



CITY OF KENNEWICK HEARING EXAMINER
Andrew Kottkamp, Hearing Examiner

AGENDA

**MONDAY, DECEMBER 9, 2024
6:00 P.M.**

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

Procedure for Participation

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

I. CALL TO ORDER

II. PROCEDURAL INFORMATION

III. PUBLIC HEARING

- A. Preliminary Plat (SUB-2024-0011), "Harmony Estates" proposing to subdivide 9.54 acres into 28 lots and 2 tracts located at 8045 W. 10th Avenue. The site is currently zoned Residential, Low Density (RL), the Comprehensive Plan designation is Low Density Residential. The applicant is Paul Knutzen, Knutzen Engineering, 5401 Ridgeline Drive #160, Kennewick, WA 99338. Property owner is Harmony Development, LLC, 2055 N. Steptoe Street, Suite 110, Kennewick, WA 99336.

IV. ADJOURN



COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

FILE No: SUB-2024-0011

Staff Report Date: December 3, 2024

Public Hearing Date and Location: December 9, 2024, City Council Chambers / Online Hybrid

Report Prepared By: Alisha Piper, Planner

Report Reviewed By: Steve Donovan, AICP, Planning Manager

Summary Recommendation: The City of Kennewick RECOMMENDS APPROVAL with conditions of Preliminary Plat SUB-2024-0011.

Summary of Proposal: A Preliminary Plat proposed to subdivide 9.54 acres into 28 lots and 2 tracts.

Proposal Location: 8045 W. 10th Avenue
Parcel Number 1-0789-100-0016-000

Legal Description: See Exhibit 2

Property Owner(s): Harmony Development, LLC
2055 N. Steptoe St., Suite 110
Kennewick, Washington 99336

Applicant & Engineer: Knutzen Engineering
5401 Ridgeline Drive #160
Kennewick, Washington 99338

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

Preliminary Plat Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	October 7, 2024
Determination of Completeness Issued	October 8, 2024
Notice of Application	October 8, 2024
Property Posting Sign	October 8, 2024
City Department Review Meeting	N/A
SEPA Threshold Determination Issued	N/A
SEPA Appeal Period Ends	N/A
Date of Published Notice of Public Hearing	November 24, 2024
Date of Mailed Notice of Public Hearing	November 21, 2024

Exhibits:

1. Staff Report
2. Legal Description
3. Preliminary Plat
4. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
5. Public Works Department comments 10/14/2024
6. Traffic Engineering Division comments 10/21/2024
7. Building Division comments 10/16/2024
8. Benton Clean Air Authority comments 10/9/24
9. Kennewick Irrigation District comments 11/5/2024
10. Kennewick School District comments 12/3/24

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (SUB-2024-0011) is a request for the subdivision of 9.54-acres into 28 lots and two tracts. The project is located at 8045 W. 10th Avenue. The subject property is currently vacant. The plat is proposed as Harmony Estates.

The site has a Comprehensive Plan Land-Use Designation of Low Density Residential and is zoned Residential, Low Density (RL). The minimum lot size in the RL zone is 7,500 square feet.

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

Property History:

The City of Kennewick annexed the property and zoned it Residential, Low Density (RL) in October 2024 via Ordinance 24-6064.

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2), the RL zoning district has a minimum lot size requirement of 7,500 square feet.

The proposed development has a minimum residential lot area of 9,180 square feet, a maximum residential lot area of 17,322 square feet, with an overall lot average of 11,512 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 6, the Traffic Engineering Division provided comments on the proposal. The applicant is required to dedicate right-of-way for local public streets internal to the development. In addition, 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. All shared access will require an Access Easement recorded with the Auditor. Additionally, traffic calming measures are required on residential streets with more than 1,200-feet of continuous, uninterrupted length and mid-block pedestrian crosswalks with signage for streets greater than 600 feet in continuous, uninterrupted length. A Transportation Impact Fee (TIF), currently calculated at \$33,652.08, 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 5, the Public Works Department addresses water and sewer requirements.

Parks:

The proposed development is in Service Area 1. 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 prior to issuance of a Certificate of Occupancy by the City.

Critical Areas:

A preliminary review of the mapped critical areas on the City's GIS platform indicates steep slopes in excess of 15 percent on the subject property. A geotechnical report may be required but the area appears to only affect about 2,000 SF on the west side of the parcel. As site layout and building design were not yet available at the time of the report, a more detailed analysis may be required prior to the issuance of grading, civil, or building permits.

Schools:

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

Per a letter from the Kennewick School District (Exhibit 10) dated December 3, 2024, the District has the capacity to add students at all levels and at the three schools referenced above. In addition, the School District requests that considerations are made for school bus access and pick-up/drop-off zones.

Surrounding Property:

A new residential development was recently constructed to the northeast of the subject property, and is zoned Residential, Suburban (RS). The land directly north is zoned Residential, Suburban (RS) as well as the established neighborhood directly to the east and south. Land to the west is located outside of the city limits, in unincorporated Benton County but in the UGA, and is zoned residential.

The proposed Preliminary Plat is consistent with the existing residential neighborhoods to the north and west in terms of lot size and density. All proposed lots are consistent with the established standards of the underlying zone. 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, Low Density (RL) zoning district. The applicant intends to develop a single-family residential neighborhood.

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

EXHIBIT 1

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 1: Establish and implement maximum densities in the City's residential zoning categories.

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

As proposed, the development will implement the maximum density while providing larger lot housing within the Residential Low Density land use to allow for a range of lifestyles.

The City of Kennewick hereby RECOMMENDS that Preliminary Plat SUB-2024-0011 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 curb tight sidewalks. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.
3. Tract A & B must be landscaped per the Residential Design Standards and KMC 18.21.
4. Provide a bond or cash deposit for incomplete sidewalks and applicable landscaping prior to final plat approval. Trees for the individual residential lots shall be planted prior to receiving certificate of occupancy for each new home.
5. All fees required by the City shall be paid prior to approval of the final plat.
6. All development of the plat shall be in conformance and consistent with the plat drawing which was admitted as Exhibit 3.
7. Comply and address comments from the city surveyor on the plat drawing. (Exhibit 3).

