CITY OF KENNEWICK HEARING EXAMINER

IN THE MATTER OF	)	**FINDINGS OF FACT,**
	)	**CONCLUSIONS OF LAW,**
SUB-2026-0001	)	**DECISION, AND CONDITIONS OF**
Habitat For Humanity Subdivision	)	**APPROVAL**
	)	
	)	

THIS MATTER having come on for hearing in front of the City of Kennewick Hearing Examiner on March 9, 2026, the Hearing Examiner having taken evidence hereby submits the following Findings of Fact, Conclusions of Law, Decision and Conditions of Approval as follows:

I. FINDINGS OF FACT

1. This is a request for a Preliminary Plat proposed to subdivide 3.10 acres into 15 lots in two separate phases.
2. **Proposal Location:**
   - 2.1. South end of Washington Street
   - 2.2. Parcel Number 1-1980-200-0007-000
3. **Legal Description:** Section 19 Township 8 Range 30. That portion of Government Lot 2, Section 19, Township 8 North, Range 30 East, W.M. Benton County, Washington, described as follows: Beginning at the Southwest corner of the Northwest quarter of said Section 19: Thence North 00 Degrees 23 Minutes 59 Seconds East, along the West line of said Government Lot 2, for 1039.53 feet to the Southwest corner of Lot 1, Block 1, Overlook Heights No. 2, according to the plat thereof recorded in Volume 2 of Plats, page 49, records of Benton County, Washington: Thence South 89 degrees 36 Minutes 01 Seconds East, along the South line of said Plat, for 130.00 feet: Thence South 00 Degrees 59 Seconds West, along the West line of said plat, for 20.00 feet: Thence, leaving said plat boundary, South 00 Degrees 23 Minutes 59 Seconds West for 1018.58 feet to the South line of said Government Lot 2: Thence South 89 degrees 58 Minutes 54 Seconds West, along said South line, for 130.00 feet to the true point of beginning. 3.10 acres, more or less. (AF#1999-023929).
4. **Property Owner(s):**
   - 4.1. Habitat for Humanity; 309 Wellsian Way; Richland, Washington 99352
5. **Applicant & Engineer:**
   - 5.1. Knutzen Engineering; 5401 Ridgeline Drive #160; Kennewick, Washington 99338
6. **Approval Criteria:**
   - 6.1. Comprehensive Plan – Land Use
   - 6.2. Kennewick Municipal Code (KMC) Title 18 – Zoning
   - 6.3. KMC Title 17 – Subdivisions
   - 6.4. KMC Section 5.56 – Public Works Construction Standards
7. **Preliminary Plat Key Application Processing Dates:**

Pre-Application/Feasibility Meeting	N/A
Application Submittal	January 9, 2026
Determination of Completeness Issued	January 12, 2026
Notice of Application	January 12, 2026
Property Posting Sign	January 12, 2026
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	February 22, 2026
Date of Mailed Notice of Public Hearing	February 9, 2026

8. The proposed Preliminary Plat (SUB-2026-0001) is a request for the subdivision of 3.10-acres into 15 lots in two separate phases. The project is located at parcel # 1-1980-200-0007-000, the south end of Washington Street. The subject property is currently vacant. The plat is proposed as Washington Grove.

9. 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 5,500 square feet. (Ord. 25-6102)

10. 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 to the final plat approval. Additionally, the City of Kennewick's Residential Design Standards apply to this project.

11. Property History:

    11.1. The City of Kennewick annexed the property and zoned it Residential, Low Density (RL) in June of 2007 via Ordinance 5183 and amended in July 2007 via Ordinance 5189.

12. Density/Lot Size:

    12.1. Per the Table of Residential Development Standards (KMC 18.12.010 A.2), the RL zoning district has a minimum lot size requirement of 5,500 square feet. (Ord. 25-6102)

    12.2. The proposed development has a minimum residential lot area of 7,799 square feet, a maximum residential lot area of 15,255 square feet, with an overall lot average of 8,625 square feet.

    12.3. 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.

13. Traffic:

13.1. In Exhibit 5, the Traffic Engineering Division provided comments on the proposal. The applicant is required to build half-street improvements for S. Washington Street and dedicate right of way for a residential street at W. 52nd Avenue. 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. 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 $19,337.82, is required for the proposed development. TIF is assessed at building permit issuance and due prior to issuance of a Certificate of Occupancy.

14. Storm Water:

14.1. Storm water design, construction and post construction must meet the requirements of KMC Section 14.28.045 and COK Standard Specification 5-9.

15. Streets & Utilities:

15.1. 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.

16. Parks:

16.1. The proposed development is in Service Area 2. 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.

17. Critical Areas:

17.1. 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 is required and has been provided in Exhibit 9.

18. Schools:

18.1. The boundary schools for the proposed development are Cascade Elementary (Bussing Zone), Horse Heaven Middle School (Bussing Zone) and Kennewick High School (Bussing Zone).

19. Surrounding Property:

19.1. The land directly north, east and west is zoned Residential, Low Density (RL). Land to the south is located outside of the city limits, in unincorporated Benton County.

19.2. All proposed lots are consistent with the established standards of the underlying zone. Development of the site is subject to the Residential Design Standards.

20. Provisions for Public Health, Safety, and Welfare:

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

20.2. 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.

21. **Comprehensive Plan:**

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

21.2. *POLICY 5: Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.*

21.2.1. 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.

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

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

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

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

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

21.7. *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.*

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

21.9. *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.*

21.9.1. 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.

22. An open record public hearing after due legal notice was held on March 9, 2026.

23. The following exhibits were entered into the record at the hearing:

23.1. Ex. 1 Staff Report

23.2. Ex. 2 Preliminary Plat

23.3. Ex. 3 Notice of Public Hearing, 300-ft. mailing list and mailing affidavit

23.4. Ex. 4 Public Works Department comments 01/26/26

23.5. Ex. 5 Traffic Engineering Division comments 01/27/26

23.6. Ex. 6 Benton Public Utility District 01/14/26

23.7. Ex. 7 Benton Clean Air Authority comments 01/13/26

23.8. Ex. 8 Kennewick Irrigation District comments 02/17/26

23.9. Ex 9 Geotechnical Report 10/02/23

23.10. Ex. 10 Department of Archaeology & Historic Preservation 02/23/26

23.11. Ex 11 Washington Department of Fish and Wildlife 01/28/26 & 03/13/24

23.12. Ex. 12 Habitat Critical Area Study 08/10/24

23.13. Ex. 13 Cultural Resources Report 08/23 (Redacted)

23.14. Ex. 14 Public comments

23.15. Ex. 15 Staff PowerPoint

24. Appearing and testifying at the hearing on behalf of the applicant was Robert McLeod of Knutson Engineering. Mr. McLeod testified that he was an agent authorized to appear and speak on behalf of the applicant and property owner. He testified that he had reviewed the staff report and had no disagreement with any of the representations contained therein. He had also reviewed the proposed conditions of approval and had no objection to any of those. He stated that no variances would be needed for the development of any of the lots created by this preliminary plat. He stated that all lots would be single family residential lots and greater than the 5,000 sq ft minimum.

25. Testifying from the public were the following individuals:

25.1. Richard Hempel: Mr. Hempel resides at 5214 S Auburn Pl. in Kennewick. Mr. Hempel testified that he was in opposition to the proposal. He had moved to his house many years ago noting that the average lot size is 3,600sq ft for the lots in his subdivision. He suggested that the plat be modified so that the minimum lot size was 14,500 sq ft so that there would be 9 lots instead of 15. He also testified that making 52nd Avenue a through street to connect with the project would impact his neighborhood because of increased traffic through his now quiet neighborhood.

25.2. Richard Beason: Mr. Beason resides at 243W 53rd Avenue in Kennewick. His concerns related to whether or not this would be low income housing and whether property taxes for the project would contribute to the school tax. He had questions regarding where irrigation will be originating and the impacts it may have on his irrigation. He also had concerns about the extension of 52nd Avenue through his subdivision as it will increase traffic and safety issues. He believed that the project area would be much better suited for high end homes.

26. Any Conclusion of Law that is more correctly a Finding of Fact is hereby incorporated as such by this reference.

II. CONCLUSIONS OF LAW

1. The Hearing Examiner has been granted the authority to render this decision.
2. As conditioned, this project is consistent with the Kennewick Municipal Code and Kennewick Comprehensive Plan.
3. Any Finding of Fact that is more correctly a Conclusion of Law is hereby incorporated as such by this reference.

III. DECISION

Based on the above Findings of Fact and Conclusions of Law, the Hearing Examiner **APPROVES** the request as set forth in SUB-2026-0001.

IV. CONDITIONS OF APPROVAL

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Residential Design Standards – Single-Family Residential.
2. Provide a bond or cash deposit for incomplete sidewalks and applicable landscaping prior to final plat approval.
3. Street trees shall be placed at 40-foot intervals and within five feet of the back of sidewalk for curb tight sidewalks. Trees for the individual residential lots, a minimum of one per lot, shall be planted prior to receiving certificate of occupancy for each new home.
4. Trees along W. 52nd Ave. will be in accordance with those called out in the Habitat Critical Report as selected for habitat value, longevity, and climate (Exhibit 12).
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 2.
7. Comply with the memorandum from the Public Works Department dated January 26, 2026 (Exhibit 4).
8. Comply with the Traffic Engineering Division comments dated January 27, 2026 (Exhibit 5).
9. Comply with the comments submitted by the Benton PUD dated January 14, 2026 (Exhibit 6).
10. Comply with the comments submitted by Benton Clean Air Authority dated January 13, 2026 (Exhibit 7).
11. Comply with the requirements of the Kennewick Irrigation District dated February 17, 2026 (Exhibit 8).
12. Comply with the requirements of the Department of Archeology and Historic Preservation dated February 23, 2026 (Exhibit 10).
13. Comply with the requirements of Washington Department of Fish and Wildlife dated January 28, 2026 & March 13, 2024 (Exhibit 11) and the Habitat Critical Area Study (EXHIBIT 12). One acre of shrub steppe habitat must be mitigated at a 2:1 ratio totaling 2 acres by a cash deposit or on/off site mitigation.
14. Comply with the requirements of the Habitat Critical Area Report (Exhibit 12). Tree habit
15. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
16. 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. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer and drawn to a legible scale.
17. 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.
18. 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.
19. The Preliminary Plat (SUB-2026-0001) 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.

Dated this 16 day of March, 2026.

CITY OF KENNEWICK HEARING EXAMINER

Andrew L. Kottkamp

Absent a timely appeal, this Decision is final[1]

[1] **4.02.140: - Appeal of Final Decisions.** The Planning Director, or any interested party affected by the Examiner's written final decision, may appeal the decision to the Benton County Superior Court within 21 days. (Ord. 5321 Sec. 1, 2010)

COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

FILE NO: SUB-2026-0001

Staff Report Date:	February 25, 2026
Public Hearing Date and Location:	March 9, 2026, 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-2026-0001.
Summary of Proposal:	A Preliminary Plat proposed to subdivide 3.10 acres into 15 lots in two separate phases.
Proposal Location:	South end of Washington Street Parcel Number 1-1980-200-0007-000
Legal Description:	Section 19 Township 8 Range 30. That portion of Government Lot 2, Section 19, Township 8 North, Ragne 30 East, W.M. Benton County, Washington, described as follows: Beginning at the Southwest corner of the Northwest quarter of said Section 19: Thence North 00 Degrees 23 Minutes 59 Seconds East, along the West line of said Government Lot 2, for 1039.53 feet to the Southwest corner of Lot 1, Block 1, Overlook Heights No. 2, according to the plat thereof recorded in Volume 2 of Plats, page 49, records of Benton County, Washington: Thence South 89 degrees 36 Minutes 01 Seconds East, along the South line of said Plat, for 130.00 feet: Thence South 00 Degrees 59 Seconds West, along the West line of said plat, for 20.00 feet: Thence, leaving said plat boundary, South 00 Degrees 23 Minutes 59 Seconds West for 1018.58 feet to the South line of said Government Lot 2: Thence South 89 degrees 58 Minutes 54 Seconds West, along said South line, for 130.00 feet to the true point of beginning. 3.10 acres, more or less. (AF#1999-023929).

Property Owner(s): Habitat for Humanity
309 Wellsian Way
Richland, Washington 99352

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	January 9, 2026
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Exhibits:

1. Staff Report
2. Preliminary Plat
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Public Works Department comments 01/26/26
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9. Geotechnical Report 10/02/23
10. Department of Archaeology & Historic Preservation 02/23/26
11. Washington Department of Fish and Wildlife 01/28/26 & 03/13/24
12. Habitat Critical Area Study 08/10/24
13. Cultural Resources Report 08/23 (Redacted)
14. Public comments

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (SUB-2026-0001) is a request for the subdivision of 3.10-acres into 15 lots in two separate phases. The project is located at parcel # 1-1980-200-0007-000, the south end of Washington Street. The subject property is currently vacant. The plat is proposed as Washington Grove.

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 5,500 square feet. (Ord. 25-6102)

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 to 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 June of 2007 via Ordinance 5183 and amended in July 2007 via Ordinance 5189.

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 5,500 square feet. (Ord. 25-6102)

The proposed development has a minimum residential lot area of 7,799 square feet, a maximum residential lot area of 15,255 square feet, with an overall lot average of 8,625 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. The applicant is required to build half-street improvements for S. Washington Street and dedicate right of way for a residential street at W. 52nd Avenue. 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. 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 $19,337.82, 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 5-9.

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

Parks:
The proposed development is in Service Area 2. 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 is required and has been provided in Exhibit 9.

Schools:
The boundary schools for the proposed development are Cascade Elementary (Bussing Zone), Horse Heaven Middle School (Bussing Zone) and Kennewick High School (Bussing Zone).

Surrounding Property:
The land directly north, east and west is zoned Residential, Low Density (RL). Land to the south is located outside of the city limits, in unincorporated Benton County.

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.

POLICY 5: Encourage adequate pedestrian connections with nearby neighborhood and transit facilities in all residential site development.

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.

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

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

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

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

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

POLICY 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-2026-0001 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. Provide a bond or cash deposit for incomplete sidewalks and applicable landscaping prior to final plat approval.
3. Street trees shall be placed at 40-foot intervals and within five feet of the back of sidewalk for curb tight sidewalks. Trees for the individual residential lots, a minimum of one per lot, shall be planted prior to receiving certificate of occupancy for each new home.
4. Trees along W. 52nd Ave. will be in accordance with those called out in the Habitat Critical Report as selected for habitat value, longevity, and climate (Exhibit 12).
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 2.

