017-037197 full width street improvements are required per City of Kennewick Standard Drawing 2-1.
2. Dedicate the proposed internal streets to the City. The proposed development's license land surveyor will need to verify the right of way dedication to satisfy the roadway's minimum width based functional classification per City of Kennewick Standard Drawing 2-1.
3. Record 18' public sidewalk, utility and irrigation easement along the proposed internal public streets per City of Kennewick Standard Drawing 2-1.
4. Please note that if joint or shared driveways will require recorded mutual Access Easement with the AFN shown on the plans.

5. Record 15' public sidewalk, utility and irrigation easement along W Clearwater Ave per City of Kennewick Standard Drawing 2-4.

Proposed Driveways

1. New driveway to be constructed to City of Kennewick standards.
2. Sight triangles need to follow COK code 18.27.060(3).

American Disability Act (ADA) Compliance

1. All proposed and existing pedestrian facilities within the public right of way and easement, including but not limited to driveways, sidewalks, curb ramps, etc, shall be ADA compliant.

Street Lights

1. Existing street lights along W Clearwater Ave will need to be brought up to current city standards. W Clearwater Ave is classified a Minor Arterial.
2. See COK std. dwg. 6-2 for specifications.
3. New streets located within the development are classified as residential streets. Street lights will need to be installed per section 6 of City of Kennewick's standard specifications.
4. Roadway light plan sheet needs to include call-outs for power source, meter locations, junction boxes conduits and street light locations.



Date: 02/13/2025
Subj. SUB-2025-0001

Residential Subdivision Clearwater North Building Comments

1. A preliminary geotechnical report for the grading of the subdivision shall include all requirements for the building lots. After the issuance of the final grading report slope ratios, toe of slope and top of slope locations shall not be modified without proper engineering and approval of the Building Department. No modification of the building parcels shall be allowed without Building Department approval.
2. A soils report will be required with all submittals for building permits.
3. All residential structures shall be designed and built in compliance with the International Residential Code, Uniform Plumbing Code, Washington State Energy Code and all applicable Municipal Ordinances in effect at the time of building permit submittal.
4. Due to the length of the private street being over 600 feet long with a single entry/exit all of the dwellings on the street may be required to have an Automatic Fire Sprinkler System installed.

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



State of Washington
Department of Fish and Wildlife
Habitat Program

2620 North Commercial Avenue, Pasco, WA 99301
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

September 9, 2022

Chris Bowman
City of Kennewick
Community Planning Department
PO Box 6108
Kennewick, WA 99336

Re: 9496 Clearwater Preliminary Plat, SUB-2022-0018

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed 9496 Clearwater Preliminary Plat project. We requested a site visit on August 26, 2022, but received no response. On September 2, 2022, we conducted a brief site visit to the end of Clearwater Drive, where a public notice for the project is posted, to observe the site from a public right of way.

The proposed project covers 14.62 acres and per Kennewick Municipal Code 18.60.010 is classified as a Critical Area: Fish and Wildlife Habitat Conservation Area (FWHCA) and is also identified as imperiled shrubsteppe habitat within WDFW's Priority Habitat and Species Program (PHS). This site is immediately adjacent to a large mostly continuous segment of shrubsteppe bound in part by Clearwater Ave, W 10th Ave, Amon Nature Preserve, and Claybell Community Park. The site contains potential habitat for multiple state priority species, including Townsend's ground squirrel, black-tailed jackrabbit, and Sagebrush Sparrow. The September 2 site visit resulted in observations of rabbit scat and side-blotched lizard, a species closely associated with shrub-steppe habitat that WDFW has determined may be at risk for decline. It was also noted that the area appears to contain high quality shrub cover, cryptobiotic crust, adequate forb diversity, and a low incidence of exotic annual plant species.

The project will result in a complete loss of a City of Kennewick FWHCA and WDFW Priority Habitat. KMC 18.63.020 and 18.63.030 provide steps for the mapping and reporting of FWHCA and mitigation, respectively, and we offer the following recommendations:

1. Since the project will result in 100% permanent conversion from FWHCA/PHS to residential use, no Critical Area Report should be prepared.
2. Since mitigation, as outlined in KMC 18.63.030 will not be possible, we propose that a 2:1 ratio be applied and that the project be required to provide mitigation equal to a least 29.24 acres of habitat containing equal or greater shrubsteppe functions and values.
3. WDFW mitigation Policy (POL-M5002) prioritizes onsite mitigation, but since this is not possible for this project, we recommend that off-site mitigation, either in kind and out of kind, or an in-lieu fee be required.

WDFW has worked on a variety of similar projects throughout the Tri-Cities as well as in Benton and Franklin Counties where FWHCA /PHS were permanently impacted, and we look forward to working with the City and the project to address mitigation for this project as well as other future projects within the adjacent shrubsteppe habitat. If in-lieu fee mitigation is selected, WDFW would be happy to assist with developing an agreement with a third-party conservation entity to implement shrubsteppe mitigation funds. It is preferred that shrubsteppe mitigation be directed at acquiring additional parcels adjacent to large remaining contiguous blocks of shrubsteppe, or providing or protecting, functional wildlife connectivity corridors between remaining blocks of shrubsteppe.

Thank you for the opportunity to comment on this project proposal and to collaboratively seek suitable mitigation alternatives to conserve shrubsteppe habitat.

Sincerely,

A handwritten signature in black ink, appearing to be 'Troy Maikis', consisting of a stylized 'T' followed by a large, sweeping 'M'.

Troy Maikis
Area Habitat Biologist; Benton and Franklin Counties
Washington Department of Fish & Wildlife
2620 Commercial Ave
Pasco, WA 99301
(509) 312-8117

cc: Perry Harvester, WDFW Regional Habitat Program Manager, Region 3, Yakima
Elizabeth Torrey, WDFW Assistant Habitat Program Manager, Region 3, Ellensburg
Jason Fidorra, WDFW Wildlife Biologist, Pasco



October 10, 2022

Troy Maikis
Washington Department of Fish and Wildlife
2620 Commercial Ave
Pasco, WA 99301

RE: 9496 Clearwater Preliminary Plat, SUB-2022-0018

Mr. Maikis,

We have received your letter dated September 9, 2022 regarding the 9496 Clearwater Preliminary plat. The owners and developers of the property are Tom Solbrack and John Michel. Tom and John owned nearly the entire section 01, township 08, range 28 E encompassing about 445 acres and have sold much of the land over the last 32 years. Tom and John are advocates of open space and protecting the native habitat and have taken significant steps to fulfill these goals.

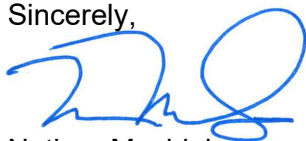
In 2006, Tom and John realized that substantial development of their property could be detrimental to the environment and decided to protect a large tract of land by selling it to the Trust for Public Land in coordination with the Tapteal Greenway Association. The purchase agreement has been attached for your reference. They set aside 69.79 acres of property to be preserved for open space, wildlife habitat and recreational purposes. The protection of this land and benefit to the environment and community was published in several newspaper articles, and was discussed at public hearings, a public presentation and speeches with a walking tour. This area is now known as the Amon Basin Preserve and was dedicated with the intent to mitigate the effects of development of the remaining property. Along with the sale of the property, Tom and John also gave \$200,000 as a donation to the Trust for Public Lands as additional mitigation for future development.

The dedication of land and monetary donation were made in a good faith effort to protect the nearby habitat and mitigate future development prior to any requirement placed on the property by governing jurisdictions. Through the sale and development of the property, no mitigation measures have been required and this is the first letter received requesting mitigation for development.

Tom and John currently own approximately 50.9 acres north of Clearwater Avenue, south of the railroad tracks. This area includes the proposed 14.62 acre residential development. The remainder of the property is anticipated to be developed in the near future. They are asking you to consider that the dedication of 69.79 acres and the donation of \$200,000 made in 2006 would mitigate the development of the remaining 50.9 acres north of Clearwater Avenue. This mitigation meets the criteria of on-site mitigation and an equivalent shrubsteppe value, if not greater.

Thank you for the opportunity to discuss this matter and I look forward to continuing the conversation. If you would like to meet on-site or would like to discuss the proposed project or future development in more detail please feel free to contact me.

Sincerely,



Nathan Machiela
Principal Engineer

Attachments: PSA Agreement
 Trust for Public Land letter

From: [Nathan Machiela](#)
To: [Steve Donovan](#)
Subject: FW: 9496 Clearwater Preliminary Plat, SUB-2022-0018
Date: Wednesday, October 12, 2022 3:37:53 PM

Steve, please see the response from WDFW on the mitigation for Clearwater North development. Lets discuss this in more detail if needed, or if the City will accept the mitigation as proposed in the letter sent with the prior email.

Thanks,

Nathan Machiela, P.E.
Principal Engineer – Vice President
O: 509.222.0959
C: 509.579.1887



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From: Maikis, Troy (DFW) <Troy.Maikis@dfw.wa.gov>
Sent: Wednesday, October 12, 2022 3:35 PM
To: Nathan Machiela <nathan@knutzenengineering.com>
Cc: Torrey, Elizabeth M (DFW) <Elizabeth.Torrey@dfw.wa.gov>; DFW R3planning <R3planning@dfw.wa.gov>
Subject: RE: 9496 Clearwater Preliminary Plat, SUB-2022-0018

Mr. Machiela,

Thank you for your letter regarding 9496 Clearwater Preliminary Plat, SUB-2022-0018. As a new employee I am still learning about the mitigation history for this site but am happy to learn that the property owners worked proactively to preserve a large area of habitat from development. Please work with the City of Kennewick to ensure that any previous mitigation is taken into account to determine compliance with City of Kennewick municipal codes KMC 18.63.020 and 18.63.030. Ultimately the City of Kennewick will be entity to make the determination as to if the previously completed mitigation is sufficient under the current municipal code. From your letter it appears as though this is the case, but I encourage you to confirm that with the city.

If you could please send me a map of the other 35+ acres that are likely to be sold in the coming years, it could help reduce confusion when those sections are ready for development.

Please let me know if I can be of any assistance in the future,

Troy Maikis

Area Habitat Biologist; Benton and Franklin Counties
Washington Department of Fish & Wildlife
2620 Commercial Ave
Pasco, WA 99301
(509) 312-8117

From: Nathan Machiela <nathan@knutzenengineering.com>
Sent: Tuesday, October 11, 2022 8:28 AM
To: Maikis, Troy (DFW) <Troy.Maikis@dfw.wa.gov>
Subject: 9496 Clearwater Preliminary Plat, SUB-2022-0018

External Email

Troy, thanks for your letter dated September 9 regarding the preliminary plat of Clearwater North. Attached is a response letter for your review. Please let me know if you would like to discuss this proposal in more detail or would like additional information.