EXHIBIT 1

8. Comply with the memorandum from the Building Division dated October 26, 2024 (Exhibit 7).
9. Comply with the memorandum from the Public Works Department dated October 14, 2024 (Exhibit 5).
10. Comply with the Traffic Engineering Division comments dated October 21, 2024 (Exhibit 6).
11. Comply with the comments submitted by the Benton Clean Air Authority dated October 9, 2024 (Exhibit 8).
12. Provide a letter of verification regarding the slopes, prior to final plat approval. Further geotech analysis may be required due to onsite slopes.
13. Comply with the requirements of the Kennewick Irrigation District dated November 5, 2024 (Exhibit 9).
14. Comply with the requirements of the Kennewick School District dated December 3, 2024 (Exhibit 10) and work with the School District to locate adequate school bus access and pick-up/drop-off zones for the development.
15. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
16. A Home Owner's Association (HOA) must be created to facilitate the maintenance of any common areas, open spaces, private roads and common landscape areas.
17. 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.
18. The Preliminary Plat (SUB-2024-0011) 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.

LEGAL DESCRIPTION

EXHIBIT 2

Parcel #: 107891000016000

Section 07 Township 8 Range 29. THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 82°35' WEST ALONG THE NORTH LINE THEREOF 269 FEET; THENCE SOUTH 9°08'30" WEST, 245 FEET; THENCE SOUTH 82°35" EAST. 185 FEET; THENCE SOUTH 9°08'30" WEST. 806 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL; THENCE SOUTH 73°34'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE 338.72 FEET TO THE TRUE POINT OF BEGINNING; THENCE SOUTH 63°07' EAST ALONG SAID NORTH RIGHT OF WAY LINE, 186.63 FEET; THENCE NORTH 9°08'30" EAST. 730 FEET. MORE OR LESS. TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8-A CANAL; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 198.05 FEET TO A POINT THAT BEARS NORTH 9°08'30" EAST FROM THE TRUE POINT OF BEGINNING; THENCE SOUTH 9°08'30" WEST 771.8 FEET TO THE TRUE POINT OF BEGINNING; TOGETHER WITH AN ABANDONED PORTION OF HIGHLAND FEEDER LATERAL 1.8-A CANAL RIGHT-OF-WAY CONVEYED BY INSTRUMENT RECORDED ON JANUARY 6. 2000 UNDER AUDITOR'S FILE NO 2000-000286; AND TOGETHER WITH THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7. TOWNSHIP 8 NORTH. RANGE 29 EAST. W.M.. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 82°35' WEST ALONG THE NORTH LINE THEREOF 117.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°35' WEST ALONG SAID NORTH LINE 151.8 FEET TO A POINT THAT BEARS SOUTH 82°35' EAST 1.049.1 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 9°08'30" WEST 245.00 FEET; THENCE SOUTH 82°35' EAST 185.00 FEET; THENCE SOUTH 9°08'30" WEST 806.00 FEET TO A POINT ON THE NORTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL; THENCE SOUTH 73°34'30" EAST ALONG SAID NORTH RIGHT OF WAY LINE 338.72 FEET; THENCE NORTH 9°08'30" EAST 771.8 FEET TO A POINT ON THE SOUTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8A CANAL; THENCE NORTHWESTERLY ALONG SAID SOUTH RIGHT OF WAY LINE 395 FEET MORE OR LESS TO A POINT THAT BEARS SOUTH 07°25' WEST 168.24 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 07°25' EAST 168.24 FEET TO THE TRUE POINT OF BEGINNING; EXCEPT THE NORTH 40 FEET THEREOF FOR ROAD PURPOSES TOGETHER WITH AN ABANDONED PORTION OF HIGHLAND FEEDER LATERAL 1.8-A CANAL RIGHT-OF-WAY CONVEYED BY INSTRUMENT RECORDED ON JANUARY 6. 2000 UNDER AUDITOR'S FILE NO. 2000-000286; EXCEPT THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7. TOWNSHIP 8 NORTH. RANGE 29 EAST, W.M.. DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH 82°35' WEST ALONG THE NORTH LINE THEREOF 117.2 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING NORTH 82°35' WEST ALONG SAID NORTH LINE 151.8 FEET TO A POINT THAT BEARS SOUTH 82°35' EAST 1,049.1 FEET FROM THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 9°08'30' WEST 245.00 FEET; THENCE SOUTH 82°35' EAST 185.00 FEET; THENCE NORTH 9°08'30" EAST 50.39 FEET TO THE SOUTH RIGHT-OF-WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8-A CANAL; THENCE NORTH 50°53' WEST ALONG SAID LATERAL RIGHT-OF-WAY. 11.24 FEET TO THE POINT OF CURVE; THENCE CONTINUING ALONG SAID RIGHT-OF-WAY. BONG A CURVE TO THE RIGHT. AN ARC DISTANCE OF 139.65 FEET THROUGH A CENTRAL ANGLE OF 99°38'30" AND HAVING A RADIUS OF 80.3 FEET TO A POINT ON A LINE WHICH BEARS SOUTH 7°25' WEST FROM THE POINT OF BEGINNING; THENCE NORTH 7°25' EAST 67.26 FEET TO THE POINT OF BEGINNING; EXCEPT THE NORTH