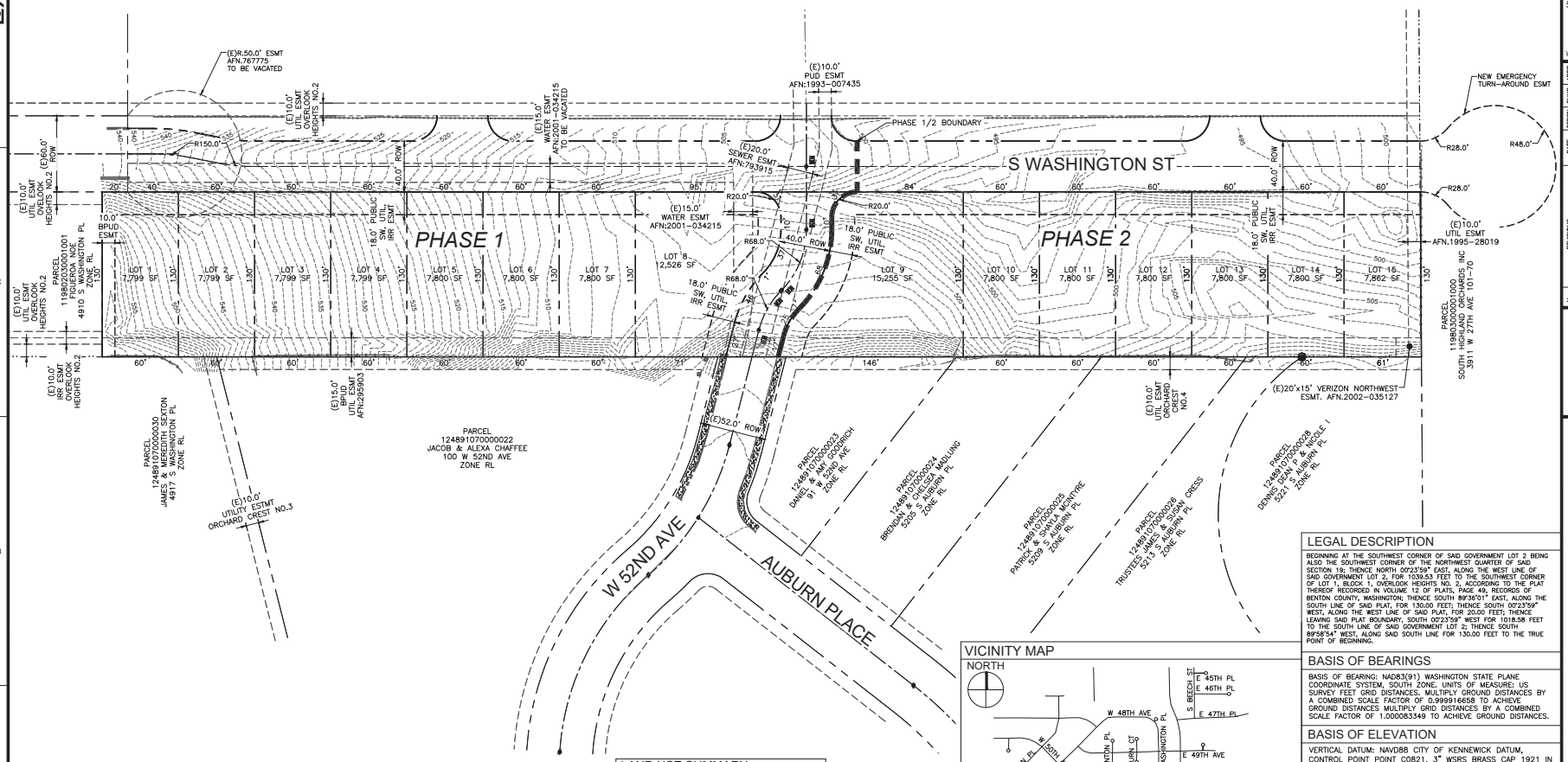
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11. Comply with the requirements of the Kennewick Irrigation District dated February 17, 2026 (Exhibit 8).
12. Comply with the requirements of the Department of Archeology and Historic Preservation dated February 23, 2026 (Exhibit 10).
13. Comply with the requirements of Washington Department of Fish and Wildlife dated January 28, 2026 & March 13, 2024 (Exhibit 11) and the Habitat Critical Area Study (EXHIBIT 12). One acre of shrub steppe habitat must be mitigated at a 2:1 ratio totaling 2 acres by a cash deposit or on/off site mitigation.
14. Comply with the requirements of the Habitat Critical Area Report (Exhibit 12). Tree habit
15. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
16. 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. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer and drawn to a legible scale.
17. 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.
18. 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.
19. The Preliminary Plat (SUB-2026-0001) 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.

EXHIBIT 2

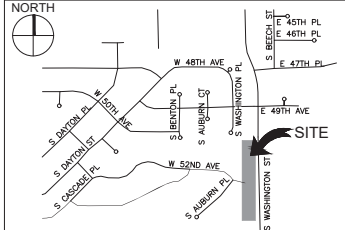
WASHINGTON GROVE SUBDIVISION

PRELIMINARY PLAT

N.W. 1/4 OF SEC. 19, T.08, R.30, W.M., CITY OF KENNEWICK,
BENTON COUNTY, WA



VICINITY MAP



LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 BEING ALSO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00°23'59" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, FOR 1039.53 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OVERLOOK HEIGHTS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 49, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 89°36'01" EAST, ALONG THE SOUTH LINE OF SAID PLAT, FOR 130.00 FEET; THENCE SOUTH 00°23'59" WEST, ALONG THE WEST LINE OF SAID PLAT, FOR 20.00 FEET; THENCE LEAVING SAID PLAT BOUNDARY, SOUTH 00°23'59" WEST FOR 1018.58 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°58'54" WEST, ALONG SAID SOUTH LINE FOR 130.00 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

BASIS OF BEARING: NAD83(91) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. UNITS OF MEASURE: US SURVEY FEET GRID DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.99991665B TO ACHIEVE GROUND DISTANCES MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000083349 TO ACHIEVE GROUND DISTANCES.

BASIS OF ELEVATION

VERTICAL DATUM: NAVD88 CITY OF KENNEWICK DATUM, CONTROL POINT POINT C0821, 3" WSRS BRASS CAP 1921 IN MONUMENT CASE WEST QUARTER SECTION 19, ELEV 512.61'.

PROJECT BENCHMARK

(1)FOUND 3" BRASS CAP IN MON CASE
N:307811.52
E:1990713.24
ELEV:548.69'
COK G0822

(2)FOUND 3" WSRS BRASS CAP IN MON CASE 1921
N:305136.47
E:1990743.19
ELEV:512.61'
COK G0821

(3)FOUND 3" BRASS CAP IN MON CASE
N:307844.45
E:1993186.73
ELEV:468.29'
COK G0820

LAND USE SUMMARY

GROSS ACREAGE:	3.10 ACRES
NET LOT ACREAGE:	2.97 ACRES
AREA OF PUBLIC ROADS:	0.13 ACRES
TOTAL NUMBER OF LOTS:	15 LOTS
PHASE 1 LOTS:	8 LOTS
PHASE 2 LOTS:	7 LOTS
AVERAGE LOT SIZE:	8,625 SF
LARGEST LOT AREA:	15,255 SF
SMALLEST LOT AREA:	7,799 SF
AVERAGE DENSITY:	4.84 UNITS/ACRE
PRESENT ZONING	RL
TYPE OF WATER SERVICE:	CITY
TYPE OF SEWER SERVICE:	CITY

CONTACT INFO

DEVELOPER:
HAVEN CAPITAL LLC
ATTN: CODY FIELDING
6119 BURDEN BLVD SUITE C,
PASCO, WA 99301
PHONE:(509)416-6319

OWNER:
HABITAT FOR HUMANITY
ATTN: JET J.T. RICHARDSON
EXECUTIVE DIRECTOR
509-943-5555 X.111
JRICHARDSON@HABITAT-TCP.ORG
WWW.HABITATBUILDS.COM

SURVEYOR:
ROGER'S SURVEYING
ATTN: BRENTON GRIFFIN
1455 COLUMBIA PARK TRAIL
RICHLAND, WA 99352
PHONE:(509)505-1665

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

0' 20' 40' 80' 120'
1" = 40'

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

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

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

No.	REVISIONS	DATE	DESIGN	CHKD	APPD
1					

PRELIMINARY PLAT
S WASHINGTON ST SUBDIVISION
HAVEN CAPITAL LLC
W 52ND AVE. KENNEWICK, WASHINGTON

APPROVAL		
DESIGN	NJB	01/09/26
CHECKED	RAM	01/09/26
APPROVED	RAM	01/09/26

SCALE: AS NOTED
CADFILE: 25109PP01-2
JOB No. 25109
REV. 0
DWG. No. PP01

I:\2025\25109-Washington Grove Subdivision\DWG\25109PP01-2.dwg - Jan 09,2026 - 08:11am - rmc

EXHIBIT 3

NOTIFICATION OF MAILING

I, Alisha Piper, on February 09, 2026

Mailed 43 copies of Notice of Public Hearing

for SUB-2026-0001 at S. Washington St. parcel #119802000007000

to Properties within a 300' radius and previous parties of record

as shown on the attached list.

Alisha Piper

Signature

Parcel ID	Owner First Name	Owner Last Name	Owner Address	Owner City	Owner State	Owner Zip	Property Address
119802000007000	TRI COUNTY PARTNERS HABITAT FOR HUMANITY		C/O TRI COUNTY PARTNERS HABITAT FOR HUMANITY PO BOX 721	RICHLAND	WA	99352	UNKNOWN , WA
124891070000023	DANIEL K & AMY M	GOODRICH	91 W 52ND AVE	KENENWICK	WA	99336	91 W 52ND AVE KENNEWICK, WA 99336
124891070000024	GIANNI A & ANNA	CONTI	5205 S AUBURN PL	KENENWICK	WA	99337	5205 S AUBURN PL KENNEWICK, WA 99337
124891070000022	JACOB & ALEXA	CHAFEE	100 W 52ND AVE	KENENWICK	WA	99337	100 W 52ND AVE KENNEWICK, WA 99337
124891070000025	PATRICK J & SHAYLA K	MCINTYRE	5209 S AUBURN PL	KENENWICK	WA	99337	5209 S AUBURN PL KENNEWICK, WA 99337
124891070000035	DCNP HOLDINGS BOISE PROPERTY LLC		PO BOX 231226	TIGARD	OR	97281	5204 S AUBURN PL KENNEWICK, WA 99337
124891070000026	JAMES A & SUSAN L	CRESS	5213 S AUBURN PL	KENNEWICK	WA	99337	5213 S AUBURN PL KENNEWICK, WA 99337
124891070000034	DUNCAN D & HEIDI L	FARRIS	5210 S AUBURN PL	KENNEWICK	WA	99337	5210 S AUBURN PL KENNEWICK, WA 99337
124891070000027	JEAN M	ALEXANDER	5215 S AUBURN PL	KENNEWICK	WA	99337	5215 S AUBURN PL KENNEWICK, WA 99337
124891050000029	HERIBERTO & ELIZABETH	VALENCIA JR	4918 S WASHINGTON PL	KENNEWICK	WA	99337	4918 S WASHINGTON PL KENNEWICK, WA 99337
124891050000030	JAMES L & MEREDITH	SEXTON	4917 S WASHINGTON PL	KENNEWICK	WA	99337	4917 S WASHINGTON PL KENNEWICK, WA 99337
124891070000036	TONY D & LYNDSAY M	MCCULLOUGH II	201 W 53RD AVE	KENNEWICK	WA	99337	201 W 53RD AVE KENNEWICK, WA 99337
124891080000028	DEAN P & NICOLE I	DENNIS	5221 S AUBURN PL	KENNEWICK	WA	99337	5221 S AUBURN PL KENNEWICK, WA 99337
124891070000021	LEWIS J & KATHRYN D	LOMMERS	104 W 52ND AVE	KENNEWICK	WA	99337	104 W 52ND AVE KENNEWICK, WA 99337
124891050000028	BOB JOE	TALLENT	4914 S WASHINGTON PL	KENNEWICK	WA	99337	4914 S WASHINGTON PL KENNEWICK, WA 99337
119802030001001	NOE	FIGUEROA	4910 S WASHINGTON ST	KENNEWICK	WA	99337	4910 S WASHINGTON ST KENNEWICK, WA 99337-5229
119802030003001	BRIAN K & LISA K	GIFFORD	4907 S WASHINGTON ST	KENNEWICK	WA	99337	4907 S WASHINGTON ST KENNEWICK, WA 99336
124891050000031	TRUSTEE VALARIE	YODER	195910 E 27TH AVE	KENNEWICK	WA	99337	4911 WASHINGTON PL WA
124891050000027	TRAVIS R	LEWIS	4910 S WASHINGTON PL	KENNEWICK	WA	99337	4910 S WASHINGTON PL KENNEWICK, WA 99336
124891050000051	CHRISTOPHER & WEATHERBEE ASHLEIGH	SCHWAB	4907 S WASHINGTON PLACE	KENNEWICK	WA	99337	4907 S WASHINGTON PL KENNEWICK, WA 99337
119802030003002	LEANDRO V & VICKY	CASTANEDA	4905 S WASHINGTON ST	KENNEWICK	WA	99337	4905 S WASHINGTON ST KENNEWICK, WA 99337
124891050000026	ROGER P & MARY A	KURZAWA	4906 S WASHINGTON PL	KENNEWICK	WA	99337	4906 S WASHINGTON PL KENNEWICK, WA 99337
124891050000023	MIRON I & YEKATERINA	KOSOVAN	4907 S AUBURN PL	KENNEWICK	WA	99337	4907 S AUBURN PL KENNEWICK, WA 99337
119802030001003	TRUSTEES JAY R & JILL A	GOEMMER	4902 S WASHINGTON ST	KENNEWICK	WA	99337	4902 S WASHINGTON ST KENNEWICK, WA 99337-5229
124891050000033	MICHAEL E & SHANNON M	RASMUSSEN	4901 S WASHINGTON PL	KENNEWICK	WA	99337	4901 S WASHINGTON PL KENNEWICK, WA 99337
119802030003003	MICHAEL E	DOYLE JR	116 E 49TH AVE	KENNEWICK	WA	99337	116 E 49TH AVE KENNEWICK, WA 99337-5906
119802030003004	ROBERT STEPHEN	FLOWERS	118 E 49TH AVE	KENNEWICK	WA	99337	118 E 49TH AVE KENNEWICK, WA 99337-5906
124891050000025	RANDALL	NUNDAHL	4900 S WASHINGTON PL	KENNEWICK	WA	99337	4900 S WASHINGTON PL KENNEWICK, WA 99337
119802000011000	STRIZHAKS HAVEN RANCH LLC		105609 E WISER PKWY	KENNEWICK	WA	99338	5215 S WASHINGTON ST KENNEWICK, WA 99337
119802013729002	SG LAND MANAGEMENT LLC		105609 E WISER PKWY	KENNEWICK	WA	99338	240 E 49TH AVE KENNEWICK, WA 99337
119803000005000	SOUTH HIGHLAND ORCHARDS INC		3911 W 27TH AVE 101-70	KENNEWICK	WA	99337	UNDETERMINED KENNEWICK, WA 99337
124894000001000	PRINGLE TRUSTEE JOHN C		5400 S GARFIELD ST	KENNEWICK	WA	99337	5701 S GARFIELD ST KENNEWICK, WA 99337