Thanks,

Nathan Machiela, P.E.
Principal Engineer – Vice President
O: 509.222.0959
C: 509.579.1887



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South Central Region
2809 Rudkin Road
Union Gap, WA 98903-1648
509-577-1600 / FAX: 509-577-1603
TTY: 1-800-833-6388
www.wsdot.wa.gov

February 27, 2025

City of Kennewick Development Services Division
P.O. Box 6108
Kennewick, WA 99336

Attn: Joseph Laris, Assistant Planner

RE: SUB-2025-0001/ED-2025-0002 – Clearwater North Phase 2
I-82 Exit 109 (Badger Road) vicinity

We have reviewed the proposed project and have the following comments.

The subject property is in the vicinity of Interstate 82 (I-82) and the Exit 109 (Badger Rd) interchange. I-82, including the interchanges, is a limited access facility and Highway of Statewide Significance (HSS). The applicant states this project will generate up to 707 daily vehicle trips and WSDOT anticipates a large percentage of these trips will access the interstate via the Badger Road interchange.

Benton County currently has an improvement project programmed for the Badger Road interchange. This project will add a second southbound lane through the interchange and implement other channelization improvements. We request the city require the developer contribute towards the County’s project in proportion to their impact.

Thank you for the opportunity to review and comment on this proposal. If you have any questions regarding this letter, please contact Jacob Prilucik at (509) 577-1635.

Sincerely,

**Stephen P.
(Phil) Nugent**

Digitally signed by Stephen
P. (Phil) Nugent
Date: 2025.02.27 16:01:05
-08'00'

Stephen P. (Phil) Nugent
Region Planning Manager

SPN: jjp

cc: SR 82, File #2025_002



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

June 7, 2023

Steve Donovan
Planning Manager
City of Kennewick
210 W 6th Avenue
Kennewick, WA 99336

In future correspondence please refer to:
Project Tracking Code: 2022-09-05959
Property: City of Kennewick_Clearwater North Subdivision (SUB-2022-0018)
Re: Concur with Survey

Dear Steve Donovan:

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 with Washington State law. Should additional information become available, our assessment may be revised.

We concur with the results and recommendations made in the survey report. Specifically, as no cultural resources were found during the survey, we do not recommend direct archaeological supervision of the project. However, we ask that an Inadvertent Discovery Plan (IDP) be included as part of the construction permit.

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 attached to any future communications about this project.

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

Sincerely,

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





STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

Central Region Office

1250 West Alder St., Union Gap, WA 98903-0009 • 509-575-2490

February 27, 2025

Joseph Laris
City of Kennewick Community Planning Department
PO Box 6108
Kennewick, WA 99336

RE: 202500555, ED-2025-0002

Dear Joseph Laris:

Thank you for the opportunity to comment on the Pre-Threshold Consultation for the Clearwater North Phase 2 proposal. We have reviewed the environmental checklist and have the following comments.

Water Quality Program

Project with Potential to Discharge Off-Site

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

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

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

More information on the stormwater program may be found on [Ecology's stormwater](#) website. Please submit an application or contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 571-3866, with questions about this permit.

Sincerely,



Amber Johnson

SEPA Coordinator

Central Region Office

509-723-5677

crosepacoordinator@ecy.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 4, 2025

Joseph Laris, Assistant Planner
City of Kennewick - Community Planning
 PO Box 6108
 Kennewick, WA 99336

Subject: Review Comments for Preliminary Plat of Clearwater North Phase 2 (SUB-2025-0001)

Dear Mr. Donovan:

This letter provides Kennewick Irrigation District (KID) final review comments for the Preliminary Plat of Clearwater North Phase 2 (SUB-2025-0001) submitted by Knutzen Engineering (“Applicant”)¹ proposing to divide 11.08-acres into 75 lots. This letter supersedes the preliminary review comment letter dated February 19th, 2025. The property is located at 9812, 10072, 10314, and 10600 West Clearwater Avenue, Kennewick, in the South Half of Section 1, Township 8 North, Range 28 East, W.M. The parent parcel(s) are listed as follows:

- 101884BP5063007 (2.47 **non-irrigable** acres)
- 101884BP5063008 (3.17 **non-irrigable** acres)
- 101884BP5063022 (3.99 **non-irrigable** acres)
- 101884BP5063027 (1.62 **non-irrigable** acres)

The property identified on the proposed Preliminary plat is located within the boundaries of KID. The property within this Preliminary plat is not classified as irrigable land. However, in October of 2014, the KID Board of Directors reserved a water allocation for this property, providing KID the option and ability to become the irrigation purveyor if KID determined it was in its best interest to do so. KID intends to work with the Applicant to provide an allocation of KID irrigation water. 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. *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 or access easements of each lot. An irrigation easement may be included within the ‘sidewalk and utility’ easement if one is proposed, denoting the easement as a “Sidewalk, Utility, and Irrigation Easement.”*

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

- ~~2) Irrigation water is available for this development. An application must be made to KID to obtain the water allocation. Please contact Lori Gibson at lgibson@kid.org for more information and to obtain a "Water Allotment Allocation Application" form.~~
- ~~a. This plat is located within the Clodfelter Irrigation Master Plan area. Compliance with the Clodfelter Irrigation Master Plan and KID Resolution No. 2017-22 will be required if KID irrigation water is used.~~
- ~~i. Please contact the KID Engineering department for more details.~~
- ~~ii. The connection point for irrigation is shown on the attached Exhibit 'A'.~~

KID requests the following additional conditions of Preliminary plat approval:

- 3) *The following fees for review must be paid prior to KID signature on the Final Plat:*
- a. A Preliminary Plat review fee (at the time of application, fee is \$175.00).*
- b. Fees are subject to change and depend on the date the Final Plat is submitted for final approval.*
- 4) *Please include on future final plat phases related to the proposed preliminary plat the irrigation title block under item 'a' below if the development will not be serviced with KID irrigation water, or item 'b' below, if the development will be serviced with KID irrigation water:*
- a. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS BINDING SITE PLAN ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.*
- b. 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 BINDING SITE PLAN 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.*

- 5) *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 one week prior to a regularly scheduled Board Meeting to be considered at that meeting.*

If you have any questions regarding these comments, please contact me at the address/phone number listed above.

Sincerely,

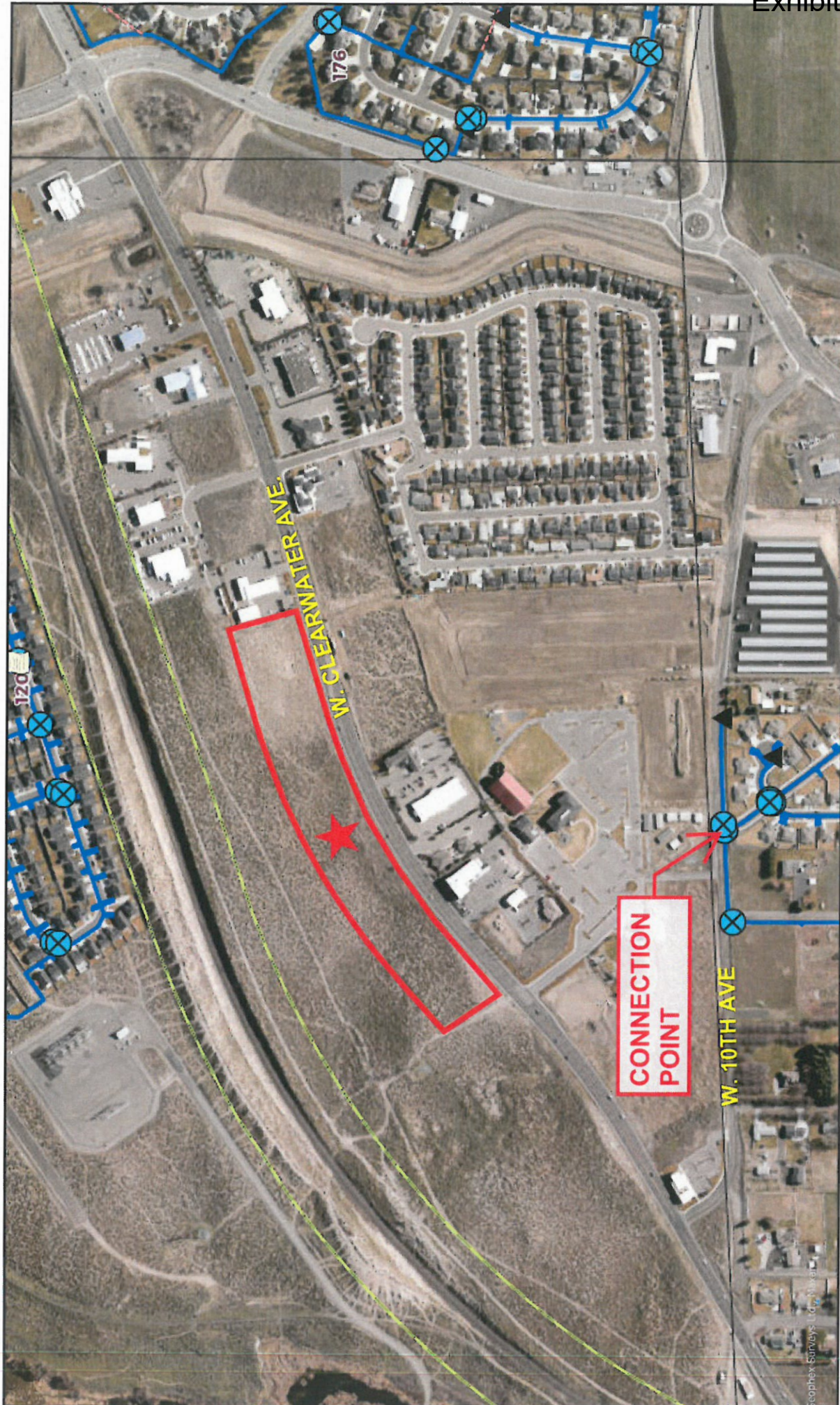


Ben Woodard, P.E.
Engineering & Operations Manager

Enc: Exhibit 'A'

cc: LB\correspondence\File: [1-8-28]
Applicant via mail – Knutzen Engineering, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

EXHIBIT 'A'



Kennewick Irrigation District does not warrant, guarantee, or accept any liability for accuracy, precision, or completeness of any information shown hereon or for any inferences made there from. Any use made of this information is solely at the risk of the user and is prepared for presentation purposes only.



BENTON CLEAN AIR AGENCY

February 12, 2025

Re: SUB-2025-0001 & ED-2025-0002

Joseph Laris
City of Kennewick
PO Box 6108
Kennewick, WA 993336

Applicant/Proponent: Knutzen Engineering
Attn: Robert McLeod
5401 Ridgeline Dr, Ste. 160
Kennewick, WA 99338

Dear Mr. Laris:

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

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

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

Sincerely,

Deon Steichen

Deon Steichen
Inspector



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

FILE/PROJECT NUMBER: ED-2025-0002

DESCRIPTION OF PROPOSAL: The project proposes a 75 lot single family subdivision.

PROPONENT: Knutzen Engineering, c/o Paul Knutzen 5401 Ridgeline Dr Unit 160, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 10600 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: 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).