Parcel #: 107891000016000

40 FEET THEREOF FOR ROAD PURPOSES. TOGETHER WITH THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 7. TOWNSHIP 8 NORTH. RANGE 29 EAST. W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 7; THENCE NORTH $82^{\circ}59'26''$ WEST ALONG THE NORTH LINE THEREOF 117.20 FEET; THENCE SOUTH $07^{\circ}00'17''$ WEST ALONG THE WEST LINE OF THAT CERTAIN TRACT OF LAND DESCRIBED IN QUIT CLAIM DEED RECORDED UNDER AUDITOR'S FILE NUMBER 2000-021963, RECORDS OF BENTON COUNTY. WASHINGTON. A DISTANCE 120.98 FEET TO AN ANGLE POINT IN SAID WEST LINE; THENCE CONTINUING ALONG SAID WEST LINE, SOUTH $82^{\circ}59'45''$ EAST A DISTANCE OF 1.36 FEET TO INTERSECT THE CENTERLINE OF VACATED KENNEWICK IRRIGATION DISTRICT LATERAL H.F. 1.8 CANAL. AND THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE NORTHEAST HAVING A RADIUS OF 60.15 FEET; THENCE CHORD OF WHICH BEARS SOUTH $01^{\circ}04'23''$ WEST A DISTANCE OF 12.42 FEET; THENCE SOUTHERLY ALONG THE ARC OF SAID CURVE AND ALONG THE WEST LINE OF SAID TRACT. THROUGH A CENTRAL ANGLE OF $11^{\circ}51'09''$ A DISTANCE OF 12.44 FEET TO THE TRUE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID 60.15 FOOT RADIUS CURVE AND SAID WESTERLY LINE, THROUGH A CENTRAL ANGLE OF $46^{\circ}49'25''$, A DISTANCE OF 49.16 FEET; THENCE CONTINUING ALONG SAID WESTERLY LINE, SOUTH $51^{\circ}40'36''$ EAST A DISTANCE OF 8.77 FEET; THENCE LEAVING THE WESTERLY LINE OF SAID TRACT AND CANAL CENTER LINE. SOUTH $38^{\circ}19'24''$ WEST A DISTANCE OF 20.00 FEET TO THE SOUTHERLY MARGIN OF SAID VACATED CANAL RIGHT OF WAY; THENCE SOUTH $08^{\circ}44'04''$ WEST A DISTANCE OF 88.33 FEET TO A POINT ON EAST LINE OF LOT 2 OF SHORT PLAT NO 1499, RECORDS OF BENTON COUNTY. WASHINGTON; THENCE LEAVING SAID EAST LINE. NORTH $08^{\circ}35'16''$ WEST A DISTANCE OF 58.70 FEET TO THE BEGINNING OF A CURVE CONCAVE TO THE EAST HAVING A RADIUS OF 170.00 FEET; THENCE NORTHERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $15^{\circ}35'31''$ A DISTANCE OF 46.26 FEET; THENCE NORTH $07^{\circ}00'15''$ EAST A DISTANCE OF 46.74 FEET TO THE POINT OF BEGINNING AND THE END OF THIS DESCRIPTION. EXCEPTING THEREFROM THAT PORTION OF THE NORTH HALF OF THE NORTHEAST QUARTER OF SECTION 7. TOWNSHIP 8 NORTH. RANGE 29 EAST. W.M. DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTHEAST CORNER OF LOT 2 OF SHORT PLAT NO 1499, RECORDS OF BENTON COUNTY. WASHINGTON; THENCE SOUTH $08^{\circ}44'04''$ WEST ALONG THE EAST LINE THEREOF A DISTANCE OF 214.17 FEET TO THE TRUE POINT OF BEGINNING; THENCE LEAVING SAID EAST LINE, SOUTH $81^{\circ}15'56''$ EAST A DISTANCE OF 4.00 FEET; THENCE SOUTH $08^{\circ}44'04''$ WEST ALONG A LINE WHICH IS PARALLEL WITH AND 4.00 FEET EASTERLY WHEN MEASURED AT RIGHT ANGLES TO THE EAST LINE OF SAID LOT 2. A DISTANCE OF 549.56 FEET. MORE OR LESS. TO THE NORTH RIGHT OF WAY LINE OF THE KENNEWICK IRRIGATION DISTRICT HIGHLAND FEEDER CANAL. BONG THE BEGINNING OF A NON-TANGENT CURVE CONCAVE TO THE SOUTH HAVING A RADIUS OF 174.60 FEET. THE CHORD OF WHICH BEARS NORTH $85^{\circ}29'46''$ WEST A DISTANCE OF 4.01 FEET. MORE OR LESS, TO THE SOUTHEAST CORNER OF SAID LOT 2; THENCE NORTH $08^{\circ}44'04''$ EAST ALONG THE EAST LINE THEREOF A DISTANCE OF 636.19 FEET TO THE POINT OF BEGINNING. (AF# 2024-007810, 4/24/2024)

N. 1/2 OF THE N.E. 1/4 OF SEC. 07, T.08N., R.28E, W.M., BENTON COUNTY, WA

ENGINEER:
KNUTZEN ENGINEERING
ATTN: PAUL KNUTZEN
5401 RIDGELINE DRIVE
SUITE 160
KENNEWICK, WA 99338
PHONE:(509)222-0959

NAVD 1998 CITY OF KENNEWICK BENCH MARK K0915
ELEV: 624.22

GROSS ACREAGE:	9.54 ACRES
NET LOT ACREAGE:	7.40 ACRES
AREA OF PUBLIC ROADS:	1.79 ACRES
AREA OF TRACTS:	0.35 ACRES
TOTAL NUMBER OF LOTS:	28 LOTS
AVERAGE LOT SIZE:	11,512 SF
LARGEST LOT AREA:	17,322 SF
SMALLEST LOT AREA:	9,180 SF
AVERAGE DENSITY:	2.94 LOTS/ACRE
PRESENT ZONING:	RL
TYPE OF WATER SERVICE:	PUBLIC
TYPE OF SEWER SERVICE:	PUBLIC



Tract B must be landscaped per the Residential Design Standards and KMC 18.21. An HOA must be created and a maintenance agreement signed with the city.

Range 29

S FLORIDA LP

S FLORIDA LP

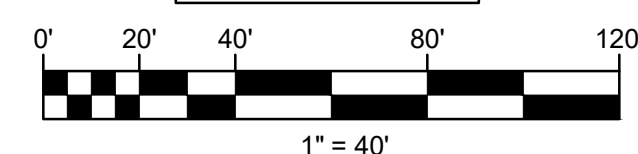
Tract A must be landscaped per the Residential Design Standards and KMC 18.21. An must HOA be created and a maintenance agreement signed with the city.

20' Private Access AF 2023-019479
Is it valid it does not show in title report.
Needs to be addressed, access to
Georgia St. from this lot needs to be
limited.

AF# is for BLA QCD
not utility easement

Show boundary correctly. 4' deeded to lot 2 sp 1499

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG



A1	PRELIMINARY PLAT
	SCALE: 1" = 40'-0"

PRELIMINARY PLAT

HARMONY DEVELOPMENT
HARMONY ESTATES
10101 AVE KENNEWICK WA

8043 W 10TH AVE, KENNEWICK, WA 99330

ROVAL

DESIGN	RAM	10/04/24
CHECKED	PTK	10/04/24
APPROVED	PTK	10/04/24

SCALE: AS NOTED

CADFILE: 22165PP01

JOB No.
22165

DWG. No.