Parties of record from SUB-2024-0001 not in mailing zone

LUCAS & JACQUELINE	IVES	110 W 52ND AVE	KENNEWICK	WA	99337
DARRIN & ANGELA	DRYDEN	216 W 52ND AVE	KENNEWICK	WA	99337
KEN	MEY	220 E 47TH PL	KENNEWICK	WA	99337
BRYAN & JULIE	DENISE	249 W 53RD AVE	KENNEWICK	WA	99337
RICK & ELVA	RISINGER	234 W 52ND AVE	KENNEWICK	WA	99337
JASON & KRISTINA	ZUHLKE	5101 S DAYTON ST	KENNEWICK	WA	99337
RICH & LISA	BEASON	243 W 53RD AVE	KENNEWICK	WA	99337
JOHN	LAFEMINA	230 W 52ND AVE	KENNEWICK	WA	99337
RICH & LISA	HEMPEL	5214 S AUBURN PL	KENNEWICK	WA	99337
SELINA	DALLAS	240 W 53RD AVE	KENNEWICK	WA	99337
JOHN & CONNIE	BENNETT	4608 S FISHER PL	KENNEWICK	WA	99337
RUSS & SUSAN	MENDENHALL	5227 S AUBURN PL	KENNEWICK	WA	99337
JEFF	BENNETT	304 E 45TH AVE	KENNEWICK	WA	99337

EXHIBIT 3

EXHIBIT 3

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

Proposal: Knutzen Engineering, on behalf of Habitat for Humanity, submitted a preliminary plat application to subdivide 3.10 acres into 15 lots, located at S. Washington St. parcel #119802000007000. 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-2026-0001.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at **6:00 p.m. on March 9, 2026, at 210 W 6th Avenue, City Hall Council Chambers**. The meeting will be conducted in a hybrid format, which allows in-person or virtual participation. To participate in the meeting virtually, use the link found at www.go2kennewick.com/244/Hearing-Examiner.

Submitting Written Comments

- The City asks all members of the public that would like to comment regarding the Public Hearing to fill out an online form at https://www.go2kennewick.com/244/Hearing-Examiner no later than 5:00 p.m. on Friday, March 6th, to be included in the Hearing Examiner packet for the record.
- Interested parties may also submit written comments to P.O. Box 6108, Kennewick, WA 99336; or e-mail alisha.piper@ci.kennewick.wa.us no later than 5:00 p.m. on Wednesday, March 4th, to be included in the Hearing Examiner packet for the record. Comments received after that date will be presented at the hearing.

Commenting at the Meeting

- If you wish to comment during the Public Hearing, please register at https://www.go2kennewick.com/244/Hearing-Examiner. Registrations must be received by 4:00 p.m. on Monday, March 9th.

Determination of Completeness: The application was determined complete for processing on January 12, 2026.

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 March 9, 2026.

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.

Alisha Piper, Planner

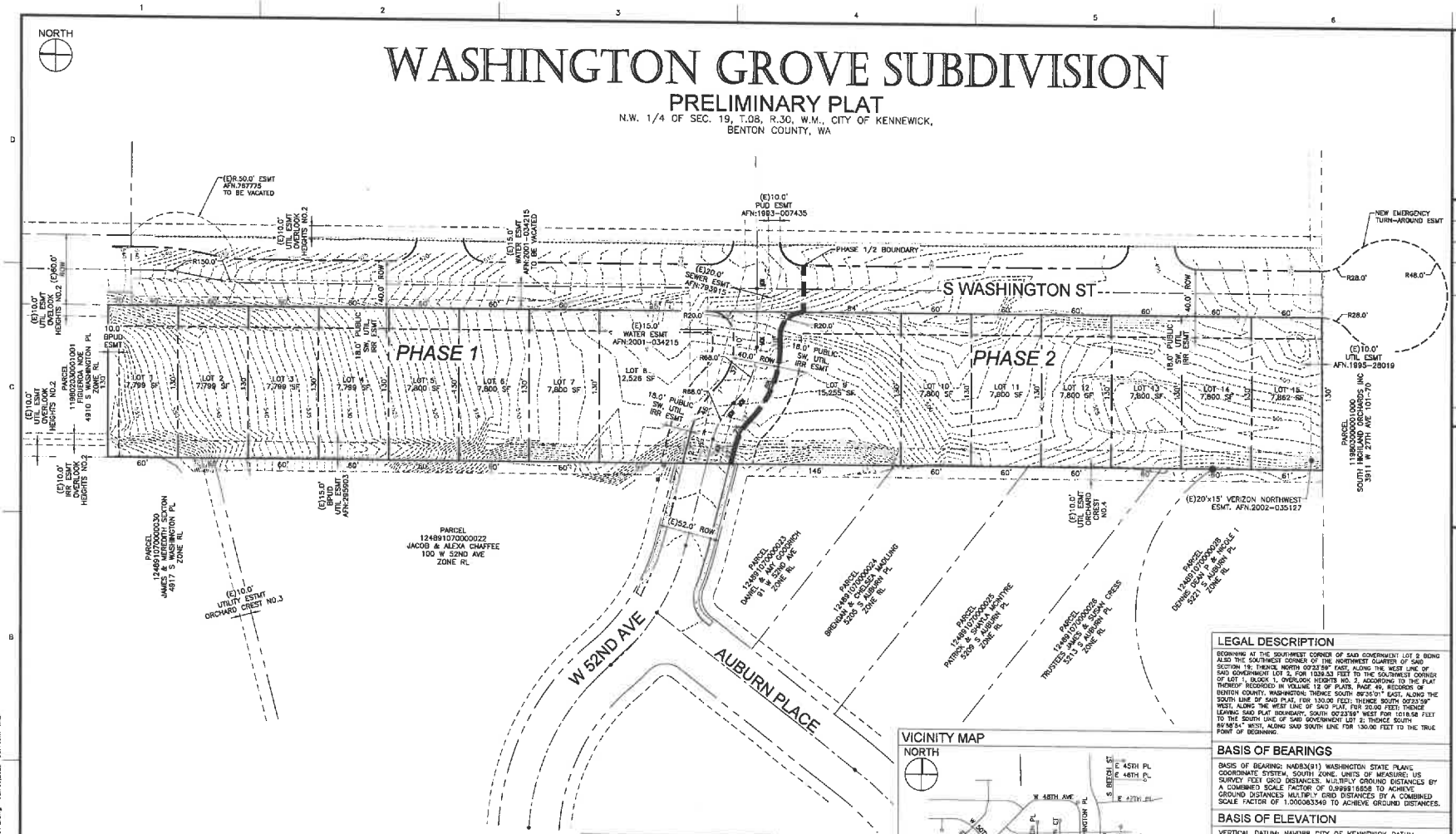
The City of Kennewick welcomes full participation in public meetings by all citizens and does not discriminate on the basis of disability, pursuant to the requirements of the American with Disabilities Act of 1990, pub. L 101-336. No qualified individual with a disability shall be excluded or denied 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 through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

EXHIBIT 3

WASHINGTON GROVE SUBDIVISION

PRELIMINARY PLAT

N.W. 1/4 OF SEC. 19, T.08, R.30, W.M., CITY OF KENNEWICK,
BENTON COUNTY, WA



LAND USE SUMMARY	
GROSS ACREAGE:	3.10 ACRES
NET LOT ACREAGE:	2.97 ACRES
AREA OF PUBLIC ROADS:	0.13 ACRES
TOTAL NUMBER OF LOTS:	15 LOTS
PHASE 1 LOTS:	8 LOTS
PHASE 2 LOTS:	7 LOTS
AVERAGE LOT SIZE:	8,625 SF
LARGEST LOT AREA:	15,255 SF
SMALLEST LOT AREA:	7,799 SF
AVERAGE DENSITY:	4.84 UNITS/ACRE
PRESENT ZONING	RL
TYPE OF WATER SERVICE:	CITY
TYPE OF SEWER SERVICE:	CITY

LEGAL DESCRIPTION

BEGINNING AT THE SOUTHWEST CORNER OF SAID GOVERNMENT LOT 2 BEING ALSO THE SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00°23'59" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, FOR 1338.53 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OVERLOOK HEIGHTS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 12 OF PLATS, PAGE 49, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 89°36'01" EAST, ALONG THE SOUTH LINE OF SAID PLAT, FOR 130.00 FEET; THENCE SOUTH 00°23'59" WEST, ALONG THE WEST LINE OF SAID PLAT, FOR 30.00 FEET; THENCE LEAVING SAID PLAT BOUNDARY, SOUTH 00°23'59" WEST FOR 1018.58 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°36'54" WEST, ALONG SAID SOUTH LINE FOR 130.00 FEET TO THE TRUE POINT OF BEGINNING.

BASIS OF BEARINGS

BASIS OF BEARING: NAD83(91) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE. UNITS OF MEASURE: US SURVEY FOOT GRID DISTANCES. MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999916858 TO ACHIEVE GROUND DISTANCES MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000083349 TO ACHIEVE GROUND DISTANCES.

BASIS OF ELEVATION

VERTICAL DATUM: NAVD88 CITY OF KENNEWICK DATUM, CONTROL POINT POINT C0821, 3" WSRS BRASS CAP 1921 IN MONUMENT CASE WEST QUARTER SECTION 19, ELEV 512.61'.

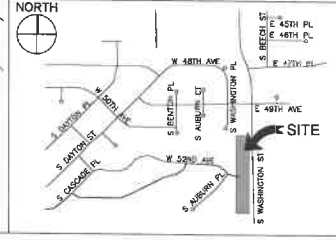
PROJECT BENCHMARK

(1)FOUND 3" BRASS CAP IN MON CASE
N:307811.52
E:1690713.24
ELEV:548.69'
COK C0822

(2)FOUND 3" WSRS BRASS CAP IN MON CASE 1921
N:305135.47
E:1690743.19
ELEV:512.61'
COK C0821

(3)FOUND 3" BRASS CAP IN MON CASE
N:307844.45
E:1693168.73
ELEV:488.29'
COK C0820

VICINITY MAP



CONTACT INFO

DEVELOPER:
HAVEN CAPITAL LLC
ATTN: CODY FIELDING
5119 BURDEN BLVD SUITE C,
PASCO, WA 99301
PHONE:(509)416-6319

OWNER:
HABITAT FOR HUMANITY
ATTN: JET J.T. RICHARDSON
EXECUTIVE DIRECTOR
509-943-5555 X.111
JRICHARDSON@HABITAT-TCP.ORG
WWW.HABITABUILDS.COM

SURVEYOR:
ROGER'S SURVEYING
ATTN: BRENTON GRIFFIN
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RICHLAND, WA 99352
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ENGINEER:
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PHONE:(509)222-0959

0 20 40 80 120
1" = 40'

CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

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

KNUTZEN ENGINEERING
5401 RIDGELINE DR.
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1-509-222-0959
www.knutzenengineering.com

PRELIMINARY PLAT
S WASHINGTON ST SUBDIVISION
HAVEN CAPITAL LLC
W 52ND AVE. KENNEWICK, WASHINGTON

APPROVAL		
DESIGN	NJB	01/09/26
CHECKED	RAM	01/09/26
APPROVED	RAM	01/09/26

SCALE: AS NOTED
CADFILE: 25109PP01-2
JOB No. 25109
REV. 0
DWG. No. PP01

I:\2025\25109 Washington Grove Subdivision\DWG\25109PP01-2.dwg - Jan 09,2026 - 08:11am - mc

MEMORANDUM

PUBLIC WORKS DEPARTMENT

To: Alisha Piper, Planner

From: Jose Núñez, Development Review Technician

Date: January 26, 2026

Re: Public Works Utility Comments

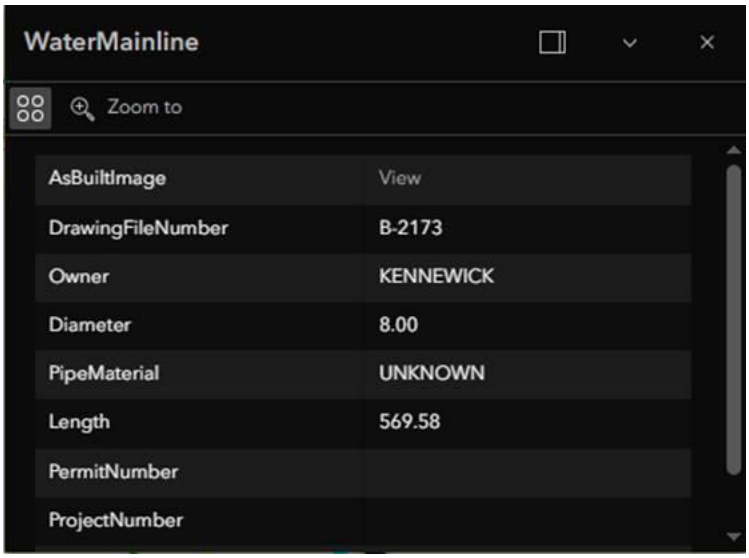
Project: SUB-2026-0001 – 119802000007000

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. A separate building permit is required for the review and inspection of any proposed retaining wall(s).
5. Provide a separate schematic drawing which at a minimum, shows the power source(s), wiring diagram, street light pole spacing, street light wattage, and street permanent signing per COK Standard Details 6-1, 6-2, and 7-3. Combine Signing, Striping, and Illumination Plans onto the same drawing with other elements left off.
6. Water, sewer and storm mainlines shall not be installed outside of the public right of way, or allowed to run through side lots or otherwise across property, unless approved by the Public Works Director. If installation is allowed outside of the right of way, these utilities shall be protected by a dedicated tract. The use of an easement instead of a tract must be approved by the Public Works Director. The tract or easement width shall be 15 feet wide centered on the utility or 20 feet wide for two (2) utilities, or 25 feet wide for three (3) utilities. 7.5 feet of clearance shall be maintained from the tract or easement edge to the utility. Easements must extend to 5 feet behind blow offs, water meters, fire hydrants, or other fixtures.
7. 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.
8. The maximum street grade per KMC 5.56.275 is 12%. Show grades on the street centerline profile.