Project is subject to the following conditions:

- Applicant must comply with the Department of Archaeology and Historic Preservation comment letter dated June 7, 2023.
- Applicant must comply with the Dept. of Ecology comment letter dated February 27, 2025.
- Applicant must comply with the Benton Clean Air Agency Letter dated February 12, 2025.

Date: March 3, 2025

Signature: _____ 

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued and no later than 5 p.m. This appeal must be written and make specific factual objections to the City’s threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City’s adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to: Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
ED-2025-0002 File

**Preliminary Geotechnical Investigation Report
Clearwater North Development
Parcels:**

**101884BP5063001 101884BP5063002
101884BP5063004 101884BP5063004
101884BP5063005 101884BP5063006
101884BP5063007 101884BP5063008
101884BP5063009 101884BP5063010**

Kennewick, Washington

June 30, 2023

Submitted To:

Tom Solbrack
Crimson Hills Development
2555 Highway 24
Othello, WA99344

Prepared By:
Applus, Inc
2011 Hagen Rd
Richland, WA

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- Figure 1:** Site Vicinity Map
- Figure 2:** Preliminary Site Plan
- Figure 3:** Soil Classification Chart

APPENDIX A

Test Pits TP-1 through TP-47

CERTIFICATE OF ENGINEER

***Geotechnical Investigation Report
Clearwater North Development
Kennewick, Washington***

The technical information and data contained in this report were prepared by, or under the direction and supervision of the undersigned, whose seal, as a professional engineer licensed to practice as such, is affixed below.

Prepared by:

Benjamin P. Staehr, PE
Principal Geotechnical Engineer



1.0 INTRODUCTION

1.1 Project Description and Background Information

Applus, Inc. is pleased to present this Preliminary Geotechnical Investigation Report for the grading of lots, and apartments complex within Parcels 101884BP5063001 through 101884BP5063010, in Kennewick, WA. The location of the site is shown in Figure 1, Vicinity Map and preliminary site plan is provided in Figure 2, Preliminary Site Plan. This parcel consists of approximately 64 acres of undeveloped land that we understand you intend on levelling for commercial lots, residential subdivisions and apartment developments.

The site consists of mostly undisturbed ground with a small areas of dumped concrete debris in the center of the parcel. It is bordered by W Clearwater Avenue along to the south property line, commercial properties to the east and west, and BNSF railroad ROW along north property line.

This report presents the results of our geotechnical investigation of this site. It includes a review of the site geology, a description of site soils and subsurface profile, and geotechnical recommendations and specifications for site grading and construction of building foundations consistent with International Building Code requirements.

1.2 Scope of Services

Our scope of services for this project included the following:

- **Geologic Literature Review:** Relevant, readily-available geologic information on the site and surrounding area was reviewed for information regarding geologic conditions at or near the site.
- **Site Exploration:** Forty seven exploration test pits were excavated at the site to assess the soil conditions and to obtain representative soil samples for laboratory testing.
- **Laboratory Testing:** Soil testing included index properties testing, sieve analyses, and proctor testing as required.
- **Geotechnical Engineering Analysis:** Data collected during the site exploration, literature research, and laboratory testing were analyzed to develop project-specific geotechnical design and construction recommendations for the project.
- **Report Preparation:** This geotechnical report contains the results of our work including information as it relates to the following:
 - Site exploration and laboratory test results
 - Soil/rock conditions and subsurface profile
 - Earthwork and site preparation recommendations
 - Site grading and soil placement recommendations
 - Slope design and construction recommendations
 - Foundation subgrade soil preparation recommendations
 - Allowable soil bearing capacities and maximum foundation bearing pressures
 - Foundation wall design parameters and design earth pressures
 - Pavement and slab-on-grade recommendations

-
- International Building Code (IBC) 2018 seismic design parameters
 - General site grading and drainage control requirements
 - **Geotechnical Construction Observation:** This report includes the outline of basic geotechnical requirements for construction observation and documentation to be performed during the construction process.

2.0 SITE INVESTIGATION

2.1 Literature Review

Information about the basic geology of the Pasco Basin was obtained from Lindsey (1996) and a discussion of the underlying Miocene-age basalt bedrock structure was provided from Reidel (et al., 1994). Information about the geologic setting of the site comes from many years of exploration work throughout Richland, West Richland, and Kennewick and from correlating the site data with regional geologic conditions.

2.2 Field Investigation

The subsurface investigation of this site included excavation of forty-seven exploration test pits at locations shown on Figure 2.

The test pits were excavated with a tracked excavator on May 3, 2023. In general, the test pits encountered grayish brown, damp, medium dense, silty fine sands, with weak reaction to diluted HCL from surface to depths between 0 to 5 feet below grade, at which point the sands transitioned to dense and became dry with strong reaction to diluted HCL. The test pit logs, provided in Appendix A (TP-1 through TP-47), include detailed descriptions of the subsurface soil types and condition.

2.3 Laboratory Testing and Analysis

Soil samples were collected from various test pits at different elevations for gradation analysis and proctor testing. All soil samples were classified under the Unified Soil Classification System (USCS). The soil descriptions were prepared according to the Burmister Classification System.

3.0 SITE CONDITIONS

3.1 Surface Conditions and Lot Slopes

The property is similar to stabilized dunes, with high and low spots and undulations throughout. A Bonneville Power Administration right-of-way (BPA ROW) bisects the property. Various trails and access roadways exist across the property. The southeast corner of the property appears to have been cleared at some point, as well as some central portions that show signs of borrow material being removed. Small areas of dumped construction debris exist at the center of the property.

3.2 Site Soils

Our site explorations revealed mostly silt and sand deposits consistent with the mapped outburst flood sands and silts.

3.3 Regional and Local Geology

We reviewed the WADNR Geologic map of the Richland 1:100,000 Quadrangle (Riedel, et al.), 1994. The site is classified as outburst flood deposits, silt and sand (Qfs₃). The Qfs₃ deposits are described as lacustrine silt and fine sand and fluvial coarse to fine sand.

Based on our explorations in the area we interpret that the site soils are consistent with outburst flood deposits, silt and sand (Pleistocene). More recent eolian activity has created various undulations across the property.

4.0 PRELIMINARY GEOTECHNICAL DESIGN RECOMMENDATIONS

At this time, the proposed use of the property will be two separate phases of residential developments east of the BPA ROW, with 3 commercial lots and a possible apartment development to the west of the ROW. We understand that your intention is to mass grade the property and begin development with the first of the residential subdivisions.

This report is considered preliminary and will provide recommendations for mass grading of fill soils to support general residential and commercial development. Specific investigation for stormwater facilities within the developments, as well as special requirements for apartment buildings exceeding 2-stories in height, as well as specific bearing requirements for commercial construction will require additional geotechnical work.

4.1 Foundation Configuration

Building foundations should be extended through any loose or fill soils on site and founded on competent native site soils or structural fills below.

4.2 Site Preparation

Clear and grub all cut and fill areas of all surface vegetation and either use as landscape fill or haul offsite. Remove all roots and organic material, loose or soft soil, and old topsoil from all areas to receive fill soils, pavement, foundations, driveways, etc.

4.3 Earthwork

4.3.1 Excavations

Excavation of the surface silty fine sand soils can be accomplished with a tracked excavator, dozer, or large scraper that is amenable to mass grading.

A maximum slope of 1V:2.0H (vertical to horizontal) is recommended for all unsupported excavation sidewalls in the sandy soil at the site. Any trenching or excavation over 4.0 feet bgs requires either the previously-mentioned side slopes or shoring and bracing of the excavation.

This information on slope protection is based on Occupational Safety and Health Administration (OSHA) regulations and is provided entirely as a service to our Client. Under no circumstances should the Client or their contractors or subcontractors interpret this information to mean, or otherwise imply, that Applus, Inc. assumes responsibility for construction site safety and/or temporary slope stability, or the contractor activities. Such responsibility is not implied and should not be inferred.

4.3.2 Site Grading

All excavated materials will be kept on site and used as backfill to level the site. All soil fill placed is considered to be structural fill that must be placed and compacted to the specifications listed in the following section 4.4.4 Structural Fill.

All site grading shall be performed according to Appendix J: Grading of the 2018 International Building Code or specific recommendations included in this report.

4.3.3 Cut and Fill Slopes

All finish slopes shall be graded to a maximum slope of 1V:2H. All fill slopes shall be constructed from the base upward by compacting the soil in layers, overbuilding the slope, and then finish grading to a maximum slope of 1V:2H. Temporary soil cuts should not exceed four feet unless approved by the geotechnical engineer and plans are made for providing immediate permanent structural support.

4.3.4 Structural Fill

For structural fill, use existing onsite soil or imported granular soil. The onsite soil can be used as structural fill provided it is free of organics, it is installed in maximum 12-inch-loose lifts and it is compacted in place. Structural fill soil shall not contain cobbles or clasts exceeding 4-inches in diameter. Backfill soil next to the foundations shall be classified as primarily sand and gravel with no boulders or clasts exceeding 3 inches in diameter.

Imported fill should be well graded between coarse and fine with a maximum particle size of 1 inch and contain no deleterious materials. Imported fill should have a less than 20 percent by weight passing the No. 200 sieve. Imported soil fill shall be approved for use by a geotechnical engineer and soil compaction criteria shall be established for the specific material.

All structural fill shall be installed in 12-inch, maximum loose lifts, it shall be moisture conditioned to within +/- 2 percent of optimum moisture content and it shall be compacted to at least 95 percent of its maximum dry density as determined by the modified proctor test using ASTM International (ASTM) D1557 or per onsite specification and approval by the geotechnical engineer.

A minimum of 1 test per 4,000 square feet of compacted area will be required per lift placed. If failing tests are encountered, more tests will be required to ensure proper placement of fill materials.

Vibratory roller compactors or wheel roller compaction equipment will produce the best soil compaction results at this site. It is possible to compact soils with the use of scrapers to wheel roll the material in-place. Means, method, and sequence of compaction is at the discretion of the earthwork contractor.

4.4 Foundations

4.4.1 Design

Buildings can be supported on conventional spread footings. All footings should be supported on properly prepared subgrade in native soils or on structural fill as discussed in the previous paragraphs. Footing subgrade soil shall be inspected,

tested, and approved by a licensed engineer prior to pouring the footings. If ongoing inspections and testing are performed during mass grading, the engineer of record can approve all fill soils within the specific development with no additional footing or subgrade inspections required. This is assuming that all construction will be standard light frame construction not exceeding 2-stories in height. All buildings should be constructed according to current IRC and IBC standards.

The minimum widths of the continuous wall footings shall be consistent with current IRC and IBC standards. The bottom exterior of all footings shall be at least 24 inches below the lowest adjacent exterior grade for frost protection.

Applus recommends using a maximum soil bearing pressure of 1,500 pounds per square foot (psf) for all footings that bear on the near-surface, or sandy soil consistent with current IBC standards. Please note that this allowable soil bearing pressure assumes a minimum confinement depth, or depth of burial, of 2.0 feet bgs.