PP01

NOTICE OF PUBLIC HEARING – December 9, 2024, 6:00 P.M.

Proposal: Knutzen Engineering, Inc., on behalf of Harmony Development LLC, submitted a preliminary plat application to subdivide 9.54 acres into 28 lots and 2 tracts, located at 8045 W. 10th Avenue. The Comprehensive Plan Land Use Designation for the site is Low Density Residential. The site is zoned Residential, Low Density (RL), and is subject to the Residential Design Standards. The file number is SUB-2024-0011.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at **6:00 p.m. on December 9, 2024 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.

Determination of Completeness: The application was determined complete for processing on October 8, 2024.

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 December 9, 2024.

To Receive Notification of the Decision: Contact the Development Services Division at 210 W. 6th Avenue, Kennewick, WA 99336 or via telephone at (509) 585-4275.

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.

Alisha Piper, Planner

The City of Kennewick welcomes full participation in public meetings by all citizens and does not discriminate on the basis of disability, pursuant to the requirements of the American with Disabilities Act of 1990, pub. L 101-336. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the City of Kennewick, Alisha Piper, Development Services Department at (509) 585-4463 or the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

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



NOTIFICATION OF MAILING

I, Alisha Piper, on November 21, 2024

Mailed 57 copies of Properties within a 300' radius

for SUB-2024-0011 at 8045 W. 10th Ave.

to Properties within a 300' radius

as shown on the attached list.

Alisha Piper
Signature



37
PRODIGY HOMES INC NA
2055 N STEPTOE ST STE 110
Kennewick WA 99336

37
STEVE G SAUER
8101 W 10TH AVE
Kennewick WA 99337

37

37
MICHAEL M & MARIJO BOWE
7806 W 12TH AVE
Kennewick WA 99338

37
JAMES & APRIL EWING RICHARD
1208 S ELMA ST
Kennewick WA 99338

37
TDKJ RESIDENTIAL PROPERTY LLC NA
PO BOX 903
Richland WA 99352

37
SEAN & BETH GRANGER
1214 S ELMA ST
Kennewick WA 99337

37
TIMOTHY T & YONIE K GOODMAN
37133 S OLYMPIA ST
Kennewick WA 99338

37
MICHAEL N-KARRI A STOKER
8119 W 10TH AVE
Kennewick WA 99336

37
ROTH FRANK D & DIMAS MICHAELA Y
ET AL NA
8113 W 10TH AVE
Kennewick WA 99336

37
MICHAEL & MICHELLE SKALSTAD
7800 W 12TH AVE
Kennewick WA 99338

37
MATT J MATHESIOUS
1220 S ELMA ST
Kennewick WA 99337

37
PATTEN TRUSTEES JOHN C & SHARON E
NA
8001 W 20TH AVE
Kennewick WA 99338

37
WILLIAM H FRANK JR
7913 W 20TH AVENUE
Kennewick WA 99338

37
SHARYN A HARVEY
8011 W 20TH AVE UNIT 37
Kennewick WA 99338

37
MARGARET E BRANTLEY
7901 W 20TH AVE
Kennewick WA 99338

37
RYAN TRUSTEE SUSAN NA
8003 W 20TH AVE
Kennewick WA 99338

37
DOYLE W ALEXANDER
7909 W 20TH AVE
Kennewick WA 99338

37
STEVE G SAUER
8101 W 10TH AVE
Kennewick WA 99337

37
LEO A & BETH G LONG
8009 W 20TH AVE
Kennewick WA 99338

37
CAROL A MILLER
7903 W 20TH AVE
Kennewick WA 99338

37
JODI PICHE
1209 S ELMA ST
Kennewick WA 99338

37
GERALD M BARTON
7707 W 12TH AVE
Kennewick WA 99338

37
ISMAEL JR & CHRISTINA N TORRES
7712 W 12TH AVE
Kennewick WA 99338

37
DOROTHY D NEELEY
7815 W 20TH AVE
Kennewick WA 99338

37
GUSTAVO OLIVAS
8205 W 10TH AVE
Kennewick WA 99336

37

37
SHARON D KRAUSS
7907 W 20TH AVE
Kennewick WA 99338

37
REGINA K MADEO MCCONAGHY
7721 W 13TH AVE
Kennewick WA 99338

37
VERNON W & BEVERLY J VANZANDT
7708 W 13TH AVE
Kennewick WA 99338

EXHIBIT 4

37
LARRY A PRITCHARD
7905 W 20TH AVE
Kennewick WA 99338

37
KENNETH E & MARY M ROBERTS
7813 W 20TH AVE
Kennewick WA 99338

37
ANICE A BARNEE TRUSTEE
7745 W 11TH AVE
Kennewick WA 99338

37
FAYE UNA NORTON KELLIHER TRUSTEE
1058 S ELMA ST
Kennewick WA 99338

37
LYNDA L KELLEY
1050 S ELMA ST
Kennewick WA 99338

37
KARYL J WAHL
1042 SOUTH ELMA STREET
Kennewick WA 99338

37
STEVEN S & DUNAWAY LINDA L
ROBERTS
7811 W 20TH AVE
Kennewick WA 99338

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37
DAVID E & TERESA M GIBBINS
7715 W 13TH AVE
Kennewick WA 99338

37
GORDON & SALLY BEEMAN
788 S GEORGIA ST
Kennewick WA 99336

37
LUCINDA BORNEMAN
7807 W 20TH AVE
Kennewick WA 99338

37
ASHLIE M ZAJAC
8101 W 9TH AVE
Kennewick WA 99336

37
BYRON GLENN & DOREEN E MILLER
759 S HAWAII ST
Kennewick WA 99336

37
HANSEN PARK LLC NA
C/O HANSEN PARK HOA
6855 W CLEARWATER AVE A101
Kennewick WA 99336

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37
Knutzen Engineering
5401 Ridgeline Dr. #160
Kennewick WA 99338

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EXHIBIT 4

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DAVID & TIFFANI FISKE
736 S GEORGIA ST
Kennewick WA 99336

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JACOB WILLIAM & AMELIA ANN
GOWEY
8001 W 10TH AVE
Kennewick WA 99336