9. Permanent structures shall not be located over City of Kennewick (COK) utilities, or within any easement.
10. The segment of W 52nd Ave adjacent to the property has a Pavement Condition Index (PCI) rating below 75, therefore any trenching done on pavement will require a minimum 6-foot wide patch, half the width of each travel lane or shoulder disturbed per KMC 5.56.215.
11. There is an 8-inch, Zone 2, water main extending south from S. Washington and tied in to W 52nd Ave. See Record Drawings C-4026_09 and B-4001_04.
12. Provide water and sanitary sewer services for each proposed lot 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.
13. Water and sewer services to be constructed per City of Kennewick (COK) Detail 3-6.
14. 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.
15. The Developer shall provide and install one metered water service for each proposed dwelling or building at their own expense per COK Standard Detail 3-6. The meter shall be placed as close to the main line as possible (not in a driveway or parking area) per KMC 14.12.080.
16. 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.
17. 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.
18. Provide backflow prevention assemblies on the building side of the water meter for commercial, multi-story, and sprinkled buildings per KMC 15.41.070.
19. Provide water lines and hydrants as required by Fire Department to meet fire protection.
20. Hydraulic modeling may be required based on fire flow requirements.
21. 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.
22. 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.
23. 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.
24. City potable water is not available for irrigation purposes unless special permission is given by the Public Works Director. Contact Kennewick Irrigation District (KID) in order to provide irrigation water to irrigate the parcels.

25. There is an 8 inch sewer main extending south from S. Washington and tied in to W. 52nd Ave. See Record Drawings B-4002_01 and C-4005_05.
26. Every proposed lot 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). Private sewer cannot serve multiple lots.
27. Provide a Storm Water Site Plan (drainage report) and storm design 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. An evaluation of the 100-year storm retention is also required. This condition exists in the vicinity of the proposed intersection of W 52nd and S. Washington as well as the low ground crossing the southern quarter of the parcel.
28. 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. Provide an assessment of the design against the Underground Injection Control (UIC) pretreatment requirements found in section 5-6 of the SMMEW. Provide UIC registration numbers on the plans prior seeking the City's signature. Contact Martin Nelson at (509) 585-4306 with any questions.
29. All drywells or infiltration structures shall be installed behind the curb and gutter, and may not be installed in the right of way.
30. 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".
31. All required infrastructure improvements must be substantially completed prior to Final Plat approval per KMC17.10.260 (2).
32. 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.
33. 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.
    c. Construction plans and the storm report shall be stamped by a Professional Engineer licensed in the state of Washington.
34. 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.



PUBLIC WORKS DEPARTMENT
1010 E. Chemical Drive * PO Box 6108* Kennewick, WA 99336-0108
509-585-4421 * 509-585-4451 Fax

EXHIBIT 5

MEMORANDUM

Traffic Engineering Division

To: Alisha Piper, Planner

From: Kevin Biersner, Assistant Traffic Engineer

Date: January 27, 2026

Re: Traffic Engineering Comments for Parcel # 19802PA00113, Located at 52nd Ave and Washington St. for 15 Single Family Residential Lots

Project: SUB-2026-0001

Project Description

Proposed 15 Single Family Residential Lots at the South end of Washington St intersecting 52nd Ave.

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 2026 District 3 TIF for LUC 210 Single Family Detached Housing is $1,289.19/Dwelling Unit (DU). The Total TIF is estimated to be $19,337.82 for all 15 Single Family Detached Homes.
3. TIF assessed at building permit issuance is due prior to Certificate of Occupancy issuance.

Traffic Operations

1. Trip generation and distribution analysis is not required.

Proposed Driveway(s) and Streets

EXHIBIT 5

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

Metric				U.S. Customary			
Design Speed (km/h)	Stopping Sight Distance (m)	Rate of Vertical Curvature, K[a]		Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, K[a]	
		Calculated	Design			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	83.7	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

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

Table 3-36. Design Controls for Sag Vertical Curves

Metric				U.S. Customary			
Design Speed (km/h)	Stopping Sight Distance (m)	Rate of Vertical Curvature, K[a]		Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, K[a]	
		Calculated	Design			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	44.6	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

[a] 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. The public road W 52nd Ave must be designed to COK standards and it must connect to S Washington St directly across the future W 52nd Ave East of Washington St. Please see COK Std. Dwg. 2-1 for design requirements.

Right of Way and Easement

1. S Washington St must include half-street improvements to residential standards. The half-street improvements will include a Curb, Gutter, Sidewalk and a minimum 26ft paved travel lane along Washington St. to allow for two-way traffic. Please see COK Std. 2-1.
2. 52nd Ave must be dedicated as public right of way for a residential street. See COK std. dwg. 2-1 for details.

3. 52nd Ave and S Washinton St need to have an 18ft Sidewalk, utility and irrigation easement along both frontages.

American Disability Act (ADA) Compliance

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

Street Lights

1. Two Streetlight fronting Washington St must be installed, see COK Std. 6-2 for luminaire and pole requirements.
2. One of the Streetlights must be located at the intersection of 52nd and Washington.

EXHIBIT 6

From: Tina Glines
To: Alisha Piper
Subject: RE: [E] SUB-20256-0001
Date: Wednesday, January 14, 2026 4:41:50 PM
Attachments: image006.png
image007.png
image008.png
image009.gif
image010.gif
image011.png

Standard Utility Conditions

Overhead electric and/or communication facilities are present within or adjacent to the project area. In accordance with City landscaping requirements, when overhead utilities are present, only tree species with a maximum mature height of twenty-five (25) feet may be planted beneath or within proximity of overhead lines. Trees planted that do not meet these standards will be removed at the property owner's expense

All excavation and construction activities must be performed with appropriate safety precautions. Prior to any ground disturbance, the contractor is required to contact Washington 811 to have all underground utilities located and marked. Contractors shall maintain all required minimum approach distances for both overhead and underground conductors at all times and ensure that no equipment, materials, or personnel encroach into energized spaces.

Mechanical excavation shall not occur within the tolerance zone of underground electrical facilities. Hand digging or approved non-invasive methods shall be used where required to expose facilities safely. Damage to underground conductors or protective coverings shall be immediately reported to Benton PUD.

No structures, including buildings, signs, light poles, or other improvements, may be constructed beneath or within twenty (20) feet of overhead primary power conductors, in accordance with the National Electrical Safety Code (NESC) and applicable Washington Administrative Code (WAC) requirements. Any violation of required minimum clearances may require the relocation or modification of existing power facilities at the property owner's sole expense.

Minimum clearances shall be maintained around all Benton PUD electrical facilities, including transformers, junction boxes, pedestals, poles, vaults, meters, and associated equipment, as follows:

- Junction Boxes
    - Ten (10) feet minimum clearance in front
    - Ten (10) feet minimum clearance on each side
    - Five (5) feet minimum clearance at the rear

- Pedestals
  - Three (3) feet minimum clearance on all sides
- Power Poles
  - A minimum six (6) foot diameter clear working space shall be maintained around poles, free of structures, landscaping, fencing, or other obstructions, to allow for climbing, maintenance, and replacement.
- Padmounted Transformers (required clearances vary based on building construction type)
  - Non-combustible buildings
    - Twelve (12) feet minimum clearance in front of transformer doors
    - Five (5) feet minimum clearance on sides and rear
  - Combustible buildings
    - Ten (10) feet minimum clearance on sides and rear
    - Front clearance shall remain unobstructed per Benton PUD standards

  No buildings, landscaping, fencing, walls, parking stalls, grade changes, or other improvements shall encroach into required transformer clearances.
- Metering Equipment
  Unencumbered and unobstructed access to all metering equipment shall be maintained at all times. Meters shall not be blocked by landscaping, fencing, walls, vehicles, grade changes, or other site improvements.
- Underground Facilities
  Vaults, handholes, conduits, and other underground facilities shall remain accessible at all times and shall not be covered, paved over, landscaped over, or otherwise obstructed.

All utility easements shall be a minimum of ten (10) feet in width, and Benton PUD must be granted full access rights to operate, inspect, maintain, repair, and replace all electric facilities located on the property. No construction, grading, or installation of improvements may occur within a Benton PUD easement without prior written authorization from the District.

For questions, coordination, or clarification regarding utility requirements, contact Benton PUD at (509) 582-1230 prior to construction.

Thank you,

Tina Glines
Distribution Design Technician
(509) 582-1241

EXHIBIT 6

Redbook: Customer Engineering Standards

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Sent: Monday, January 12, 2026 3:27 PM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Agency <contact@bentoncleanair.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton County Assessor - Segregations <Segregations@co.benton.wa.us>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; EngService <engservice@bentonpud.org>; Jeff Vosahlo <vosahloj@bentonpud.org>; Chad Brooks <brooksc@bentonpud.org>; Evan Edwards <edwardse@bentonpud.org>; Shanna Everson <eversons@bentonpud.org>; Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Nicole Commings <NMCummings@bpa.gov>; BPA - Valorie Connell <VLConnell@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; Angela Richman <richmana@bentonpud.org>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Cascade Natural Gas - Jody Adams <jody.adams@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; USPS- Kim Salazar (Kim.K.Salazar@usps.gov) <Kim.K.Salazar@usps.gov>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
Subject: [E] SUB-20256-0001

[EXTERNAL EMAIL]

The City of Kennewick wishes to inform you of an application for a preliminary plat:

Project Description: Dividing 3.10 acres into 15 single family lots, at S. Washington St. parcel # 1-1980-200-0007-000, Residential, Low Density (RL).

Please review the attached file relative to your agency's applicable regulations and submit any comments on or before **January 28, 2026**. Comments may be submitted via e-mail to alisha.piper@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Sincerely,

Alisha Piper
Community Planning/Planner
City of Kennewick
509.585.4463
alisha.piper@ci.kennewick.wa.us



EXHIBIT 7

BENTON CLEAN AIR AGENCY

January 13, 2026

Re: SUB-2026-0001

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

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

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

EXHIBIT 8

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

February 17, 2026

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

Subject: Review Comments for the Preliminary Plat of Washington Grove (SUB-2026-0001)

Dear Alisha:

This letter provides Kennewick Irrigation District (KID) final review comments on the Preliminary Plat of Washington Grove (SUB-2026-0001) submitted by Habitat For Humanity ("Applicant"[1]). **These comments supersede the preliminary review comment letter dated January 28, 2026.** The subject property is generally located southerly of West 49th Avenue and westerly of South Washington Street in the Southwest Quarter of the Northwest Quarter of Section 19, Township 8 North, Range 30 East, W.M., Kennewick, Benton County, Washington, and includes the following parcels:

- 119802000007000 (3.10 **irrigable** acres, 0.14 **non-irrigable** acres)

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

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

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

services to each lot within the preliminary plat. This system will be dedicated to KID upon completion, at the time of final plat.

a. KID Standard Specifications require a storage pond facility be constructed and sized appropriately for this plat application. Please dedicate this storage facility as a tract of land deeded to the KID. In addition, the KID Standard Specifications require a pump station facility be constructed and sized appropriately for this plat application.
    i. The KID point of connection or irrigation water source for this development will be the KID Division IV Main Canal between the 32.9 turnout and 33.3 milepost (see enclosed Exhibit 'A').
b. **As an alternative** to a pond, pump station, and other "on-site" construction requirements per KID Standards Specifications, the Applicant and KID may mutually agree that it is in each of their best interests that other "off-site" improvements may be made to allow for the delivery of pressurized irrigation water to the plat. The other improvements would be proportionate and equal to the "on-site" requirements and may include:
    i. Contributions made towards a regional pump facility.
    ii. The installation of pipelines off site.

3) Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. In addition to compliance with condition 2 above, the plan must ensure all reasonable measures are taken to protect any easements, rights-of-way, and facilities. Please contact Jan Enstad at 586-6012 for more information regarding this irrigation plan.

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

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

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

6) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan 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 within the District at this time.
    a. The current construction loan payoff rate provided by the USBR is $13.20/acre (new lands). The total construction loan payoff amount for this project is $40.92.

7) The review and inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
    a. A preliminary plat review fee of $825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
    b. For each phase an inspection fee 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.

8) 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.

9) 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.

10) Prior to approval of each phase, an electronic file (AutoCAD 2018 format or later) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

11) 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.

12) 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:

13) 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.

14) 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.

15) 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.

16) 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 'A' (Connection Location Map)

cc: LB\correspondence\File: [19-8-30]
Applicant via mail - Habitat for Humanity, Jet J.T. Richardson, PO Box 721, Richland, WA 99352

EXHIBIT 8

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.