The use of 1,500 psf for allowable bearing pressure is dependent on full confinement of footings. Confinement in this case is defined as full burial of all footings to a minimum of 2.0 feet below the nearest adjacent surface ON ALL SIDES. If footings are not confined (i.e., the inside of exterior footings, or strip footings within a crawl space poured directly on grade and left unburied), allowable bearing pressure should be reduced to 750 psf.

An assessment of loading on the foundation system by the designer, architect, or structural engineer is required to verify that the footing sizes comply with the previously-mentioned requirements and the footings are correctly proportioned for the specified bearing capacity.

For consideration of short period seismic and wind pressures, the allowable footing bearing pressure values provided in this section may be increased by one-third. Use a dynamic bearing capacity of 2,000 lb/ft² when sizing footings for transient forces. For lateral forces, use a friction coefficient of 0.3 between the base of the footings and the underlying subgrade soil.

4.4.2 Settlement

Settlement estimates are based on subgrade soils, footing depth, footing size, and loading on footings. If soils are properly prepared according to the recommendations in this report and all buildings are constructed according to applicable building code, settlement of buildings should not be a concern. If buildings are constructed that exceed the listed allowable bearing pressures, including footings that are not properly confined, the risk of differential and overall settlement will significantly increase.

4.4.3 Foundation Backfill

The clear space around the exterior of all foundations and between the stem walls and footing trenches shall be backfilled in lifts and compacted to a minimum of 92 percent of maximum dry density per ASTM D1557, or per onsite inspection and approval by the geotechnical engineer. Care must be taken with the backfilling operation to provide foundation subgrade soil confinement pressure and to help limit infiltration and future settlement around the foundation.

4.4.4 Foundation Walls and Lateral Earth Pressure

For the design of elevated stem walls and garage foundation walls, use the data in the following Table 1:

Table 1: Native Soil Design Parameters

Assumed Soil Density	=	100 lb/ft ³
Assumed Soil Internal Friction Angle	=	30 degrees
Coefficient of At-Rest Earth Pressure, At-Rest Earth Pressure Equivalent Fluid Density	K _o =	0.50 50.0 lb/ft ³
Coefficient of Active Earth Pressure, Active Earth Pressure Equivalent Fluid Density	K _a =	0.33 33.3 lb/ft ³
Coefficient of Passive Earth Pressure, Passive Earth Pressure Equivalent Fluid Density	K _p =	3.00 300 lb/ft ³

All foundation walls must be backfilled with compacted soil to fully mobilize the passive earth resistance. Backfill placed within 3 feet of foundation walls should be placed in maximum 12-inch, loose lifts and compacted to at least 92 percent of the maximum dry density, as determined by ASTM D1557.

4.4.5 Seismic Design Criteria

The soil profile at the site consists of silty sand surface soil underlain by medium dense silty fine sand followed by dense sandy gravels. This soil profile conforms to a seismic design "Site Class D", stiff soil. For this site, use the following seismic design parameters found in the following Table 2:

Table 2: ASCE/SEI 7-16 Seismic Design Parameters

	Short Period	1 sec
Maximum Credible Earthquake Acceleration	S _s = 0.431	S ₁ = 0.163
Site Class	C	
Site Coefficient	F _a = 1.455	F _v = 2.273
Adjusted Spectral Acceleration	S _{MS} = 0.627	S _{M1} = 0.372
Design Response Acceleration	S _{DS} = 0.418	S _{D1} = 0.248
Design Peak Ground Acceleration	0.188 g	

The presence of elevated groundwater and fine sands present a potential hazard via liquefaction during seismic shaking. The site is listed as low to moderate potential for liquefaction based on the WSDNR maps. We evaluated nearby well logs and find that groundwater depth is approximately 70 feet below grade. Based on the soil profile and depth to groundwater, we find that the liquefaction hazard for this site to be low.

4.5 Slabs on Grade

Slabs-on-grade should be supported on subgrade soils prepared as described in **Section 4.3.2 Site Grading** subsection of this report. Clean crushed rock, at least 4 inches thick and compacted into place should be placed throughout the planned slab areas and over the exposed native soils. We recommend that all floor slabs be underlain by at least four inches of free-draining gravel with less than three percent by

weight of the material passing Sieve No. 200 for use as a capillary break. A suitable vapor barrier, such as heavy plastic sheeting (6-mil minimum), should be placed over the capillary break material. An additional 2-inch thick moist sand layer may be used to cover the vapor barrier. This sand layer is optional and is intended to protect the vapor barrier membrane during construction.

5.0 FINAL SITE GRADING AND EROSION CONTROL

The ground surface adjacent to buildings shall slope away from the slab, stem walls, or foundation walls at 5 percent for a minimum distance of 10 feet from the structure per the requirements of the IBC, or an alternative drainage method shall be designed into the site drainage plan. Landscaping and lot grading should consider drainage requirements of the building and prevent ponding of water near the structures or in landscaped areas. All impervious surfaces shall be sloped to drain into an approved catch basin and piped to an appropriate infiltration system on-site.

All final slope surfaces should be moisture conditioned and compacted with a track dozer or some other compaction method that will work on the slope to achieve a smooth slope with a maximum slope angle of 1V:2H. A maximum slope of 1V:3H should be used if the slope will be maintained in grass and mowed. Finish soil slopes that are steeper than 1V:3H require some form of erosion protection to prevent water erosion at the surface in the event of an irrigation or domestic water line break. Erosion protection of these slopes should be designed into the final landscaping plan for the lot. Several options exist for slope protection and erosion control including but not limited to the following:

- The slope can be planted with drought-resistant plants (desert landscape) and watered with drip irrigation systems or light hand watering.
- Erosion control blankets or geotextile can be utilized along with sparsely-placed suitable vegetation. The erosion control blanket provides more immediate slope protection with the vegetation and will aid in long-term stability.
- The slope can be covered with a landscape fabric and then covered with decorative gravel, cobble, or rock.

Existing slopes that are undisturbed and covered with native desert vegetation are all less than 1V:3H and do not require any form of erosion control. We recommend hydroseeding of the parcel upon completion of grading to stabilize the sandy soils from wind erosion.

6.0 SITE DRAINAGE AND STORMWATER INFILTRATION

No specific stormwater infiltration analysis was performed at this site. If specific site infiltration rates are required further explorations will be necessary.

We generally recommend roof drains to prevent concentration of stormwater runoff near foundations, however this is at the discretion of the owner. We would recommend that any stormwater or roof drains be routed away from the building to an appropriate collection area.

7.0 CONSTRUCTION OBSERVATION AND ENGINEERING INSPECTIONS

Geotechnical engineering construction observation is required during construction to monitor earthwork, soil, and groundwater conditions and to document the geotechnical aspects of constructing the building. Construction observation will allow us to identify unexpected soil or

groundwater conditions that were not identified in our site explorations and will allow us to adjust our geotechnical recommendations as required.

This project will require several onsite inspection visits by the geotechnical engineer to observe field conditions and verify the following items:

- Geotechnical engineering review of the building construction plans.
- Geotechnical engineering observation and approval of site grading, soil placement, and compaction.
- Geotechnical engineering inspection, testing, and approval of the building foundation subgrade soil conditions.
- Geotechnical engineering inspection and documentation of the backfill around foundation and stem walls.
- Geotechnical engineering inspection and documentation of any stormwater collection and infiltration system.
- Geotechnical engineering approval of final site grading.

8.0 REFERENCES

Lindsey, K.A. (1996). *The Miocene to Pliocene Ringold Formation and Associated Deposits of the Ancestral Columbia River System, South-Central Washington and North-Central Oregon*. Washington Department of Natural Resources, Division of Geology and Earth Resources, Open-File Report 96-8, 45 p., 4 Appendices.

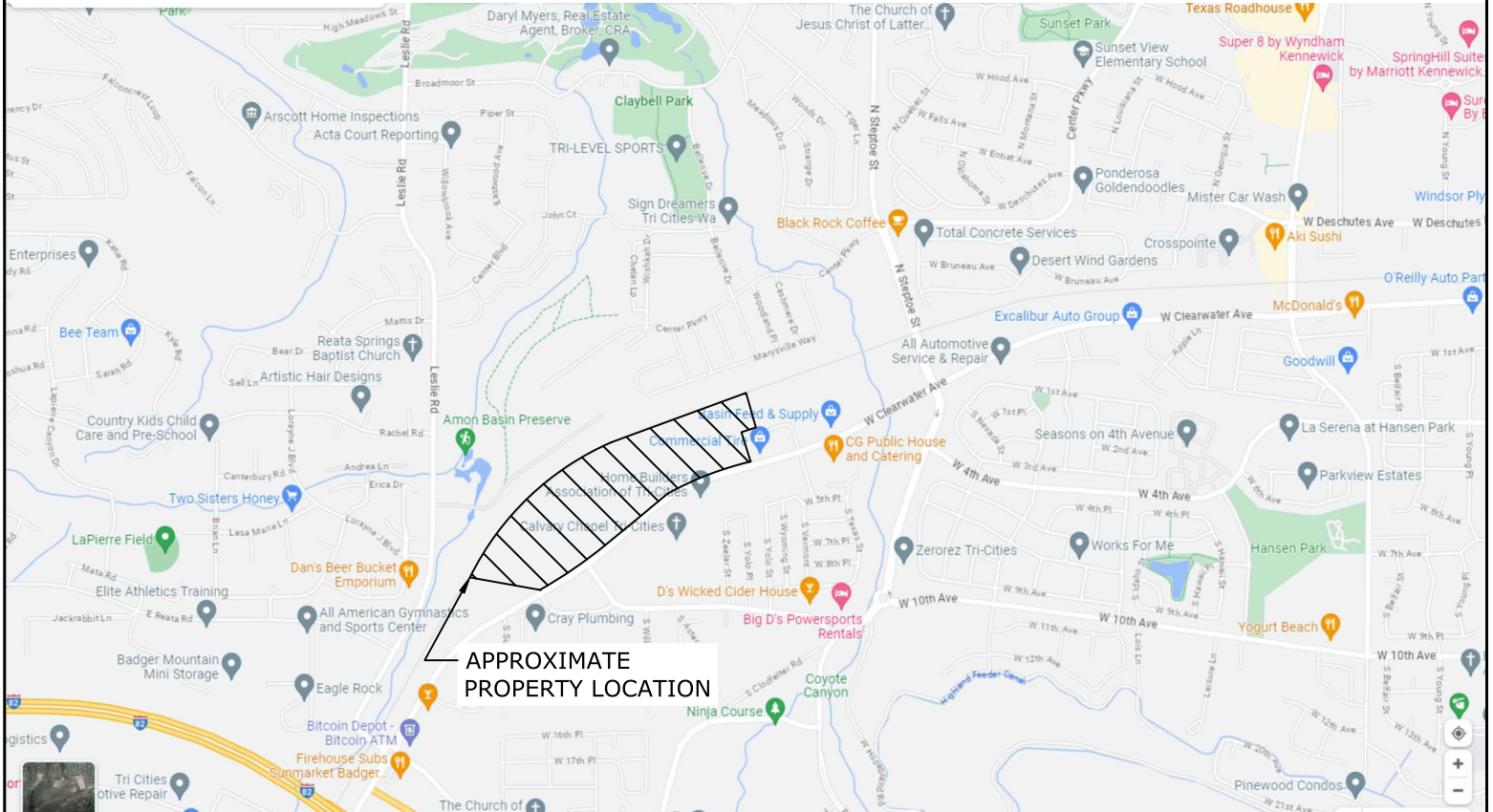
Reidel, S.P., N.P., Campbell, K.R. Fecht, and K.A. Lindsey (1994). *Late Cenozoic Structure and Stratigraphy of South-Central Washington*. Bulletin 80, Washington Division of Geology and Earth Resources, Washington Department of Natural Resources