37

ERICK GREIS
7809 W 20TH AVE
Kennewick WA 99338

37

LYNALD LEE & JUDY HENDRICKS
733 S HAWAII ST
Kennewick WA 99336

37

LAWANDA KAY JACKSON
7807 W 12TH AVE
Kennewick WA 99338

37

DAVID & JUDITH LINI
1034 S ELMA ST
Kennewick WA 99338

37

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

37

TRILOGYHOMES LLC NA
7710 NE VANCOUVER MALL DR
Vancouver WA 98662

37

GINTNER TRUSTEES THOMAS W &
SUZAN D NA
8005 W 20TH AVE
Kennewick WA 99338

37

MILLER TRUSTEE JENNIFER G NA
89314 SUMMIT VIEW DR
Kennewick WA 99338

37

CASE TRUSTEE LAURY J & HELEN T NA
8111 W 10TH AVE
Kennewick WA 99336

37

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

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ALLAN F & KATHERINE S PARDINI
8219 W 10TH AVE
Kennewick WA 99336

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LAINA TAYLOR
8007 W 20TH AVE
Kennewick WA 99338

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ANGEL & EDELMIRA VALDOVINOS
8209 W 10TH AVE
Kennewick WA 99336

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MEMORANDUM

PUBLIC WORKS DEPARTMENT

To: Alisha Piper, Planner
 From: Kristin Stowe, Development Review Supervisor
 Date: October 14, 2024
 Re: Public Works Utility Comments
 Project: SUB-2024-0011 – 8045 W 10th Ave

1. Civil plans shall show any proposed phasing for construction and the type of building use and number of floors.
2. 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.
3. The maximum street grade per KMC 5.56.275 is 12%. Show grades on the street centerline profile.
4. Permanent structures shall not be located over COK utilities, or within any easement. A separate building permit is required for the review and inspection of any proposed retaining wall(s).
5. As part of all residential development construction plans, there shall be a separate schematic drawing which at a minimum, shows the power source(s), wiring diagram street light pole spacing and street permanent signing per COK Standard Specifications 6-02 and Specifications 7-10. Combine Signing, Striping, and Illumination Plans onto the same drawing with other elements left off.
6. W 10th Ave has a Pavement Condition Index (PCI) rating equal to or above 75; therefore, any trenching done will require a minimum 25-foot wide patch the full width of each travel lane or shoulder disturbed.
7. W 12th Ave has a PCI rating below 75 and which will require a minimum 6-foot wide patch, half the width of each travel lane or shoulder disturbed per KMC 5.56.215.
8. There is an 8-inch water main stub located near parcel 1-0789-100-0013-000, across from S. Georgia St., see COK Record Drawing F-2139. Developer will likely need to loop the water main through the site and connect to the existing water main in W 12th Ave.
9. Provide water and sanitary sewer services for each proposed dwelling 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.
10. Water and sewer services to be constructed per City of Kennewick (COK) Detail 3-6. The water meter shall be placed as close to the main line as possible (not in a driveway or parking area) per KMC 14.12.080.
11. 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.

PUBLIC WORKS DEPARTMENT

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

12. 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.
13. All proposed water main extensions must conform to the adopted City master plan, as amended and must conform to an overall program for a grid system, with provisions made for extensions of looping for circulation where at all possible per KMC 14.10.030.
14. Provide backflow prevention assemblies on the building side of the water meter for commercial, multi-story, and sprinklered buildings per KMC 15.41.070.
15. Provide water lines and hydrants as required by Fire Department to meet fire protection.
16. Design Fire Line connections to serve buildings per COK Standard Drawing 4-25.
17. Provide a "fire flow requirement" signature block on the civil plans. Fire flow block will call out the type of construction material to for the building, the required fire flow and duration based on that type of construction, a fire sprinkler indication, any reduction in fire flow as allowed by the IFC, and the net required fire flow remaining.
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. Submit a Comprehensive Water Plan for the Subdivision on the plans meeting KMC 14.10.010 for review and approval before submitting civil drawing for review. Hydraulic analysis will be required to ensure adequate fire protection for the proposed development.
21. City potable water is not available for irrigation purposes unless special permission is given by the Public Works Director. Contact the Kennewick Irrigation District in order to provide irrigation water to irrigate the parcels.
22. There is an 8-inch sewer main stubbed from W 10th Ave. at 1-0789-100-0013-00; across from S Georgia St. Sanitary sewer main extension will be required at Developer's expense, see COK Record Drawing F-2139.
23. Every proposed dwelling shall be separately connected with the public sewer, unless such connection is six inch diameter sewer pipe or larger per KMC 14.22.030(10).
24. Provide 15-foot wide easements or tracts centered over all sewer mains outside of the right-of-way.
25. 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.
26. Water, Sewer and Storm Comprehensive plans shall include pipe size on their proposal.
27. Provide a Storm Water Site Plan (drainage report) and storm design report to retain and dispose of a 25-year 24-hour storm on site following the Storm Water Management Manual for Eastern Washington (SMMEW) and COK Standard Specification Section 5-9. 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. An evaluation of the 100 year storm retention is also required. Provide an assessment of the design against the Underground Injection Control (UIC) pretreatment requirements found in the SMMEW. Provide UIC registration numbers on the plans prior seeking the City's signature.
28. All drywells or infiltration structures shall be installed behind the curb and gutter, and may not be installed in the right of way.

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29. 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".
30. All required infrastructure improvements must be substantially completed prior to Final Plat approval per KMC17.10.260 (2).
31. 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.
32. 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.
33. 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>.

The City of Kennewick has added a link to our as-built images in the [Utilities Map](#) located on the COK website.

WaterMainline: 03891ML0176	
Diameter	8.00
DrawingFileNumber	D-2174
PipeMaterial	STEEL
BeginningNodeID	03894ND0092
EndingNodeID	03894ND0094
JointType	DRESSER
Length	1,508.40
MainlineID	03891ML0176
ObjectNumber	18,220
AsBuiltImage	More info
Source	Locatable

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: Alisha Piper, Planner
From: Kevin Biersner, Assistant Traffic Engineer
Date: October 21, 2024
Re: Traffic Engineering Comments for 8045 W 10th Ave
Project: SUB-2024-0011

Project Description

Long Plat. New 28 lot residential land use development.