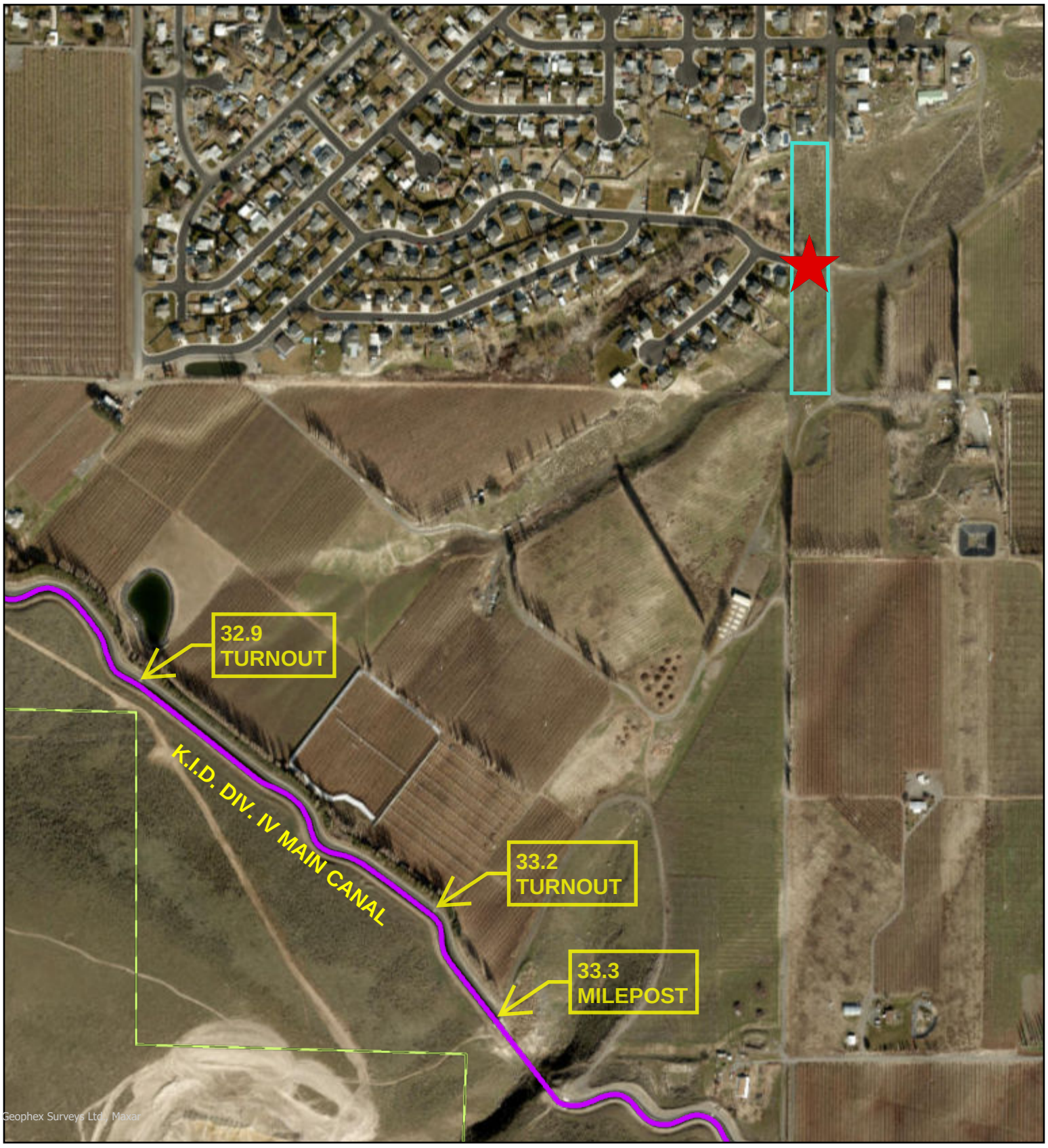
iii. Qualified Immunity of Watermaster from Liability. The Watermaster shall not be liable for any damages caused to the parcels or persons subject hereto so long as the Watermaster acts in good faith.

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 'A'

EXHIBIT 8



0 0.13 0.25 0.5 mi

N

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.

KENNEWICK IRRIGATION DISTRICT EST. 1917

EXHIBIT 9

HABITAT FOR HUMANITY
SOUTH WASHINGTON STREET DEVELOPMENT
KENNEWICK, WASHINGTON

For:

JET J. T. RICHARDSON -EXECUTIVE DIRECTOR
TRI-COUNTY PARTNERS – HABITAT FOR HUMANITY
313 WELLSIAN WAY
RICHLAND, WASHINGTON 99352

Provided By:

1106 Ledwich Ave.
Yakima, WA 98902
509-469-3068
general@baertesting.com

October 2, 2023
Project No: 23-288

: (509) 469-3068
: (509) 469-3070
: www.baertesting.com

Baer Testing & Engineering, Inc.

1106 Ledwich Ave.
Yakima, WA 98902

October 2, 2023

Jet J. T. Richardson -Executive Director
Tri-County Partners – Habitat for Humanity
313 Wellsian Way
Richland, Washington 99352

RE: GEOTECHNICAL ENGINEERING STUDY; SOUTH WASHINGTON STREET RESIDENTIAL DEVELOPMENT, KENNEWICK, WASHINGTON

At your request, Baer Testing & Engineering, Inc. (BAER) conducted a Geotechnical Engineering study for the proposed Habitat for Humanity residential development on Sout Washington Street in Kennewick, Washington. This report presents the results of the field explorations, laboratory testing, and engineering analyses.

This report presents a Geologic Hazard Assessment and recommendations for site grading, utility design and construction, drainage, and pavements. Recommendations for structure foundation design and construction, and seismic design for the various project features are also provided.

We appreciate the opportunity to be of service. If you have questions or comments, please contact our office.

Sincerely,

BAER TESTING, INC.

Dee J. Burrie, P.E.
Chief Engineer

Enclosures: Geotechnical Engineering Report

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1.0 INTRODUCTION

Baer Testing & Engineering, Inc. (BAER) is pleased to present the results of our geotechnical engineering study for the proposed residential development on South Washington Street in Kennewick, Washington. This study provides subsurface information to support site grading, drainage, utility design and construction, and recommendations for foundation design and construction**,** and IBC seismic design criteria. Our scope of work included:

- observing 8 test pit excavations;
- collecting soil samples;
- performing two infiltration tests;
- conducting laboratory testing to determine soil properties;
- performing engineering analyses; and
- preparing this report.

2.0 PROJECT DESCRIPTION AND PROPOSED DEVELOPMENT

The roughly 3.73-acre parcel is located east of the S Auburn Place and West 52nd Avenue intersection in Kennewick, Washington (**Figure 1 – Site Location**). The rectangular parcel is in Government Lot 2 of S19, T8N, R30E, WM, Benton County, Washington. Approximate mid-site coordinates are 46°09'47.3"N Latitude; 119°07'01.3"W Longitude.

The site slopes overall from north to south and is vegetated with grass and sagebrush. The proposed development consists of seventeen, 7,500-square-foot residential lots (**Figure 2 – Site Layout)**. Construction will include single- or two-story, wood-frame residences with concrete slab-on-grade or crawl space foundations. Development will include underground utilities, paved parking and access drives, landscaping, and on-site stormwater management and disposal.

Based on Benton County Critical Area Maps, portions of the site are in or within 200 feet of areas identified as having slopes of greater than 15 percent and highly erodible soil (**Figure 3 – Critical Area Map)**. Therefore, a critical area assessment is required.

3.0 FIELD EXPLORATIONS

The exploration plan consisted of excavating eight test pits designated TP-1 through TP-8 on the **Figure 4 – Exploration Plan**. Stenersen Excavating (SE) excavated the test pits on September 7, 2023, using a Deere 50G excavator equipped with a 24-inch bucket.

Where possible, soil in-situ strength was estimated using a dynamic, mini-cone penetrometer (DCP) and our observations of the relative excavation difficulty. The mini cone uses a 15-pound slide hammer dropped 20 inches to drive a conical tip into the soil. The number of hammer blows required to drive the cone 1¾-inch increments is roughly equivalent to a SPT blow count. The blows per increment provide an indication of the relative soil density. The blow counts are recorded on the attached test pit logs. The mini-cone penetrometer test method is described in ASTM STP399.

BAER's geologist counted the blows required to drive the rod into the ground for each 1¾-inch increment over a given depth. The recorded blow count data was evaluated using correlation charts to estimate the soil bearing capacity.

The subsurface conditions are known only at the test pit locations on the date explored and should be considered approximate. Actual subsurface conditions may vary between excavation locations. The test pit locations are presented in **Figure 4** and the test pit logs are presented in **Appendix A**. Our geologist classified the in-situ soil in the field and transported the soil samples to the laboratory for further examination and testing.

4.0 LABORATORY TESTING

BAER performed the following laboratory tests on selected soil samples from our explorations.

- Moisture Content (American Society for Testing and Materials (ASTM) Designation: D 2216) for material characterization and soil index properties; and
- Particle Distribution (ASTM Designation: D 422 and ASTM Designation: D 1140) for material characterization and soil index properties.

Northwest Agricultural Consultants performed the following laboratory tests on selected soil samples.

- Organic Matter Content (ASTM Designation: D 2974) for soil index properties; and
- Cation Exchange Capacity (Environmental Protection Agency (EPA) Designation: 9081) for soil properties

Copies of the laboratory test reports are enclosed in **Appendix B**.

5.0 SUBSURFACE CONDITIONS

The following information is a summary of the subsurface conditions encountered during the test pit explorations. Please refer to the enclosed logs (**Appendix A**) for more detailed information regarding subsurface conditions.

5.1 Regional Geologic Setting

The *Geologic Map of Richland 1:100,000 Quadrangle, Washington*; Washington Division of Geology and Earth Resources, Open File Report 94-8 (1994), shows near-surface geology in the site vicinity is mapped as Qfg_3 – Outburst flood deposits (Pleistocene). Qfg_3 consists of flood deposits, ranging from sand to boulders. In our opinion, the materials observed in the test pit excavations are consistent with this mapped geology.

5.2 Soils

Test pits throughout the site generally encountered ***Silt (ML)*** and ***Silt with Sand (ML)***. Test pits 2, 3, and 8 also encountered ***Poorly Graded Sand (SP)***, ***Poorly Graded Sand with Gravel (SP)***, and ***Silty Gravel with Sand (GM)*** with depth. Test pits 2 and 4 encountered abandoned wires at approximately 2 feet below the ground surface (bgs). The silt and sand soils extended to the full excavation depth of approximately 10 feet bgs.

5.3 Groundwater

Groundwater was not encountered in the test pit explorations. Based on logs from nearby wells, groundwater is approximately 80 to 110 feet below the existing surface elevation.

6.0 HAZARDOUS AREA EVALUATION

Slopes on the parcel are greater than 15 percent in several places (**Figure 3**). To mitigate the critical slope requirements, the proposed residential development will include site-wide regrading to create horizontal building pads. Excavated slopes should include slope preparation as required by the IBC 2018 Appendix J. Embankments constructed on the slopes must be constructed in accordance with the IBC 2018 Appendix J including benching as shown in **Figure 5 – IBC Benching Requirements**.

Occupational Safety and Health Administration (OSHA) Type C soil best describes the on-site silt. Type C soils may have maximum temporary construction slopes of 1.5H:1V. Permanent cut or fill slopes should be no steeper than 2H:1V and must be protected from both wind and water erosion. Erosion protection may consist of vegetative cover or a minimum 3 inches of coarse concrete aggregate conforming to the requirements of WSDOT Specification 9-03.1(4) c, "Concrete Aggregate AASHTO Grading No. 57."

Stormwater and erosion hazards will be managed through on-site collection and retention. Vegetative cover or landscaping on the exposed sandy silt is recommended to control erosion on the property. Armored channels or conduits may be utilized for stormwater conveyance.

7.0 CONCLUSIONS AND RECOMMENDATIONS

7.1 General

The site slopes from north to south and is vegetated with grass and sagebrush. Portions of the site are in or within 200 feet of areas identified as having slopes of greater than 15 percent and highly erodible soil. The proposed development consists of seventeen residential lots. Development includes underground utilities, paved parking and access drives, landscaping, and on-site stormwater management and disposal.

7.1.1 Test Pit Backfill

SE used the excavator to backfill each test pit with excavated materials upon completion. The operator compacted the backfill using the excavator bucket. The test pits within the building or pavement areas should be over-excavated and backfilled with compacted structural fill during site grading in accordance with Section "7.2 Earthwork" below.

7.2 Earthwork

Mass grading will be required to prepare building pads for the planned buildings. Prior to undertaking the mass grading, any vegetation and deleterious debris should be removed from the site and disposed of properly. We anticipate approximately 6 inches of topsoil will be removed; however, deeper excavations may be required to remove mature brush root balls. Stripped soil materials with debris removed may be stockpiled for use in future landscape areas but may not be used as structural fill.

7.2.1 Pre-Wetting Borrow Areas

Soil at the site was typically dry at the time of our explorations. Depending on conditions at the time of construction, the soil may require moisture conditioning, either by adding moisture or drying, prior to being compacted. Our experience indicates adding moisture to the borrow area prior to excavation is an effective way to moisture condition the material. We recommend adding water by

sprinkling the borrow area until the wetted front extends approximately 2 feet below the excavation depth.

7.2.2 Fill Subgrade Preparation

Building pads and pavement subgrade areas to receive fill should be scarified and moisture conditioned to within 2 percent of optimum in the upper 12 inches and compacted to a minimum 92 percent of the maximum laboratory dry density as determined by the ASTM Designation: D 1557 – *Standard Test Methods for Laboratory Compaction Characteristics of Soil Using Modified Effort.* We recommend using a heavy, kneading-type compactor (padfoot) in the static mode to compact the fine-grained materials. Vibratory compactors tend to pump moisture to the surface of fine-grained materials resulting in unstable areas. The subgrade areas should be proof rolled using a loaded water truck or dump truck to identify loose or unstable areas. The geotechnical engineer should observe the subgrade proof-rolling to assist in determining loose soils.

7.2.3 Material Reuse

We anticipate the site grading plan will be balanced to use the existing materials in creating the building pads, roads, and pavement areas. The silty and sandy soils may be used as general fill if rocks larger than 3-inch diameter and all deleterious debris are removed. If off-site material is required, we recommend using a well-graded, 2-inch minus, pit-run sand and gravel with less than 5 percent fines. All general fill, structural fill, and backfill should be placed in accordance with Section "7.2.3 Placement and Compaction".

7.2.4 Placement and Compaction

Fill and backfill should be moisture conditioned to within 2 percent of optimum, placed in maximum 8-inch loose lifts, and compacted to a minimum 95 percent of ASTM D 1557. Structural fill under footings should consist of 5/8-inch minus crushed stone top course (CSTC). Structural fill should be compacted to 95 percent of ASTM D 1557.

7.2.5 Slopes

Occupational Safety and Health Administration (OSHA) Type C soil best describes the on-site soils. Type C soils may have maximum temporary construction slopes of 1.5H:1V. Permanent cut or fill slopes should be no steeper than 2H:1V and must be protected from both wind and water erosion. Erosion protection may consist of vegetative cover or a minimum of 3 inches of coarse concrete aggregate conforming to the requirements of WSDOT Specification 9-03.1(4) c, "Concrete Aggregate AASHTO Grading No. 57".