FIGURES

Figure 1: Vicinity Map

Figure 2: Preliminary Site Plan

Figure 3: Soil Classification Chart



NOT TO SCALE

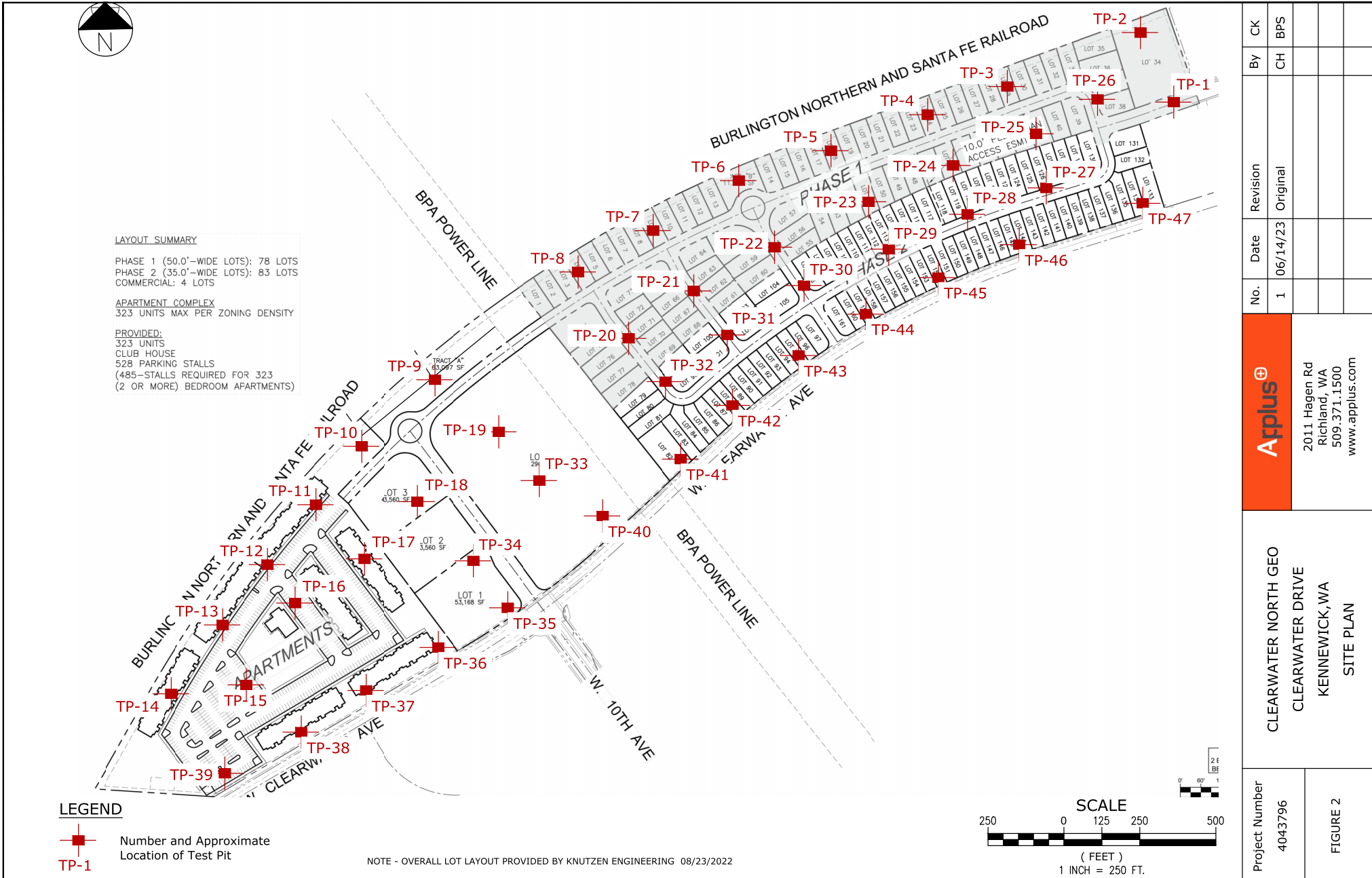
Project Number
4043796

CLEARWATER NORTH GEO
CLEARWATER DRIVE
KENNEWICK, WA
VICINITY MAP



2011 Hagen Rd
Richland, WA
509.371.1500
www.applus.com

No.	Date	Revision	By	CK
1	06/14/23	Original	CH	BPS



UNIFIED SOIL CLASSIFICATION SYSTEM Exhibit 14

MAJOR DIVISIONS			GROUP SYMBOL	GROUP NAME
COARSE - GRAINED SOILS MORE THAN 50 % RETAINED ON NO. 200 SIEVE	GRAVEL MORE THAN 50 % OF COARSE FRACTION RETAINED ON NO. 4 SIEVE	CLEAN GRAVEL	GW	WELL-GRADED, FINE TO COARSE GRAVEL
		GRAVEL WITH FINES	GP	POORLY-GRADED GRAVEL
		GRAVEL WITH FINES	GM	SILTY GRAVEL
		GRAVEL WITH FINES	GC	CLAYEY GRAVEL
	SAND MORE THAN 50 % OF COARSE FRACTION PASSES NO. 4 SIEVE	CLEAN SAND	SW	WELL-GRADED SAND, FINE TO COARSE SAND
		SAND WITH FINES	SP	POORLY GRADED SAND
		SAND WITH FINES	SM	SILTY SAND
		SAND WITH FINES	SC	CLAYEY SAND
FINE - GRAINED SOILS MORE THAN 50 % PASSES NO. 200 SIEVE	SILT AND CLAY LIQUID LIMIT LESS THAN 50 %	INORGANIC	ML	SILT
		INORGANIC	CL	CLAY
	SILT AND CLAY LIQUID LIMIT 50 % OR MORE	ORGANIC	OL	ORGANIC SILT, ORGANIC CLAY
		INORGANIC	MH	SILT OF HIGH PLASTICITY, ELASTIC SILT
		INORGANIC	CH	CLAY OF HIGH PLASTICITY, FAT CLAY
		ORGANIC	OH	ORGANIC CLAY, ORGANIC SILT
HIGHLY ORGANIC SOILS			PT	PEAT

NOTES:

- 1) Field classification is based on visual examination of soil in general accordance with ASTM D 2488-93.
- 2) Soil classification using laboratory tests is based on ASTM D 2488-93.
- 3) Descriptions of soil density or consistency are based on interpretation of blowcount data, visual appearance of soils, and/or test data.

SOIL MOISTURE MODIFIERS:

- Dry - Absence of moisture, dusty, dry to the touch
- Damp - No visible water, leaves hand dry.
- Moist - Leaves water or mud on hand.
- Wet - Visible free water or saturated, usually soil is obtained from below water table



Project Number 4043796	CLEARWATER NORTH GEO CLEARWATER DR KENNEWICK, WA USCS		No.	Date	Revision	By	CK
Figure 3		2011 Hagen Rd Richland, WA 509.371.1500 www.applus.com	1	06/14/23	Original	CH	BPS

APPENDIX A

Test Pits TP-1 through TP-47



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2022	COORDINATES 46.206325,-119.249970
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 575 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND No reaction to diluted HCL		SM				
2							
3							
4							
5	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
6							
7							
8							
9							
10					Sample collected		
	Test pit terminated at 10.0 ft. on 05/3/23						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.206895,-119.250235
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 563 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.206549,-119.251815
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 574 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
6							
7							
8					Sample collected		
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.206379,-119.252900
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 577 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
6						Sample collected	
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.206159,-119.253920
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 573 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
7							
8							
9					Sample collected		
10	Test pit terminated at 10.0 ft. on 05/3/23						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.206101,-119.253208
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 570 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.205873,-119.254358
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 575 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 11.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Strong reaction to diluted HCL		SM				
2							
3						Sample collected	
4	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
5							
6							
7							
8	Dense, Olive brown (2.5 Y), dry, Silty f SAND Weak reaction to diluted HCL		SM				
9							
10							
11	Test pit terminated at 11.0 ft. on 05/3/23				Sample collected		



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.205641,-119.255269
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 568 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4	Dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.204866,-119.257115
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 547 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.204444,-119.257947
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 544 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.204085,-119.258612
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 559 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.203697,-119.259304
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 572 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23				Sample collected		



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.203276,-119.259905
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 574 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.202767,-119.260637
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 563 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.201509,-119.260859
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 581 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
6							
7							
8							
9	Test pit terminated at 9.0 ft. on 05/3/23						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.201986,-119.260196
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 585 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						




PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.202430,-119.259445
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 590 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.203057,-119.258919
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 583 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2	Medium dense, grayish brown (10 YR), dry, Silty v-f SAND Strong reaction to diluted HCL		SM				
3							
4	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/3/23						




PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.203610,-119.258010
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 560 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.5 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
6							
7							
8							
9							
	Test pit terminated at 9.5 ft. on 05/3/23						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.204291,-119.256381
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 563 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 11.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6							
7	Dense, grayish brown (10 YR), dry, Silty v-f SAND Strong reaction to diluted HCL		SM		Sample collected		
8							
9	Dense, grayish brown (10 YR), dry, Silty v-f SAND Strong reaction to diluted HCL		SM				
10							
11	Test pit terminated at 11.0 ft. on 05/3/23						


PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.204654,-119.255564
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 566 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
7							
8							
9	Test pit terminated at 9.0 ft. on 05/3/23						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.204921,-119.254689
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 577 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6							
7							
8							
9	Test pit terminated at 9.0 ft. on 05/3/23						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.205307,-119.253680
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 581 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.5 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
6							
7							
8							
9							
	Test pit terminated at 9.5 ft. on 05/3/23						




PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.205649,-119.252699
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 585 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
4							
5							
6							
7							
8							
9	Test pit terminated at 9.0 ft. on 05/3/23						


PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.205962,-119.251670
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 582 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
4							
5							
6							
7	Dense, grayish brown (10 YR), dry, Silty f SAND, trace m sand Strong reaction to diluted HCL		SM		Sample collected		
8							
9	Test pit terminated at 9.0 ft. on 05/3/23						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/3/2023	COORDINATES 46.206138,-119.250721
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 583 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 8.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6							
7							
8	Test pit terminated at 8.0 ft. on 05/3/23						
9							


PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.205518,-119.251404
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 583 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.5 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2	Dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
3							
4							
5							
6							
7							
8					Sample collected		
9							
	Test pit terminated at 9.5 ft. on 05/4/23.						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.205312,-119.252381
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 585 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.5 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				0 60
1							
2							
3							
4							
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.205058,-119.253326
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 580 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
7							
8							
9					Sample collected		
10	Test pit terminated at 10.0 ft. on 05/4/23.						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.204757,-119.254411
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 578 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
7							
8							
9					Sample collected		
10	Test pit terminated at 10.0 ft. on 05/4/23.						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.204281,-119.255214
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 567 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
4							
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.203882,-119.255970
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 575 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3	Dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
4							
5							
6					Sample collected		
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						










PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.203196,-119.257255
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 560 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2	Medium dense, grayish brown (10 YR), damp, Silty f SAND Strong reaction to diluted HCL		SM				
3							
4							
5					Sample collected		
6	Dense, grayish brown (10 YR), damp, Silty f SAND Strong reaction to diluted HCL		SM				
7							
8							
9	Test pit terminated at 9.0 ft. on 05/4/23.						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.202813,-119.258237
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 579 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
3							
4							
5	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
6							
7	Dense, grayish brown (10 YR), dry, Silty v-f SAND Strong reaction to diluted HCL		SM				
8							
9							
10	Test pit terminated at 9.0 ft. on 05/4/23.						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.202264,-119.257566
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 576 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND No reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), dry, Silty v-f SAND Strong reaction to diluted HCL		SM				
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.201959,-119.258394
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 586 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance	
							0 60	
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND No reaction to diluted HCL		SM					
2								
3								
4								
4	Dense, grayish brown (10 YR), dry, Silty f SAND No reaction to diluted HCL		SM					
5								
6								Sample collected
7								
8								
9								
10	Test pit terminated at 10.0 ft. on 05/4/23.							

PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.201586,-119.259190
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 589 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND No reaction to diluted HCL		SM				
2							
3							
4							
5	Dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
6							
7							
8	Test pit terminated at 9.0 ft. on 05/4/23.						
9							


PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.201284,-119.259990
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 586 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
6							
7					Sample collected		
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						


PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.200836,-119.260704
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 589 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				0 60
1							
2							
3							
4							
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.202913,-119.256220
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 576 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 11.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				0 60
1							
2							
3							
4							
5							
6							
7							
8							
9							
10							
11	Test pit terminated at 11.0 ft. on 05/4/23.						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.203326,-119.255531
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 579 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160GLC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5	Dense, grayish brown (10 YR), damp, Silty f SAND Strong reaction to diluted HCL		SM				
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.203774,-119.254858
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 577 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 9.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), damp, Silty f SAND Strong reaction to diluted HCL		SM				
7							
8							
9	Test pit terminated at 9.0 ft. on 05/4/23.						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.204238,-119.254093
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 573 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, grayish brown (10 YR), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), damp, Silty f SAND Strong reaction to diluted HCL		SM		Sample collected		
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						



PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.204660,-119.253199
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 577 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), damp, Silty f SAND Strong reaction to diluted HCL		SM				
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.204865,-119.252299
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 581 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							60
1	Medium dense, grayish brown (10 YR), dry, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4							
5							
6	Dense, grayish brown (10 YR), dry, Silty f SAND Strong reaction to diluted HCL		SM				
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.204996,-119.251392
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 581 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
							0 60
1	Medium dense, olive brown (2.5 Y), damp, Silty f SAND Weak reaction to diluted HCL		SM				
2							
3							
4	Dense, olive brown (2.5Y), dry, Silty f SAND Strong reaction to diluted HCL		SM		Sample collected		
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						

PROJECT NUMBER 4043796	EXCAVATION DATE 5/4/2023	COORDINATES 46.205240,-119.249973
PROJECT NAME Clearwater North Geo		COORD SYS GPS
CLIENT Sunny Hill Development		SURFACE ELEVATION 575 ft.
ADDRESS Clearwater Drive, Kennewick, WA	EXCAVATION METHOD Deere 160 G LC	LOGGED BY CH
	TOTAL DEPTH 10.0 feet	CHECKED BY BPS

COMMENTS

Depth (ft)	Material Description	Graphic Log	USCS	Blow Count	Samples	Laboratory Test	Penetration Resistance
0							0 60
1	Medium dense, olive brown (2.5 Y), damp, Silty f SAND, trace f black sand Weak reaction to diluted HCL		SM				
2	Dense, olive brown (2.5Y), dry, Silty f SAND Strong reaction to diluted HCL		SM				
3							
4							
5							
6							
7							
8							
9							
10	Test pit terminated at 10.0 ft. on 05/4/23.						

April 7, 2025

Trey Tutt, Senior Project Manager
Pro Made Homes
105609 Wiser Parkway
Kennewick, Washington 99338

Via email: trey@promadehomes.com

Regarding: Trip Generation Letter
Clearwater North Subdivision Phase 2
9496 W Clearwater Avenue
Kennewick, Washington 99336
PBS Project 25005711



2025.04.07
09:42:15-07'00'

Dear Mr. Tutt:

This trip generation letter serves as a statement of change from the previously approved land use of Lots 6 through 10 of the Clearwater Commercial Binding Site Plan (BSP, from February 2016) to the proposed new land uses for the Clearwater North Subdivision Phase 2 (Project). This letter supports the condition of approval for the Project's Preliminary Plat application to the City of Kennewick (City).

The BSP proposed the following for Lots 6 through 10:

- Lot 6: 7,413-square-foot (sf) Fast-Food with Drive Through Lane land use
- Lot 7: 19,390 sf Specialty Retail Store land use
- Lot 8: 24,810 sf Specialty Retail Store land use
- Lot 9: 13,530 sf Specialty Retail Store land use
- Lot 10: 13,870 sf Specialty Retail Store land use

See the attached BSP Figure 2 Site Plan.

The Project proposes 75 single-family detached homes for the Project, which encapsulates Lots 6 through 10 of the BSP. See the attached site plan.

The section below shows the difference in trip generation between the BSP land uses and the Project land use. The BSP and Project site plans are attached to this letter.

TRIP GENERATION

Trip generation estimates for the BSP land uses are derived from the original BSP report. See the attached trip generation estimate for Lots 6 through 10. Table 1 summarizes the respective average daily trips (ADT), weekday AM peak hour trips, and weekday PM peak hour trip generations.

Table 1. Trip Generation of Lots 6 Through 10 of the BSP

Trip Accounting Element (Applicable Document Date)	Daily Trips	Weekday AM Peak Hour			Weekday PM Peak Hour		
		Total	In	Out	Total	In	Out
Original Land Use Assumption on Lot 6: Fast Food w/Drive Thru w/Seating—7,500 sf (February 15, 2016)	7,413	679	346	333	489	254	235
Original Land Use Assumption on Lot 7: Specialty Retail Store—19,390 sf (February 15, 2016)	859	133	64	69	53	23	29
Original Land Use Assumption on Lot 8: Specialty Retail Store—24,810 sf (February 15, 2016)	1,100	169	81	88	68	30	38
Original Land Use Assumption on Lot 9: Specialty Retail Store—13,530 sf (February 15, 2016)	600	92	44	48	37	16	21
Original Land Use Assumption on Lot 10: Specialty Retail Store—13,870 sf (February 15, 2016)	615	95	46	49	20	17	3
TOTAL	10,587	1,168	581	587	667	340	326

Trip generation estimates for the proposed Project are based on single-family detached dwelling units, land use code 210, from the Institute of Transportation Engineers’ (ITE) *Trip Generation Manual*, 11th Edition (2021). Table 2 below summarizes the ADT, weekday AM peak hour trips, and weekday PM peak hour trips. Detailed trip generation calculations are attached.

Table 2. Trip Generation for Project

Land Use (ITE Code)	Single-Family Detached Dwelling Units		
Independent Variable	Dwelling Units		
Size	75		
Trips	ADT	AM	PM
Entering	387	14	48
Exiting	387	43	28
Total	774	57	76

Table 3 below summarizes the difference in ADT, weekday AM peak hour trips, and weekday PM peak hour trips between the BSP and Project trip generation for Lots 6 through 10. Entering and exiting trips are omitted from Table 3.

Table 3. Trip Generation Difference for the BSP and the Project

Development	BSP			Project			Difference		
	ADT	AM	PM	ADT	AM	PM	ADT	AM	PM
Total	10,587	1,168	667	774	57	76	<i>(9,813)*</i>	<i>(1,111)</i>	<i>(591)</i>

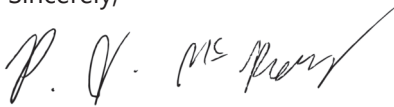
*Italicized and parenthesized numbers represent negative values

The difference in trip generation between BSP Lots 6 through 10 and the Clearwater North Phase 2 project is 9,813 fewer ADT trips, 1,111 fewer AM peak hour trips, and 591 fewer weekday PM peak hour trips.

CLOSING

Please feel free to contact me at 360.213.0418 or pj.mckelvey@pbsusa.com with any questions or comments.

Sincerely,



PJ McKelvey, PE
 Senior Traffic Engineer

- Attachments: BSP Figure 2 Site Plan
 Clearwater North Phase 2 Site Plan
 BSP Trip Generation Table for Lots 6-10
 Clearwater North Phase 2 Trip Generation Calculations