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 TIF for a single family detached housing in District 3 is \$1,201.86 per dwelling unit. The estimated total TIF for 28 units is \$33,652.08
3. TIF assessed at building permit issuance is due prior to Certificate of Occupancy issuance.

Traffic Operations

1. No traffic impact analysis is required for the 28 unit development.
2. Per KMC 17.20.010(2)(a), streets greater than 1,200 feet in continuous uninterrupted length will need traffic calming measure.
3. Per KMC 17.20.010(3)(b), streets greater than 600 feet in continuous uninterrupted length will need mid-block pedestrian crosswalks with shoulder mounted signs for the street.

Proposed Driveway(s)

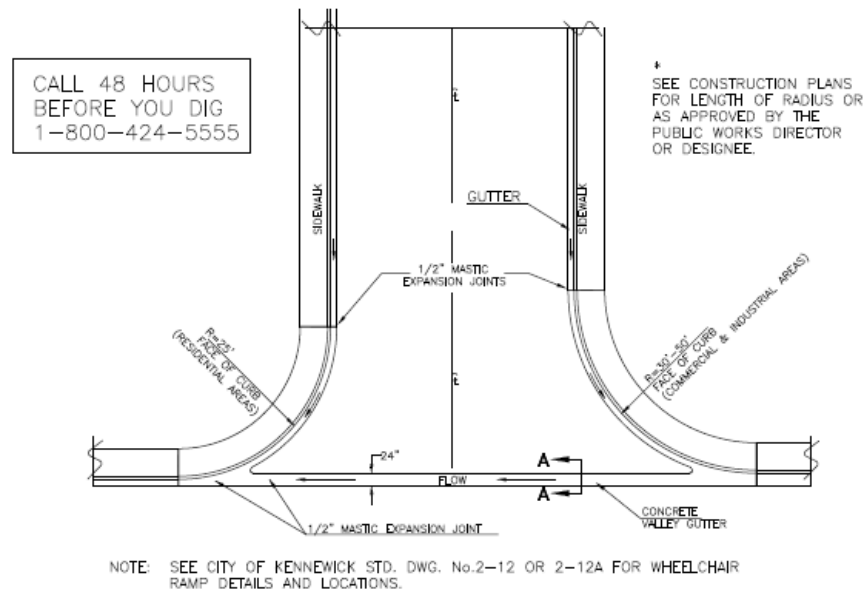
1. The proposed Georgia St needs to align with the existing Georgia St across W 10th Ave.
2. Per KMC 5.56.275(1)'s the minimum centerline radius for the proposed internal streets is 200' with the exceptions of minor and loop streets.

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.

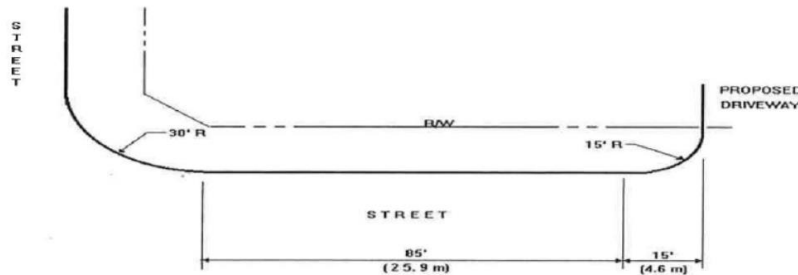
3. Please refer to KMC Standard Drawing No. 2-8 for intersection design guidelines.



4. Please note that street intersection sightline setback triangles, per KMC 13.12.020(5), are required with no view obstruction between 36 inches and 90 inches above the roadway surface for both sides of the setback triangles, except as allowed in Section 13.12.020(6).
5. Sightline setback triangles for driveway, per KMC 18.27.060, are required with no view obstruction permitted between 30 inches and 84 inches above the top of curb grade for both sides of the setback triangles.
6. Corner parcels at public roadway intersections will need to meet minimum Corner Clearance requirements per KAC 13-46-110.

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

Figure 10
Minimum Corner Clearance



Right of Way and Easement

1. The proposed development's internal streets are functionally classified Local Streets. The local streets per City of Kennewick Standard Drawing 2-1
2. Record 18' public sidewalk, utility and irrigation easement along the proposed development's internal streets frontages.
3. Please note that all proposed shared access will require recorded mutual Access Easement with the AFN shown on all submitted the plans.
4. The Civil plans will need to include a signing and striping plan.

American Disability Act (ADA) Compliance

1. All proposed pedestrian facilities within the public right of way and easement, including but not limited to driveways, sidewalks, curb ramps, etc., shall be ADA compliant to maintain Pedestrian Accessibility Route (PAR) accessibility, continuity and connectivity.
2. Provide asphalt transition ramps at all proposed sidewalk termini, or match into existing sidewalks for ADA compliance.

Street Lights

1. Per KMC 5.53, Public Works Construction Standard Chapter 6, design and install street lighting per City of Kennewick Standard Drawings 6-1 and 6-2 for the proposed internal streets.

2. Roadway lighting plan sheet. – Per CoK Standard Specifications 6-1.02, the plan needs to include call-outs for the power source, meter locations, junction boxes, conduits and conduits.

Building Safety Division

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4276

onestop@ci.kennewick.wa.us



Date: 10/16/2024

Subj. SUB-2024-0011

Residential Subdivision Building Comments

1. All residential structures shall be designed and built in compliance with the 2021 International Residential Code, Uniform Plumbing Code, Washington State Energy Code and all applicable Municipal Ordinances.
2. Effective March 15, 2024 EV charging requirements will apply to residential structures.