7.2.6 Utility Trenching

Utility trenching should be accomplished in accordance with American Public Works Association (APWA) Standard Specifications. Based on our explorations, we anticipate excavations may be accomplished using standard excavation equipment. Utility piping should be bedded as recommended in the APWA specifications. Utility trenches should be backfilled using structural fill compacted as specified in section "7.2.3 Placement and Compaction". Enough backfill should be placed over the utility before compacting with heavy compactors to prevent damage.

7.2.7 Wet Weather Construction

The site soils are typically fine; the stability of the exposed soils may deteriorate due to changes in moisture content. If construction occurs during wet weather, we recommend:

- Fill materials consist of clean, granular soil with less than 5 percent fines passing the #200 sieve. Fines should be non-plastic.
- The ground surface in the construction area should be sloped to drain and sealed to reduce water infiltration and to prevent water ponding.
- Work areas and stockpiles should be covered with plastic. Geotextile silt fences, straw bales, straw wattles, and/or other measures should be used as needed to control soil erosion.

7.2.8 Infiltration Rate

We performed infiltration tests in TP-5 and TP-8 at approximately 5 feet bgs. The infiltration tests were conducted in general accordance with the Small PIT method described in the 2019 Washington Department of Ecology Stormwater Management Manual Table 7.3 and Appendix 6.B.

BAER placed approximately 2 feet of water in the test pit. The water was allowed to drain for 2 hours to pre-soak the subsurface soil. After pre-soaking, the pit was again filled with 2 feet of water and the water level measured when filling stopped. The water levels were measured at 15-minute intervals over the next hour. The infiltration rate was determined by the drop in water elevation between the 30-minute and 60-minute readings.

The USDA soil texture classification for the infiltration layer at TP-5 is Silt Loam with approximately 3 percent clay. Based on the infiltration test results, we recommend an infiltration rate of **1 inch per hour** for infiltration features in this material.

The USDA soil texture classification for the infiltration layer at TP-8 is Loamy Sand with approximately 74 percent sand. Based on the infiltration test results, we recommend an infiltration rate of **4 inches per hour** if infiltration occurs in the sandier areas. This rate should only be applied in sandy areas and if the sand and silt soils are not allowed to mix. Mixing silt with the sand will result in a decreased infiltration rate.

These rates do not include safety factors. The rate may need to be adjusted if other infiltration methods are used, such as swales. The system designer should verify any other limitations and incorporate an appropriate factor of safety against slowing rates over time due to biological and sediment clogging.

8.0 FOUNDATION DESIGN RECOMMENDATIONS

8.1 Footings

The proposed structures may be supported on conventional spread footings or continuous footings bearing on compacted structural fill. Exterior footings should be embedded a minimum 24 inches below adjacent grades for bearing considerations and frost protection. Footings should bear on consistent conditions to avoid differential settlement.

To prevent differential settlement and create a consistent foundation condition, footings should be supported on a minimum of 2 feet of compacted structural fill. If the minimum compacted fill depth of footing is less than 2 feet or the fill depth is unknown, the footings should be over-excavated 2 feet and backfilled with compacted material. The excavated material may be used for structural fill. Over-excavate and place structural fill in the footing areas as shown in **Figure 6 – Footing Over-Excavation and Backfill**.

We recommend constructing footings a minimum of 2 feet wide for spread footings and minimum 18 inches wide for continuous footing. Footings constructed with these recommendations can be designed with an allowable bearing pressure of 2,000 pounds per square foot (psf). The allowable bearing pressure may be increased by one-third for short-term transient loading conditions (i.e., seismic and/or wind loads).

We anticipate settlement will be the limiting factor for foundation design. Foundation settlement estimates are based on the soil profile and densities encountered at the site. Foundations designed as outlined above should experience less than ½-inch settlement. We anticipate differential settlement will be less than half of the total settlement between adjacent footings or across approximately 20 feet of continuous footings. Settlement should occur rapidly as loads are applied.

Lateral forces may be resisted using a combination of friction and passive earth pressure against the buried portions of the structure. For design, a 0.35 coefficient of friction may be assumed along the interface between the footing base and the compacted subgrade. Passive earth pressure from the silt or sand backfill may be calculated using an equivalent fluid weight of 290 psf per foot of embedment depth. The recommended coefficient of friction and passive earth pressure values do not include a safety factor.

8.2 Concrete Slabs-on-Grade

Exposed subgrade in areas to receive concrete slabs-on-grade should be moisture conditioned and compacted to a minimum 95 percent of ASTM D 1557. The geotechnical engineer should observe subgrade preparation prior to gravel placement.

After compacting the subgrade, we recommend placing a minimum 6-inch layer of 5/8-inch crushed surfacing top course (CSTC) under the concrete slab. The CSTC should be compacted to 95 percent of ASTM D 1557 or to a firm, unyielding condition. The geotechnical engineer should observe subgrade preparation prior to gravel placement.

8.3 Retaining Walls

Retaining wall foundations should be designed and constructed in accordance with the footing recommendations. All retaining walls should be designed with a minimum 12-inch-wide drainage zone directly behind the wall. The on-site silty soils may be used as backfill behind the drainage zone. The drainage zone should be separated from the backfill using a separation geotextile. Backfill should be placed in maximum 8-inch loose lifts and compacted to 95 percent of ASTM D 1557.

If retaining walls are constructed as recommended above, the values in the following table may be used for design.

Table 8.3-1 Retaining Wall Design

Design Parameter	Value
Active Earth Pressure (unrestrained walls)	35
At-rest Earth Pressure (restrained walls)	55
Internal friction angle (silt), Degrees	33
Wet Unit Weight, retained, pcf	110
Cohesion	0

8.4 Pavement Sections

We anticipate traffic will consist of automobiles and light trucks with occasional delivery or garbage trucks. Based on the anticipated traffic, we recommend the following pavement section.

Table 8.4-1 Recommended Pavement Section

Material Layer	Layer Thickness, inches	Compaction Standard
	Light duty	
Asphaltic Concrete Pavement (HMACP)	3	91 percent of Maximum Theoretical Specific Gravity (Rice's)
Crushed Stone Top Course (CSTC) WSDOT 5/8-inch minus Top Course	6	95 percent of ASTM D 1557
Compacted Subgrade	12	95 percent of ASTM D 1557

The upper 12 inches of the pavement subgrade should be moisture conditioned and compacted to 95 percent of ASTM D 1557. The geotechnical engineer should observe the subgrade prior to base course placement. Soft or unstable areas should be stabilized or over-excavated and replaced with compacted structural fill prior to paving.

8.5 Seismic Design

Structures should be designed in accordance with the 2018 International Building Code (IBC). The Site Class is based on the average conditions present within 100 feet of the ground surface. The Site Classification is based on shear wave velocity. To establish a higher site class, additional explorations are required, including deep borings and geophysical measurements. Based on the available information, we recommend using the default classification Site Class D (Stiff Soil). Design values determined for the center coordinates of the site using the United States Geological Survey (USGS) *Earthquake Ground Motion Parameters* utility (ATC Hazards by Location Tool – ASCE 7-16) are summarized in Table 8.5-1 below.

Table 8.5-1 Recommended Earthquake Ground Motion Parameters (2018 IBC)

Parameter	Value
Location (Latitude, Longitude), degrees	46.163125, -119.117019
Mapped Spectral Acceleration Values (MCE, Site Class D):	
Short Period, S_s	0.424 g
1.0 Sec. Period, S_1	0.16 g
Soil Factors for Site Class D:	
F_a	1.461 g
F_v	2.281 g
S_{DS}	0.413 g
S_{D1}	0.243 g

8.5.1 Liquefaction

Soil liquefaction occurs when saturated soil deposits temporarily lose strength and behave as a liquid in response to earthquake shaking. Liquefaction typically occurs in loose, granular soils located in the upper 50 feet and below the water table. The groundwater depth is greater than approximately 80 feet bgs and the on-site soils are generally firm. In our opinion, the liquefaction potential at this site is low. Additional exploration and analysis will be required to quantify anticipated settlements due to potential liquefaction.

8.5.2 Fault Rupture Potential

Based on our review of available geologic literature, two hidden, northwest - southeast trending hidden thrust faults generally follow the base of the hills (Badger Mountain and Horse Heaven Hills) 0.6 and 3.6 miles southwest of the site, respectively. We are not aware of any demonstrated movement along these faults in the last 10,000 years. We did not observe any evidence of surface rupture or recent faulting during our field observation. Therefore, we conclude the fault rupture potential is low at this site.

8.5.3 Slope stability

The site is in a developing residential area in south Kennewick. In our opinion, if the development is constructed in accordance with these recommendations, the potential for slope failure impacting the proposed project site is low.

9.0 ADDITIONAL SERVICES

BAER is available to provide further geotechnical consultation during the project design phase. We should review the final design and specifications to verify earthwork and foundation recommendations have been properly interpreted and incorporated into the project design and construction specifications. We are also available to provide geotechnical engineering and special inspection services during construction. Observation during construction provides the geotechnical engineer the opportunity to assist in making engineering decisions if variations in subsurface conditions become apparent. If BAER is not retained to provide construction phase services, we cannot be responsible for soil related construction errors or omissions.

Construction observation and special inspection services are not part of this geotechnical engineering study scope of work. We will be pleased to provide a separate proposal for the construction phase services, if desired.

10.0 UNCERTAINTIES AND LIMITATIONS

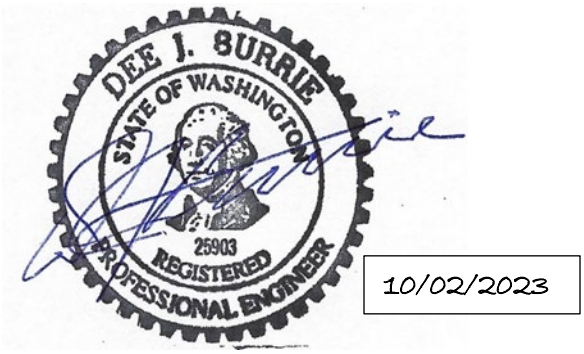
This report was prepared for the exclusive use of the Tri-County Partners of Habitat for Humanity and the design team for the proposed residential development on South Washington Street in Kennewick, Washington. This report presents the data from observations and field testing and is based on subsurface conditions at the specific locations and depths indicated. No other representation is made. This report should be made available to potential contractors for information on factual data only. Conclusions and interpretations presented in this report should not be construed as a guarantee or warranty of the subsurface conditions. If changes are made to the project components or layout, additional geotechnical data and analyses may be necessary.

Within the limitations of scope, schedule, and budget, BAER attempted to execute these services in accordance with generally accepted professional principles and practices in the field of geotechnical engineering at the time the report was prepared. No warranty, expressed or implied, is made. The scope of our services did not include environmental screening of soil samples retrieved from the explorations completed for this project. Further, we did not complete environmental assessments or evaluations regarding the presence or absence of wetlands or hazardous or toxic materials in the soil, rock, surface water, or air in the project area.

We appreciate the opportunity to be of service. If you have questions or comments, please contact our office.

Sincerely,

BAER TESTING & ENGINEERING, INC.



Dee J. Burrie, P.E.
Chief Engineer

: general@baertesting.com



Notes:
Location Map developed using images provided by Google Earth Pro.

0 1 2
Approximate Scale (Miles)

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: (509) 469-3070
: www.baertesting.com

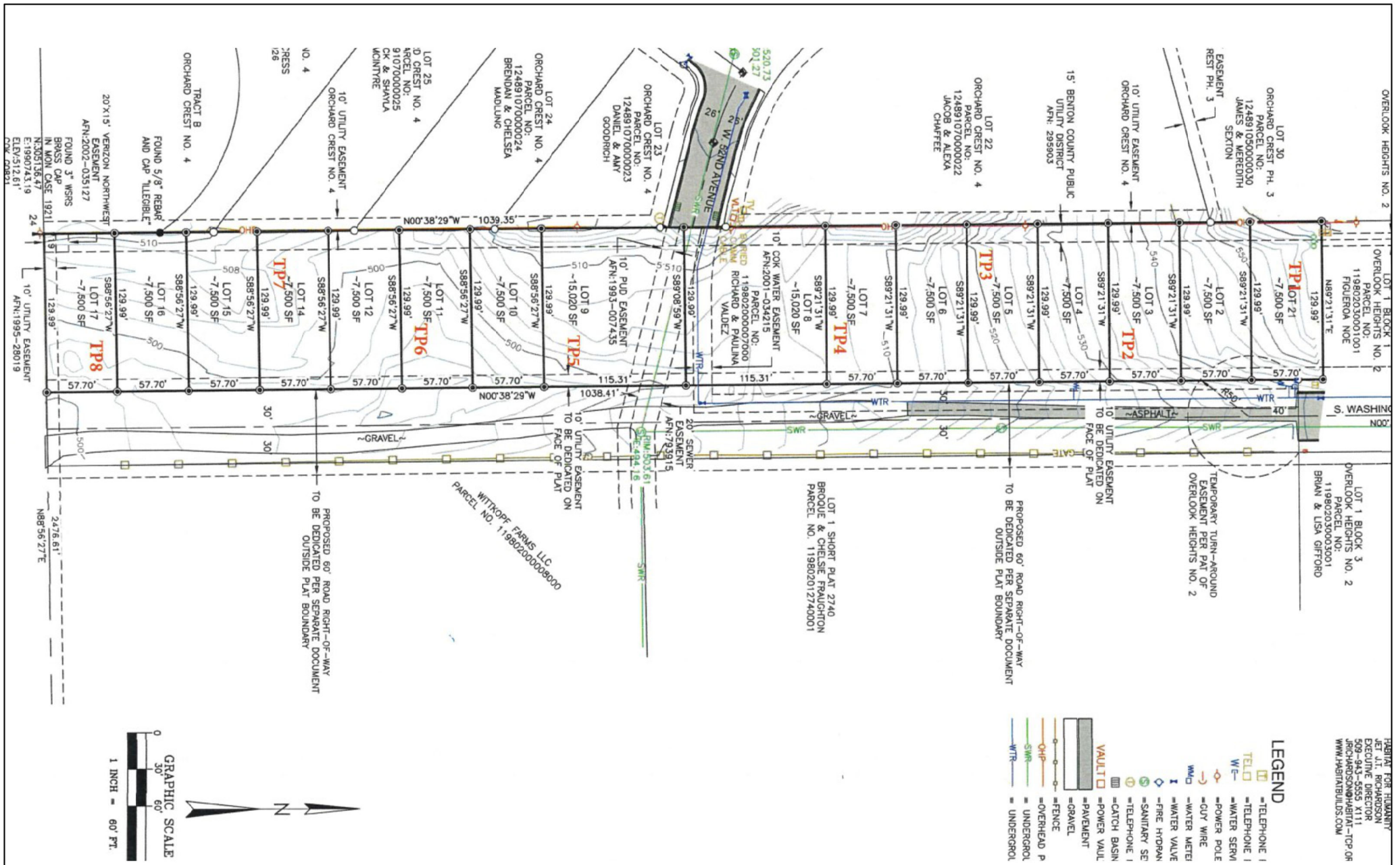
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South Washington Street
Residential Development
Kennewick, Washington

Site Location Map

23-288	FIG. 1



Notes:
Site plans provided by Habitat for Humanity.