PJM:JAM:tl

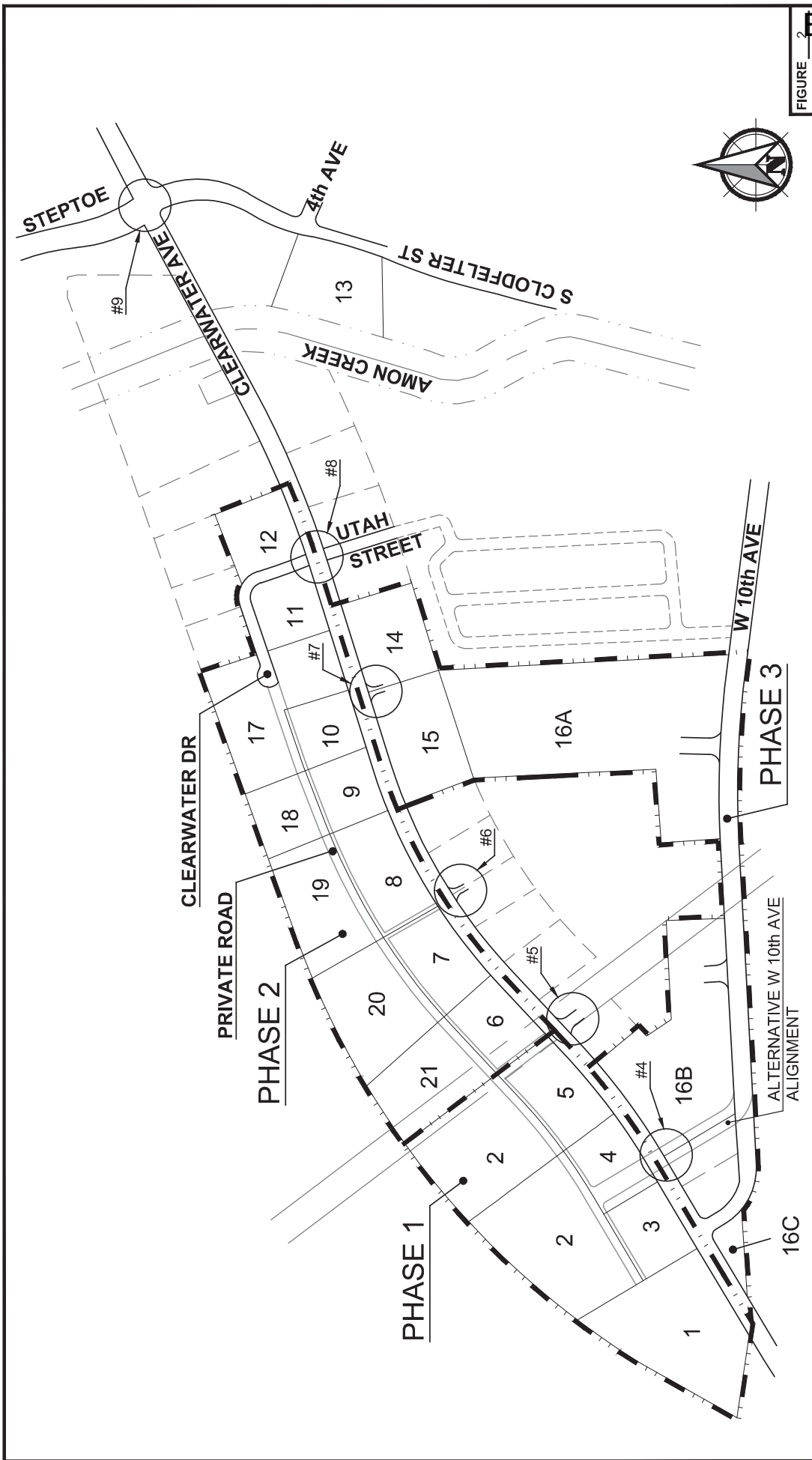
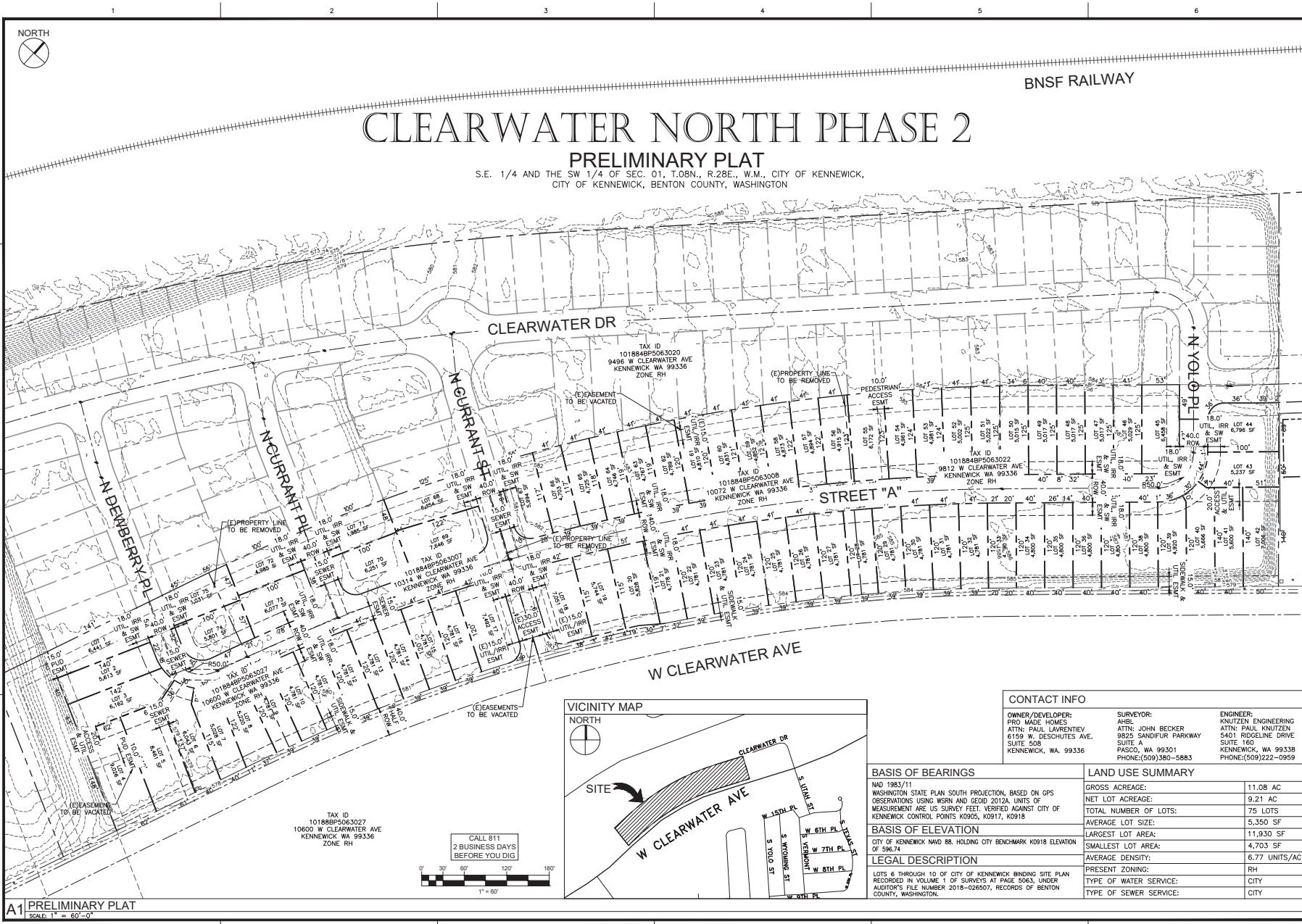


FIGURE 2

Exhibit 10
Site Plan
 Clearwater Commercial Binding Site Plan

HDIJ
DESIGN GROUP
 6115 Bayview Blvd, Suite E
 50504-743110
 50504743110
 50504743110
 50504743110
 www.hdi.com



NO.	REVISIONS	DATE	DESIGN	CHKD	APPD

PRELIMINARY PLAT
PRO MADE HOMES
CLEARWATER NORTH PHASE 2
W CLEARWATER AVE, KENNEWICK, WA

3/20/24 11:10 Clearwater N Phase 2 24110PP01.dwg - Jan 29, 2025 - 09:55am - rbs

Land Use:	Specialty Retail (Code 826)	
Independent Variable:	1,000 Sq Ft	
Size:	21.52	
Weekday ADT	954	
Total Peak Hour Trips:	AM	PM
In	71	26
Out	77	33
Total:	148	59
Lot 5		

Land Use:	Fast Food w/Drive Thru w/Seating (Code 934)	
Independent Variable:	1,000 Sq Ft	
Size:	7.5	
Weekday ADT	7,413	
Total Peak Hour Trips:	AM	PM
In	346	254
Out	333	235
Total:	679	489
Lot 6		

Land Use:	Specialty Retail (Code 826)	
Independent Variable:	1,000 Sq Ft	
Size:	19.39	
Weekday ADT	859	
Total Peak Hour Trips:	AM	PM
In	64	23
Out	69	29
Total:	133	53
Lot 7		

Land Use:	Specialty Retail (Code 826)	
Independent Variable:	1,000 Sq Ft	
Size:	24.81	
Weekday ADT	1,100	
Total Peak Hour Trips:	AM	PM
In	81	30
Out	88	38
Total:	169	68
Lot 8		

Land Use:	Specialty Retail (Code 826)	
Independent Variable:	1,000 Sq Ft	
Size:	13.53	
Weekday ADT	600	
Total Peak Hour Trips:	AM	PM
In	44	16
Out	48	21
Total:	92	37
Lot 9		

Land Use:	Specialty Retail (Code 826)	
Independent Variable:	1,000 Sq Ft	
Size:	13.87	
Weekday ADT	615	
Total Peak Hour Trips:	AM	PM
In	46	17
Out	49	3
Total:	95	13
Lot 10		

Query Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 210

LAND USE GROUP: (200-299) Residential

LAND USE: 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

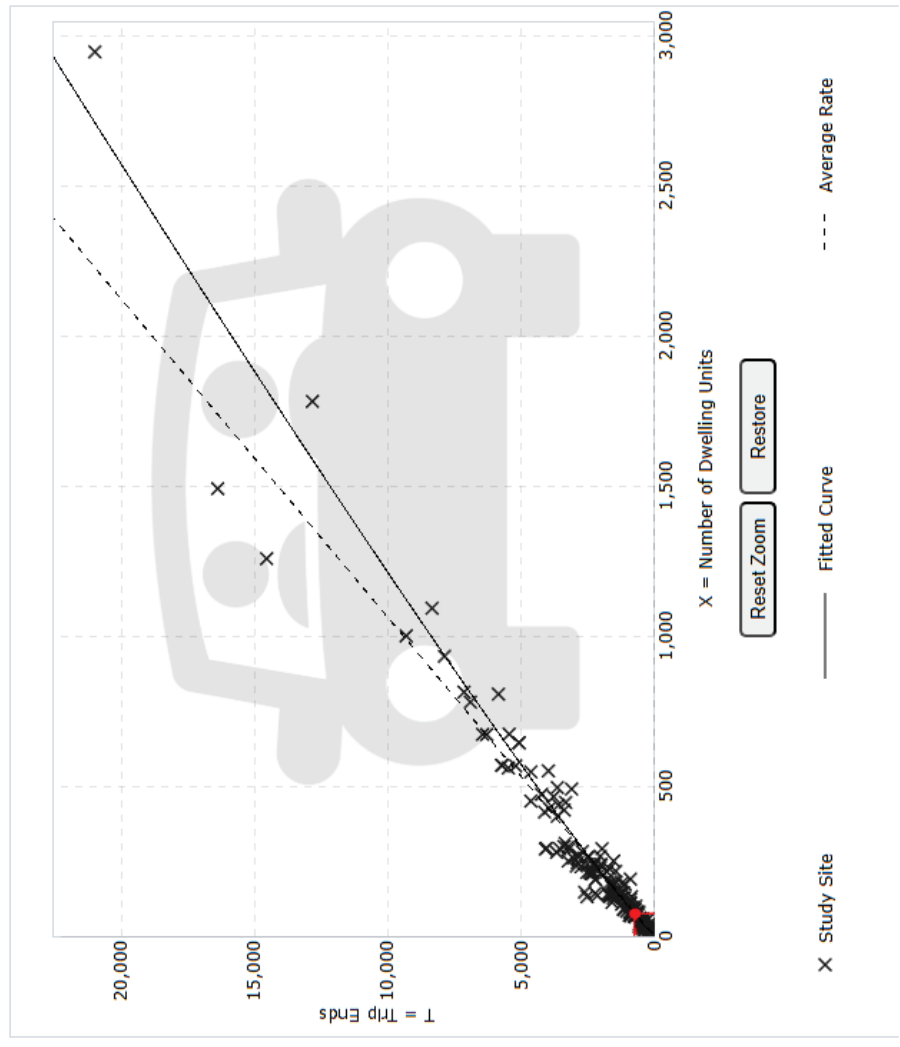
INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday

TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS: 75 Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Single-Family Detached Housing (210) Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	174
Avg. Num. of Dwelling Units:	246
Average Rate:	9.43
Range of Rates:	4.45 - 22.61
Standard Deviation:	2.13
Fitted Curve Equation:	$\ln(T) = 0.92 \ln(X) + 2.68$
R ² :	0.95
Directional Distribution:	50% entering, 50% exiting
Calculated Trip Ends:	Average Rate: 707 (Total), 354 (Entry), 353 (Exit)
Fitted Curve:	774 (Total), 387 (Entry), 387 (Exit)

Query

Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 210

LAND USE GROUP: (200-299) Residential

LAND USE: 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

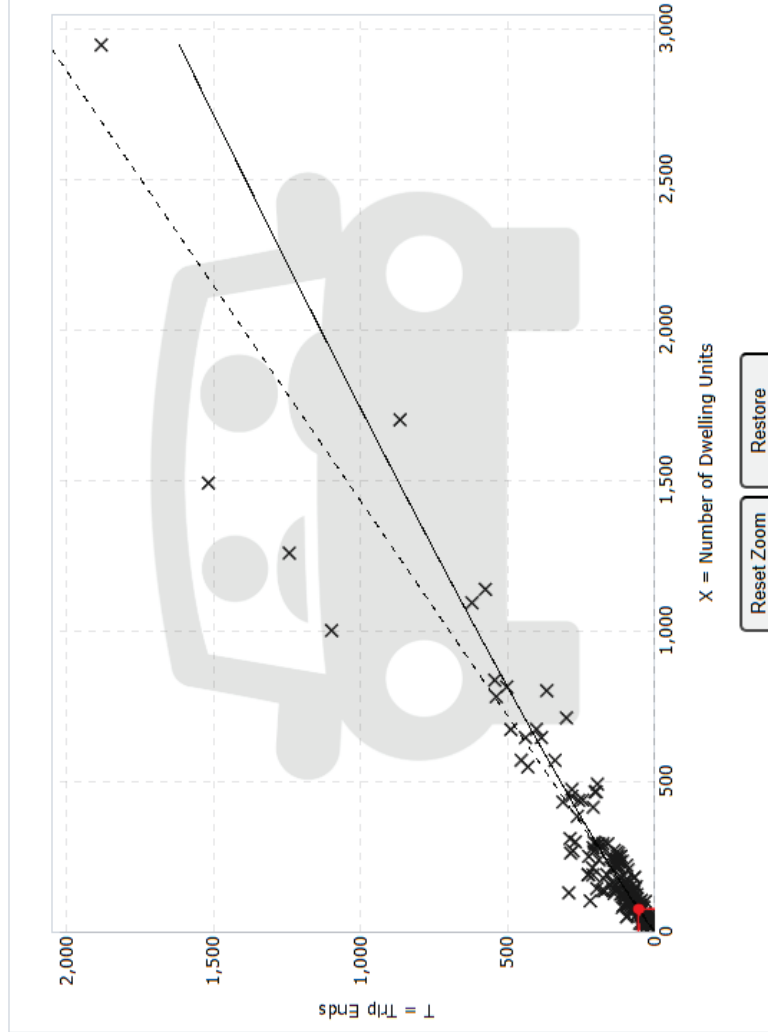
TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIP S:

75

Calculate

Data Plot and Equation



DATA STATISTICS

Land Use:	Single-Family Detached Housing (210) Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday
Peak Hour of Adjacent Street Traffic	One Hour Between 7 and 9 a.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	192
Avg. Num. of Dwelling Units:	226
Average Rate:	0.70
Range of Rates:	0.27 - 2.27
Standard Deviation:	0.24
Fitted Curve Equation:	$\ln(T) = 0.91 \ln(X) + 0.12$
R²:	0.90
Directional Distribution:	25% entering, 75% exiting
Calculated Trip Ends:	Average Rate: 53 (Total), 13 (Entry), 40 (Exit)
Fitted Curve:	57 (Total), 14 (Entry), 43 (Exit)

Query

Filter

DATA SOURCE: Trip Generation Manual, 11th Ed

SEARCH BY LAND USE CODE: 210

LAND USE GROUP: (200-299) Residential

LAND USE: 210 - Single-Family Detached Housing

LAND USE SUBCATEGORY: All Sites

SETTING/LOCATION: General Urban/Suburban

INDEPENDENT VARIABLE (IV): Dwelling Units

TIME PERIOD: Weekday, Peak Hour of Adjacent Street Traffic

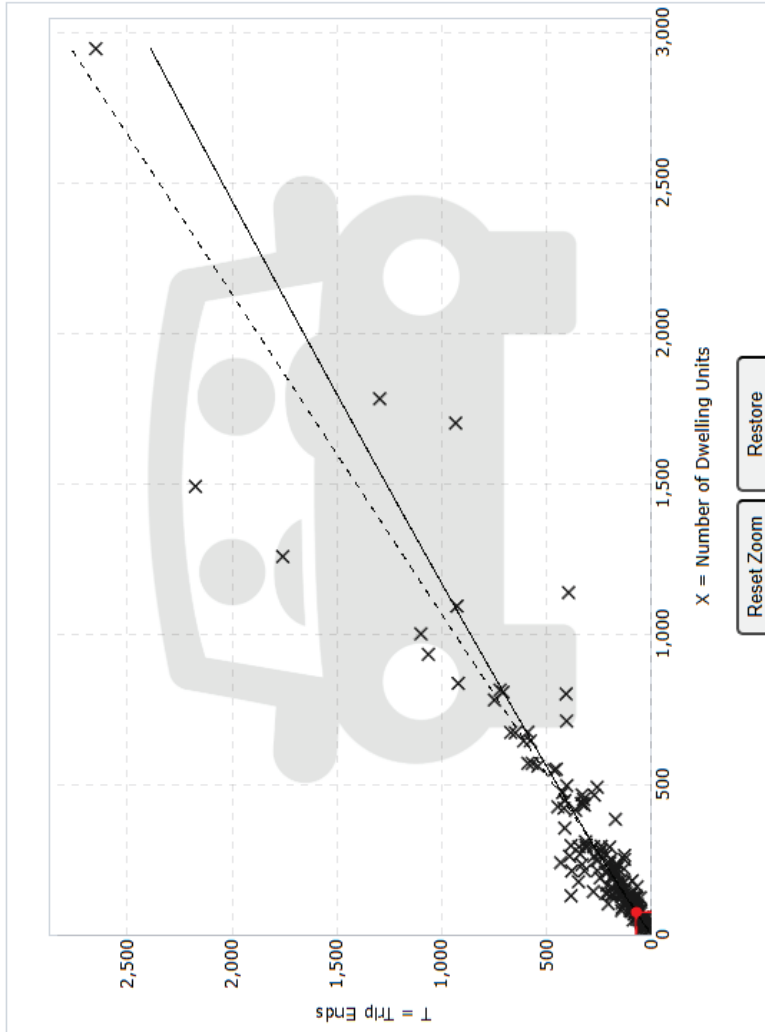
TRIP TYPE: Vehicle

ENTER IV VALUE TO CALCULATE TRIPS:

75

Calculate

Data Plot and Equation



Reset Zoom Restore

X Study Site

— Fitted Curve

- - - Average Rate

DATA STATISTICS

Land Use:	Single-Family Detached Housing (210). Click for Description and Data Plots
Independent Variable:	Dwelling Units
Time Period:	Weekday
Peak Hour of Adjacent Street Traffic	One Hour Between 4 and 6 p.m.
Setting/Location:	General Urban/Suburban
Trip Type:	Vehicle
Number of Studies:	208
Avg. Num. of Dwelling Units:	248
Average Rate:	0.94
Range of Rates:	0.35 - 2.98
Standard Deviation:	0.31
Fitted Curve Equation:	$\ln(T) = 0.94 \ln(X) + 0.27$
R ² :	0.92
Directional Distribution:	63% entering, 37% exiting
Calculated Trip Ends:	Average Rate: 71 (Total), 44 (Entry), 27 (Exit)
Fitted Curve:	76 (Total), 48 (Entry), 28 (Exit)

From: Kevin Biersner
Sent: Monday, March 3, 2025 8:20 AM
To: Joseph Laris
Subject: RE: Public comment for SUB-2025-0001 and ED-2025-0002

Joseph,

Yes there is a traffic signal planned for Clearwater and Utah as part of the traffic impact mitigation for the Clearwater North development. The developer is responsible for the new signal and will be installed when 150 PM peak hour trips are directed through the intersection from the development as determined by the City.

Thanks,



Kevin Biersner, P.E.
City of Kennewick
Assistant Traffic Engineer
O: 509.585.4524 | C: 509.975.6286
Kevin.biersner@ci.kennewick.wa.us

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Monday, March 3, 2025 8:04 AM
To: Kevin Biersner <Kevin.Biersner@ci.kennewick.wa.us>
Subject: FW: Public comment for SUB-2025-0001 and ED-2025-0002

Morning Kevin,
I received this email from someone concerning Clearwater North Phase 2. Do you happen to know if there are any traffic signal projects for Clearwater and Utah?

- Joseph

From: Wendi Samples <wendisamples@gmail.com>
Sent: Friday, February 28, 2025 4:24 PM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: Public comment for SUB-2025-0001 and ED-2025-0002

Joseph,

I am writing to express my concern about the traffic impacts for this new project. I understand that a new signal is being installed at 10th & Clearwater Ave, which is presently under construction now, but what about the intersection on the other side of this development at the intersection of Clearwater Ave & Utah Street? Did the applicant consider their impacts to this intersection? Is a new traffic signal warranted there? If so, when will this be installed and by whom?

Thank you,
Concerned Citizen

Sent from my iPhone

June 2, 2025

Joseph Laris
Community Planning
City of Kennewick
210 W. 6th Ave.
Kennewick, WA 99336

Joseph,

This memo is written in regards to your request for the Kennewick School District #17 to address capacity and boundary questions in regards to the Clearwater North Phase 2 preliminary plat. The school district was asked to identify the boundary schools for this development and state if each of the schools were within walking zones or received bussing. The boundary schools for this development are 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. That being said, we do occasionally have to redistrict to keep our schools within our preferred enrollment numbers.

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

Sincerely,

Ryan Jones