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



BENTON CLEAN AIR AGENCY

October 9, 2024

Re: SUB-2024-0011

Development Services Division
Alisha Piper
PO Box 6108
Kennewick, WA 99336

Dear Ms. Piper:

It has come to our attention that you are reviewing a proposal for the above named applicant 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



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

November 5, 2024

Alisha Piper, Planner
City of Kennewick - Development Services Division
PO Box 6108
Kennewick, WA 99336

Subject: Review Comments for Preliminary Plat of Harmony Estates

Dear Alisha:

This letter provides Kennewick Irrigation District (KID) **final** review comments for the Preliminary Plat of Harmony Estates (City application no. SUB-2024-0011) submitted by Knutzen Engineering on behalf of Harmony Development LLC ("Applicant"¹). This letter supersedes the preliminary review comment letter dated October 23, 2024. The properties are generally located at 8045 West 10th Avenue in the North Half of the Northeast Quarter of Section 7, Township 8 North, Range 28 East, W.M., Kennewick, Benton County, Washington, and includes the following parcels:

- APN 107891000016000 (9.54 **irrigable** acres)

The property identified on the proposed preliminary plat is located within KID boundaries, is classified as irrigable land, and consists of 9.54 irrigable acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

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

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

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

- 2) The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to KID upon completion, at the time of final plat.
 - a. The following connection points will be required:
 - i. Connection point will be the existing KID 6-inch irrigation stub located at the intersection of West 10th Avenue and South Georgia Street (Connection Point 'A' on attached Exhibit Map), including the installation of approximately 110 feet of 6-inch PVC pipeline from the connection point to the north boundary line of the subject property.
 - ii. Connection will also be required to the existing irrigation mainline located in West 12th Avenue, including the installation of approximately 140 feet of PVC pipeline from the east boundary line of the subject property to the connection point (Connection Point 'B' on attached Exhibit Map).
 - b. Connection of the proposed development to the KID system will impact the existing system and a mitigation fee for the connections will be required. This fee is \$2,741.19 per Equivalent Irrigation Unit (EIU) with one EIU credit for the existing parcel.
- 3) KID records indicate the subject property is part of a Private Line Area (PLA). Due to the development of the subject property, the existing Highland Feeder Canal 1.4 turnout servicing the PLA will be rendered unviable as a water metering device for the remainder of the parcels within the PLA. As a result, the following will be required:
 - a. Decommissioning of the Highland Feeder Canal 1.4 turnout.
 - b. Pressurized service will be required to be provided to the westerly six remaining parcels within the PLA.
 - c. Installation of off-site irrigation infrastructure extending the irrigation mainline south from the existing 6" irrigation stub (located 285 feet westerly of the intersection of South Georgia Street and West 10th Avenue (Connection Point 'C' on attached Exhibit Map)), along the westerly property lines of 8105, 8113 and 8119 West 10th Avenue.
 - i. From Connection Point 'C' and running south, approximately 400 feet of 6-inch PVC pipeline
 - ii. From the end of said 6-inch PVC pipeline and running south, 500 feet of 4-inch PVC pipeline to the south boundary line of 8119 West 10th Avenue.
- 4) Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by KID. The plan may be hand drawn or computer

drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. In addition to compliance with condition 2 above, the plan must ensure all reasonable measures are taken to protect any easements, rights-of-way, and facilities. Please contact Daniel Tissell at 586-6012 for more information regarding this irrigation plan.

- 5) Completion of all the facilities, consistent with an irrigation plan approved by KID, is required prior to KID signature on the final plat.
 - a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
 - b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and rights-of-way. Such review and approval will be coordinated as part of City review and the final plat approval process.
 - c. KID must inspect any new irrigation system installations or modifications. The Applicant shall contact KID to schedule an inspection at least two business days in advance of the desired inspection date.
 - d. As an alternative to immediate construction prior to approval of the final plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with KID. The Applicant must still provide KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is \$350.00. The Applicant must establish an approved bonding mechanism with KID in an amount approved by KID.

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

- 6) There exists KID Right-of-Way (ROW) for the Highland Feeder Canal along the south property line. The Applicant must show this ROW on the preliminary plat. A copy of the ROW map is available upon request. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. To mitigate these risks, KID requires the following:
 - a. No permanent structures within the KID ROW.
 - b. A note on the face of the plat that states: "No grading may be performed or any permanent structure built within Kennewick Irrigation District right of way without an approved permit from KID, when applicable."
 - c. For each phase of the project, include a note on the face of the final plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."

- d. KID ROW signage to be installed by the Applicant along the ROW that has been approved by KID prior to final plat approval of each phase abutting the ROW.
- 7) A portion of the plat lies below an unlined earthen canal section of the KID Highland Feeder Canal. Unlined earthen canal sections are more likely to have a canal embankment breach occur than lined sections. Should a canal embankment breach occur near this development, there is additional potential for public safety to be at risk. To mitigate these risks, KID will require:
- a. ROW that shall include all reasonably necessary features to allow KID to operate, maintain and replace the canal and KID facilities, including the irrigation system.
 - b. The plat shall include drainage systems and/or features that will carry excess water and/or flood waters away from the irrigation water distribution system for the proposed development and toward a drainage easement down gradient should a canal failure and/or breach occur.
 - c. **As an alternative** to conditions 6.a. and b., pursuant to KID Policy 4.3, the Applicant may enter into a written agreement with KID to provide other acceptable means of protecting persons and property. This may include the lining or piping of canals where appropriate and increasing the canal embankment height along the canal. In instances where KID agrees that canals may be lined or piped as an alternative to providing drainage, the KID Board of Directors may negotiate a cost share or contribution to the expense of lining.
- 8) For each phase of the project, KID review and approval of grading and construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and final plat approval process.
- 9) The Applicant shall include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser."
- 10) The Applicant shall provide fencing for the protection of KID facilities, which shall include but not be limited to adjacent KID ROW, with fencing locations and design approved by KID.

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

- 11) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.

- 12) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan payoff for **all parcels** owned by the property owner within the boundaries of the KID must be paid. According to KID records, the subject property is the only property owned by the property owner at this time.
 - a. The current construction loan payoff rates provided by the USBR is \$13.20/acre (new lands). The total construction loan payoff amount for this project is \$125.93.
- 13) The review and inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
 - a. A preliminary plat review fee of \$825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
 - b. For each phase an inspection fee of \$350 for the first 20 lots/tracts plus \$25 per lot/tract after 20 lots/tracts.
 - c. Final plat review fee for each phase of \$225.00.
- 14) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed, KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.
- 15) In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, then an election method similar to the attached document is required.
- 16) Prior to approval of each phase, an electronic file (AutoCAD 2004 format or later) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.
- 17) Please include the following irrigation title block on future final plats related to the proposed preliminary plat:
 - a. I HEREBY CERTIFY THAT THE PROPERTY DESCRIBED HEREIN IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT, AND THAT THE IRRIGATION EASEMENTS SHOWN ON THIS FINAL PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON. I FURTHER CERTIFY THAT THOSE LOTS WHICH ARE ENTITLED TO IRRIGATION WATER UNDER THE OPERATING RULES AND REGULATIONS OF THE DISTRICT HAVE SATISFIED THE REQUIREMENTS OF RCW 58.17.310, AND THAT ALL ASSESSMENTS HAVE BEEN PAID THROUGH THE YEAR 20____ A.D.