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Site Layout

23-288 | FIG. 2



NOTES:

Geologic Hazards map provided by the Benton County Planning Department.

15 to 39 Percent Slope

Combined Erosion Hazard & Steep Slope 15%

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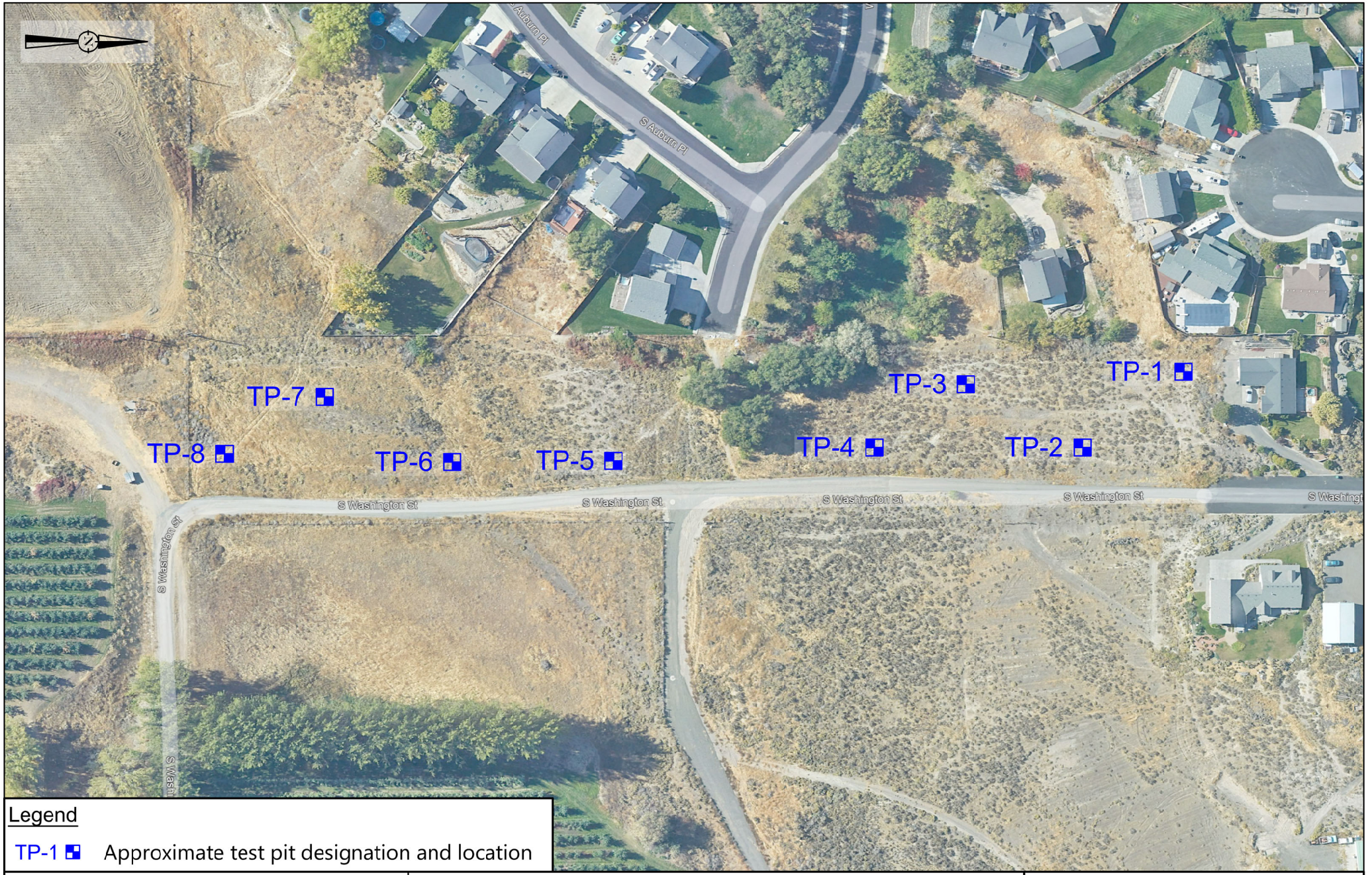
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Geologic Hazards - Critical Area Map

23-288 | FIG. 3



Legend

TP-1 Approximate test pit designation and location

Notes:
Exploration Map developed using images provided by Google Earth Pro.

0 150 300

Approximate Scale (Feet)

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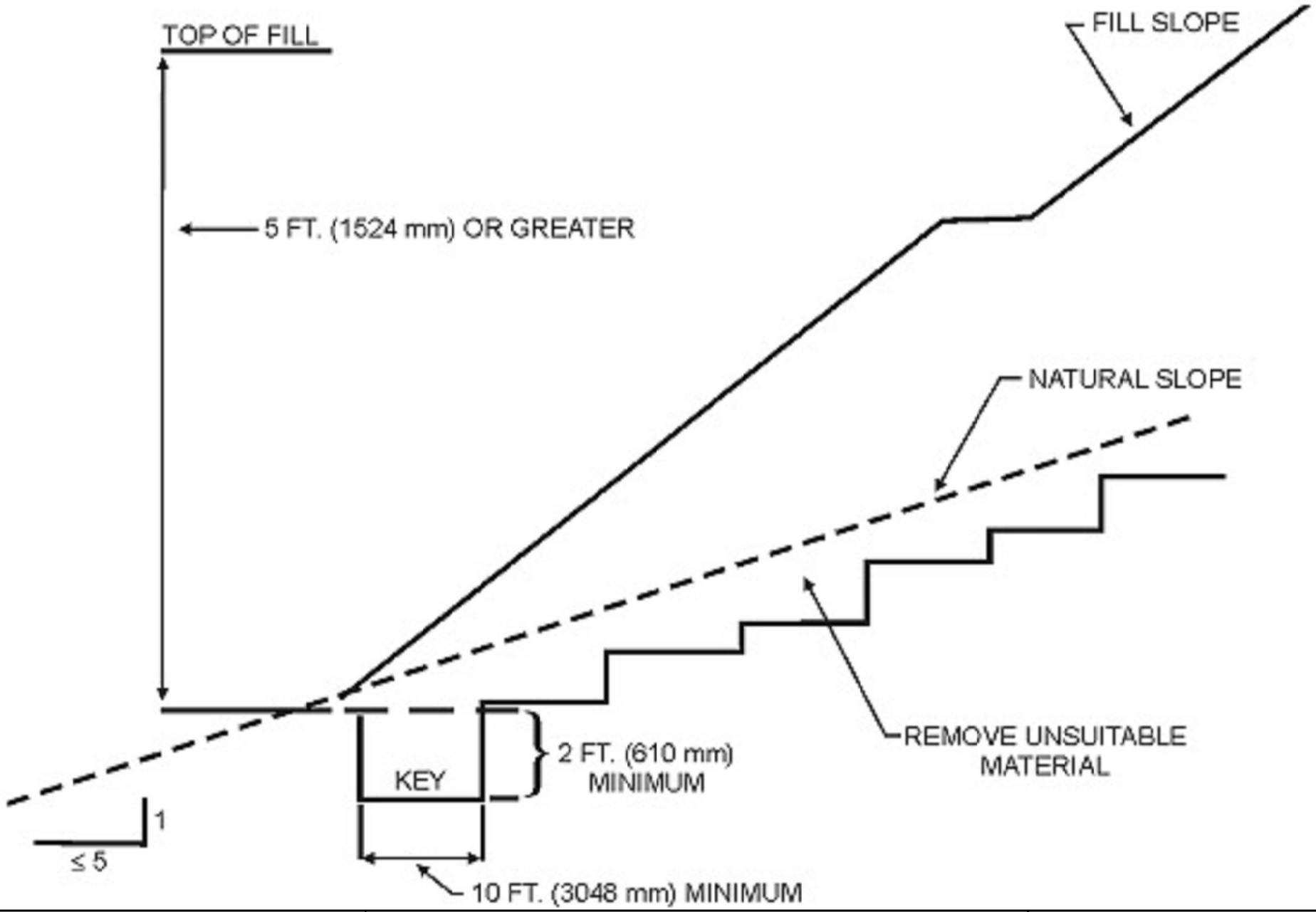
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Exploration Plan

23-288 | FIG. 4



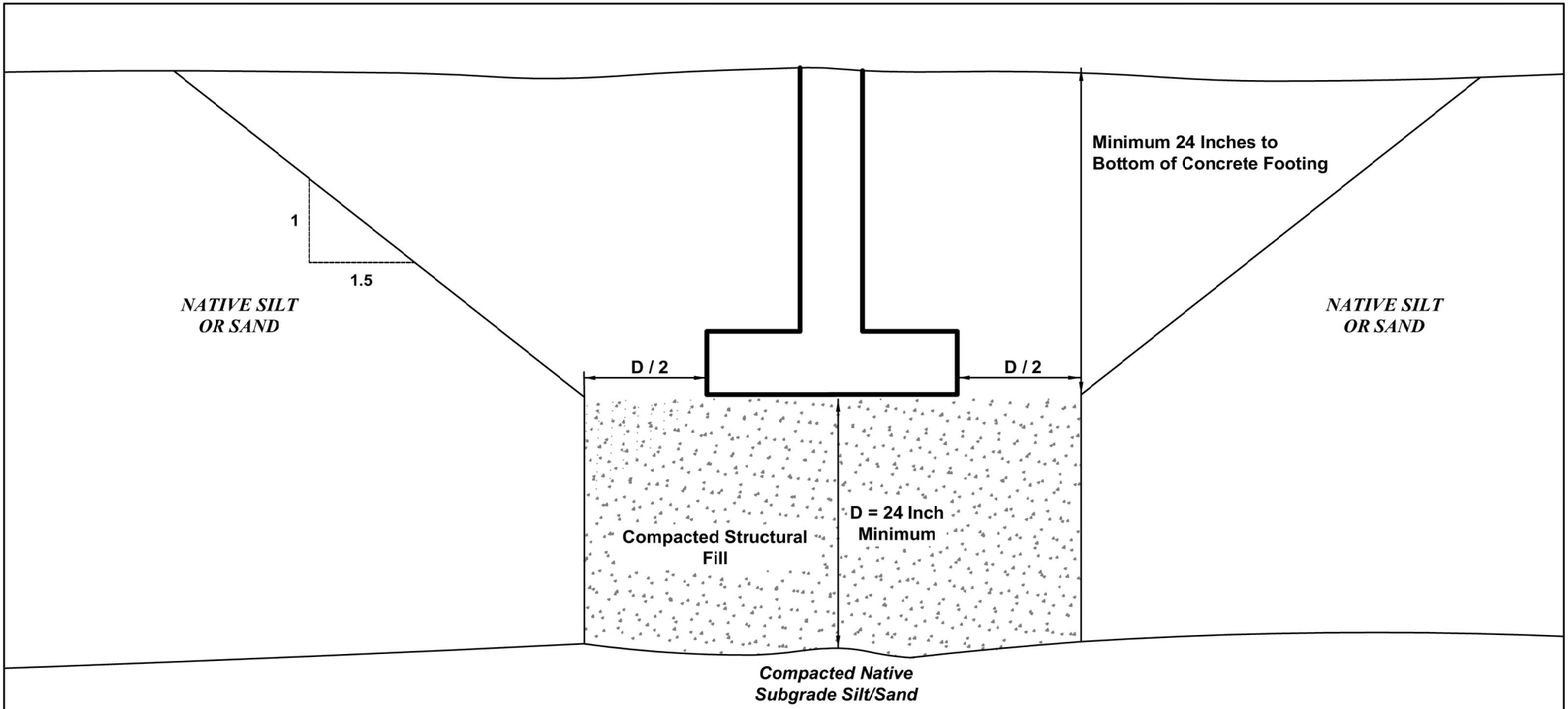
Notes:
Image Developed From the 2018 International Building Code (IBC) Appendix J.