- 18) All subdivisions of land are required to be approved by the KID Board of Directors during a KID board meeting. KID board meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled board meeting to be considered at that meeting.

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

- 19) KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to phases that are adjacent to the District's ROW. KID review of construction plans will be consistent with the City's plan review timelines.
- 20) KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for phases that are adjacent to KID's easements or ROW.
- 21) KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.
- 22) KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

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

Sincerely,



Ben Woodard, P.E.
Engineering & Operations Manager

Enc: Sample Water Master Information
Exhibit Map

cc: LB\correspondence\File: [7-8-28]
Applicant via mail - Harmony Development LLC, 2055 N Steptoe St., STE 110, Kennewick, WA 99336

Sample Watermaster Election Process

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

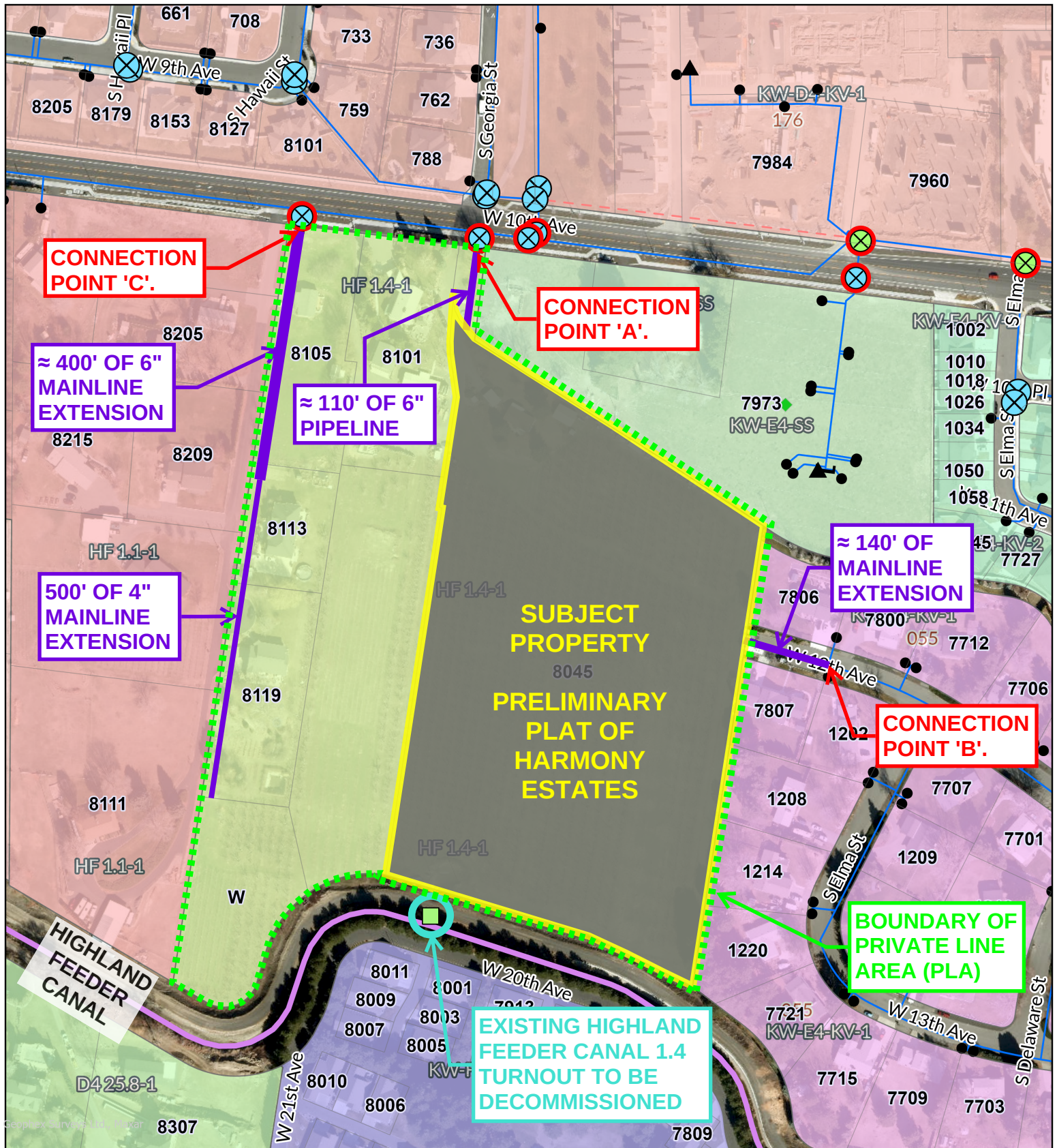
- i. The LID participants will elect a Watermaster from among themselves, as follows:
 - a. Election of First Watermaster. The first Watermaster shall be elected prior to April 1, 2011, and shall be elected as described in paragraph d. below.
 - b. Resignation of Watermaster. If the Watermaster resigns,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

prior to the election. Any election held hereunder shall be held in Benton County, Washington, between 6:00 p.m. and 9:00 p.m.

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

EXHIBIT MAP

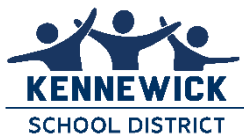
EXHIBIT 9



0 0.04 0.08 0.16 mi



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.



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EXHIBIT 10

December 3, 2024

Alisha Piper
Community Planning/Planner
City of Kennewick

Re: Harmony Estates, SUB-2024-0011

Ms. Piper,

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

Harmony Estates, SUB-2024-0011

The boundary schools for this development are Ridge View Elementary (Walking Zone), Desert Hills Middle School (Bussing Zone) and Kamiakin High School (Bussing Zone).

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

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

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

Sincerely,

Ryan Jones