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South Washington Street
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IBC Benching Requirements

23-288 | FIG. 5



NOTES:

1. **Over-excavate a minimum 24 inches below footing excavation.**
2. **Compact exposed subgrade to 92% of ASTM D 1557.**
   - 2.1. **The geotechnical engineer should observe prepared subgrade prior to geotextile or structural fill placement.**
3. **If 92% of ASTM D 1557 is not acheivable, geotechnical engineer should assist in determining the proper effort needed to prepare subgrade soils.**
4. **Place structural fill in the footing trench.**
   - 4.1. **Place structural fill in 8-inch loose lifts and compact to 95% of ASTM D 1557.**

Notes:
Drawing is Not to Scale

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Footing Over-Excavation and Backfill

23-260 | FIG. 6

APPENDIX A
TEST PIT LOGS

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LOG OF TP-1

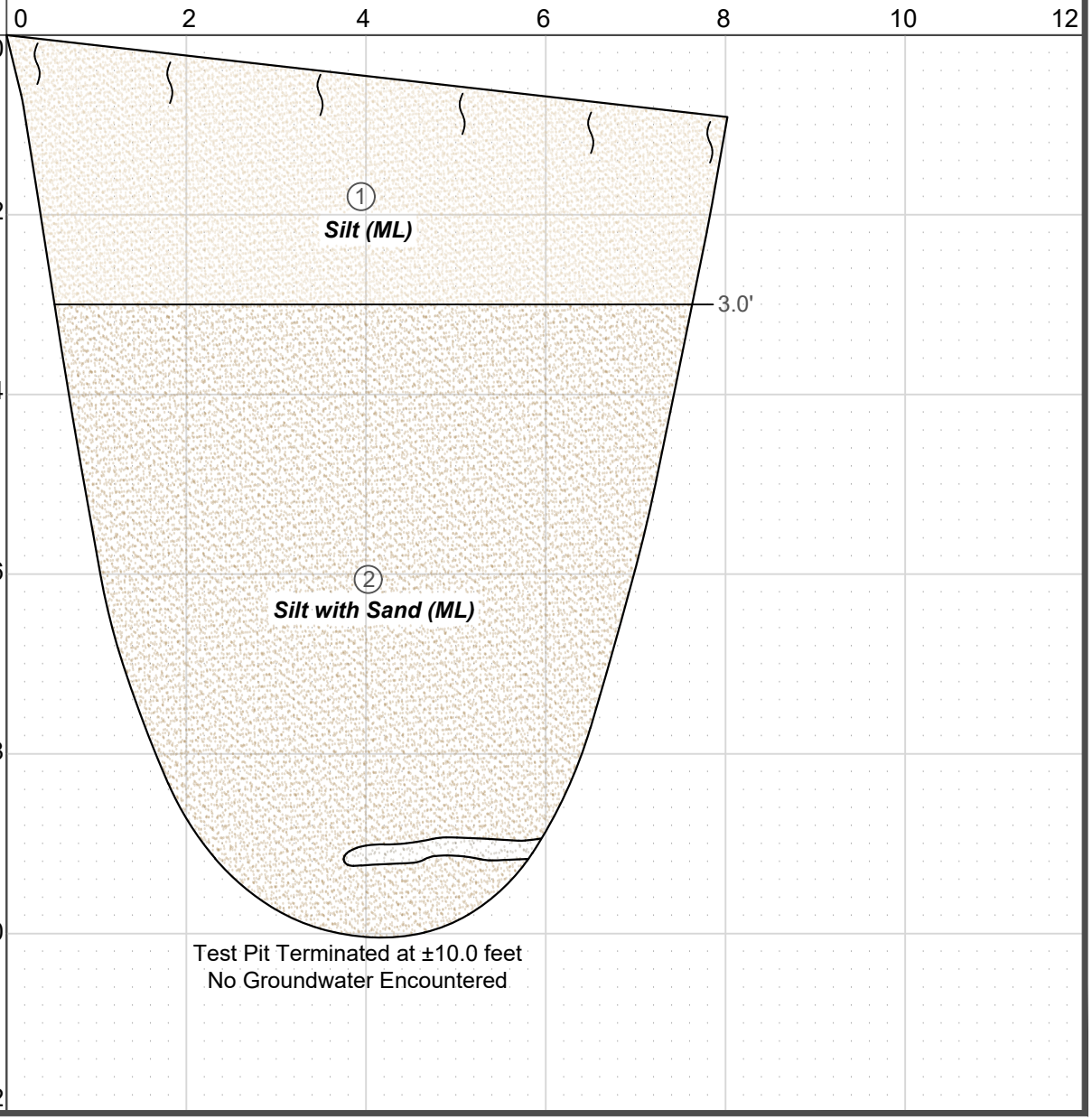
JOB NO: 23-288 EX. DATE: 9/7/23 LOCATION: Lot 1

PROJECT: South Washington Street Residential Development - Kennewick, Washington

Logged By: BH GPS Coordinates: N 46.1644139 E -119.1171786

SOIL DESCRIPTION	Ground Water	Blow Counts ASTM STP399	Samples	Depth, Ft.
Surface Description: Brush				
① 0 - 3.0' Hard, light brown, ***Silt (ML)***; Dry; few fine sand; nonplastic silt; organics (roots) near the surface (6 inches).	**None Observed**	2-31-50/1"	S-1	0
② 3.0 - 10.0' Hard, brown to gray-brown, ***Silt with Sand (ML)***; Dry; fine sand; nonplastic silt; weakly cemented; 2-inch bed of sand at 9 feet.		12-38-50/1"	S-2	2
				4
				6
			S-3	8
Test Pit Terminated at ±10.0 feet No Groundwater Encountered				10
				12

Sketch of West Pit Side Surface Elevation:



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LOG OF TP-2

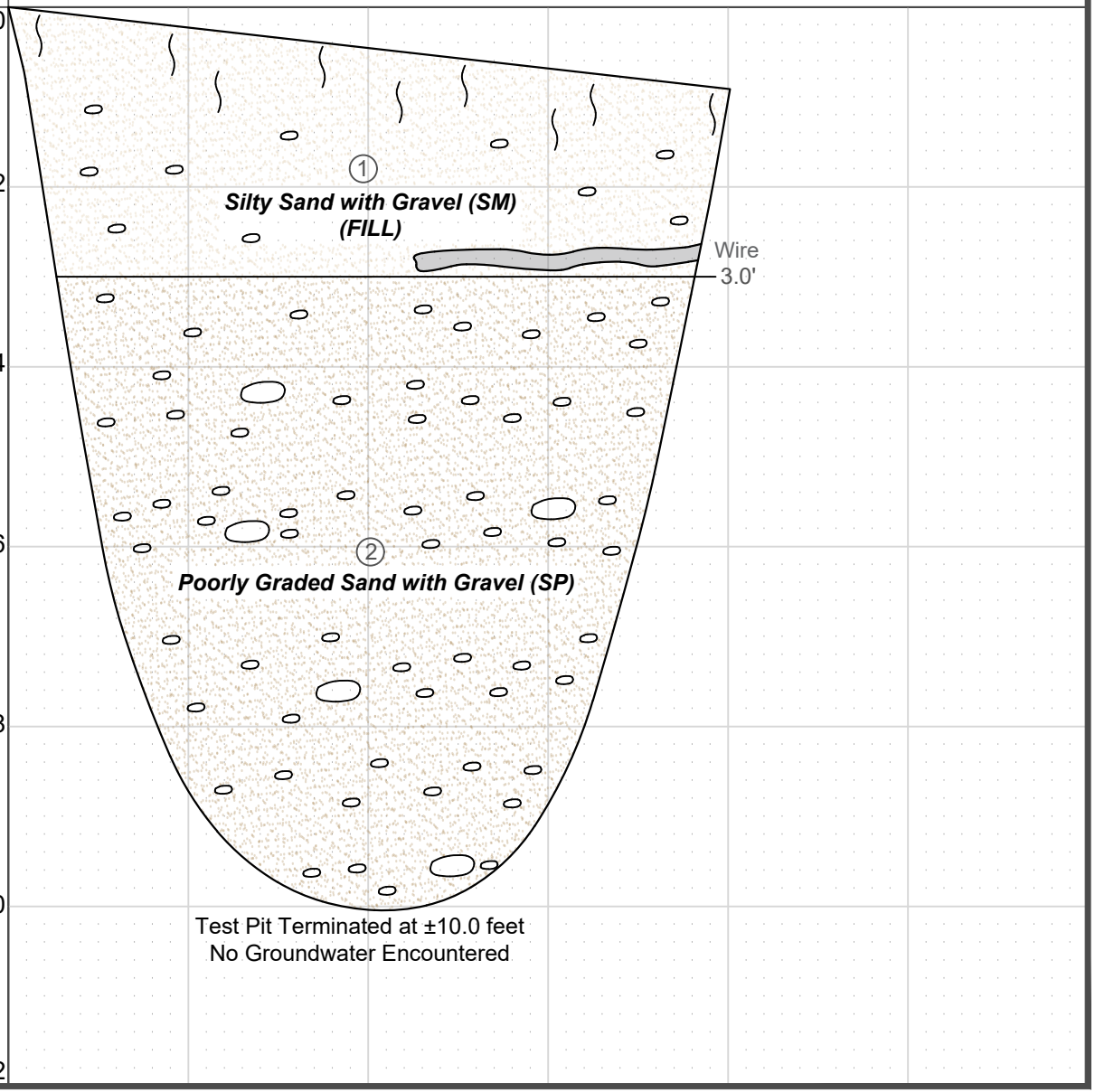
JOB NO: 23-288 EX. DATE: 9/7/23 LOCATION: Lot 3

PROJECT: South Washington Street Residential Development - Kennewick, Washington

Logged By: BH GPS Coordinates: N 46.1640649 E -119.1170080

SOIL DESCRIPTION	Ground Water	Blow Counts ASTM STP399	Samples	Depth, Ft.
Surface Description: Brush				
① 0 - 3.0' Medium dense, light brown, ***Silty Sand with Gravel (SM)***; Dry; rounded gravel, maximum diam. 4 inches; fine to coarse sand; nonplastic silt; organics (roots) near the surface (12 inches); weakly cemented; abandoned 2-inch wire at 3 feet. (FILL)	**None Observed**	*10-50/1.5"		0
② 3.0 - 10.0' Dense, brown, ***Poorly Graded Sand with Gravel (SP)***; Dry; rounded to subrounded gravel, trace cobbles, maximum diam. 6 inches; fine to coarse sand; trace nonplastic silt; weaky cemented; clasts horizontally bedded with precipitation on bottom.		*4-39-50/1"	S-1 ☒	4
			S-2 ☒	8
Test Pit Terminated at ±10.0 feet No Groundwater Encountered				10
*Blow Counts Elevated due to Oversize Gravel				12

Sketch of West Pit Side Surface Elevation:



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LOG OF TP-3

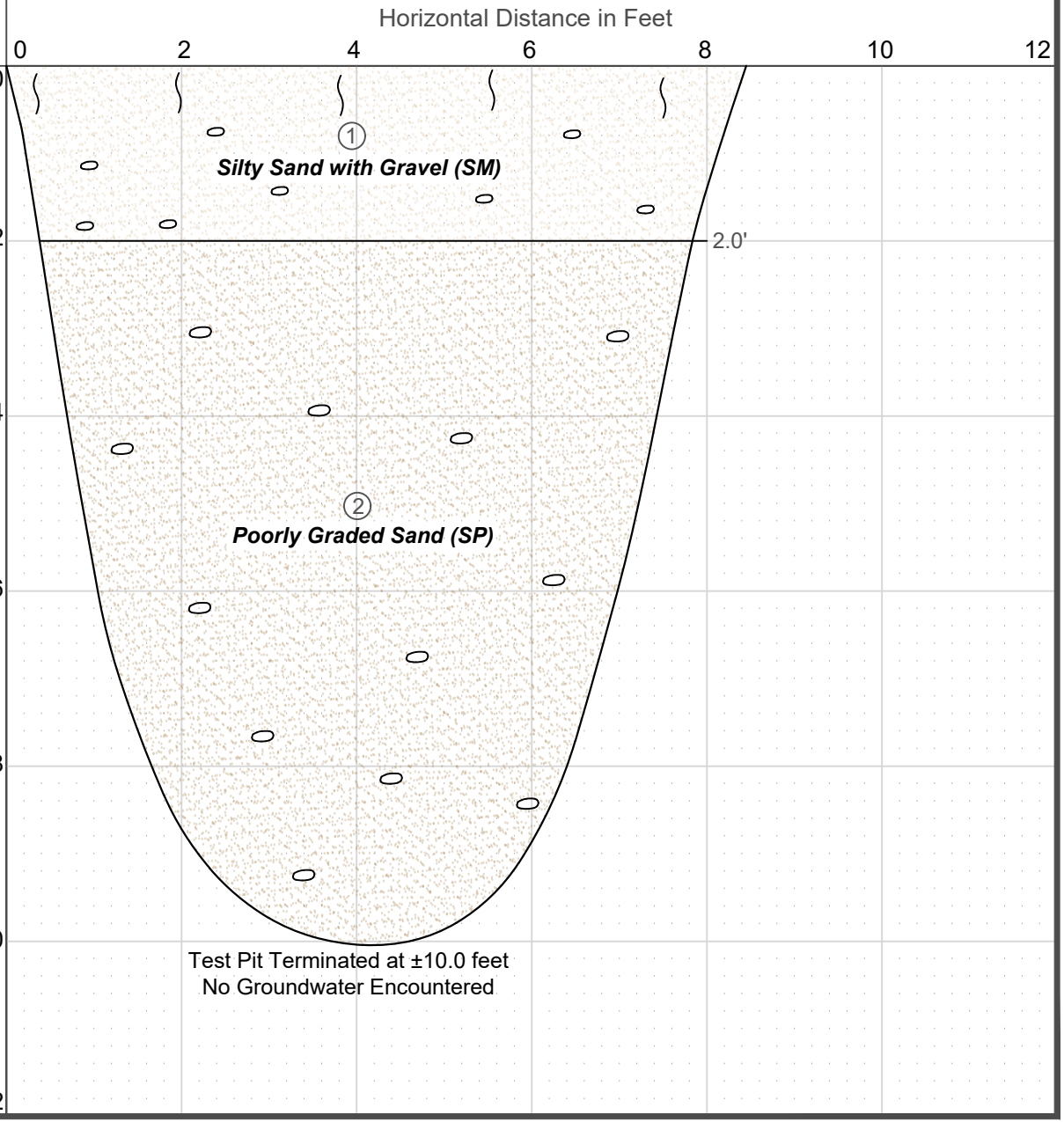
JOB NO: 23-288 EX. DATE: 9/7/23 LOCATION: Lot 5

PROJECT: South Washington Street Residential Development - Kennewick, Washington

Logged By: BH GPS Coordinates: N 46.1637358 E -119.1170569

SOIL DESCRIPTION	Ground Water	Blow Counts ASTM STP399	Samples	Depth, Ft.
Surface Description: Brush				
① 0 - 2.0' Medium dense to dense, light brown, ***Silty Sand with Gravel (SM)***; Dry; rounded to subrounded gravel, maximum diam. 2 inches; fine to medium sand; nonplastic silt; organics (roots) near the surface (12 inches).	**None Observed**	2-18-30	S-1	0
② 2.0 - 10.0' Medium dense to dense, brown, ***Poorly Graded Sand (SP)***; Dry; few rounded to subrounded gravel, maximum diam. 4 inches; fine to coarse sand; trace nonplastic silt; horizontally bedded.		3-45-50/1"	S-2	4
			S-3	6
Test Pit Terminated at ±10.0 feet No Groundwater Encountered				10
				12

Sketch of East Pit Side Surface Elevation:



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LOG OF TP-4

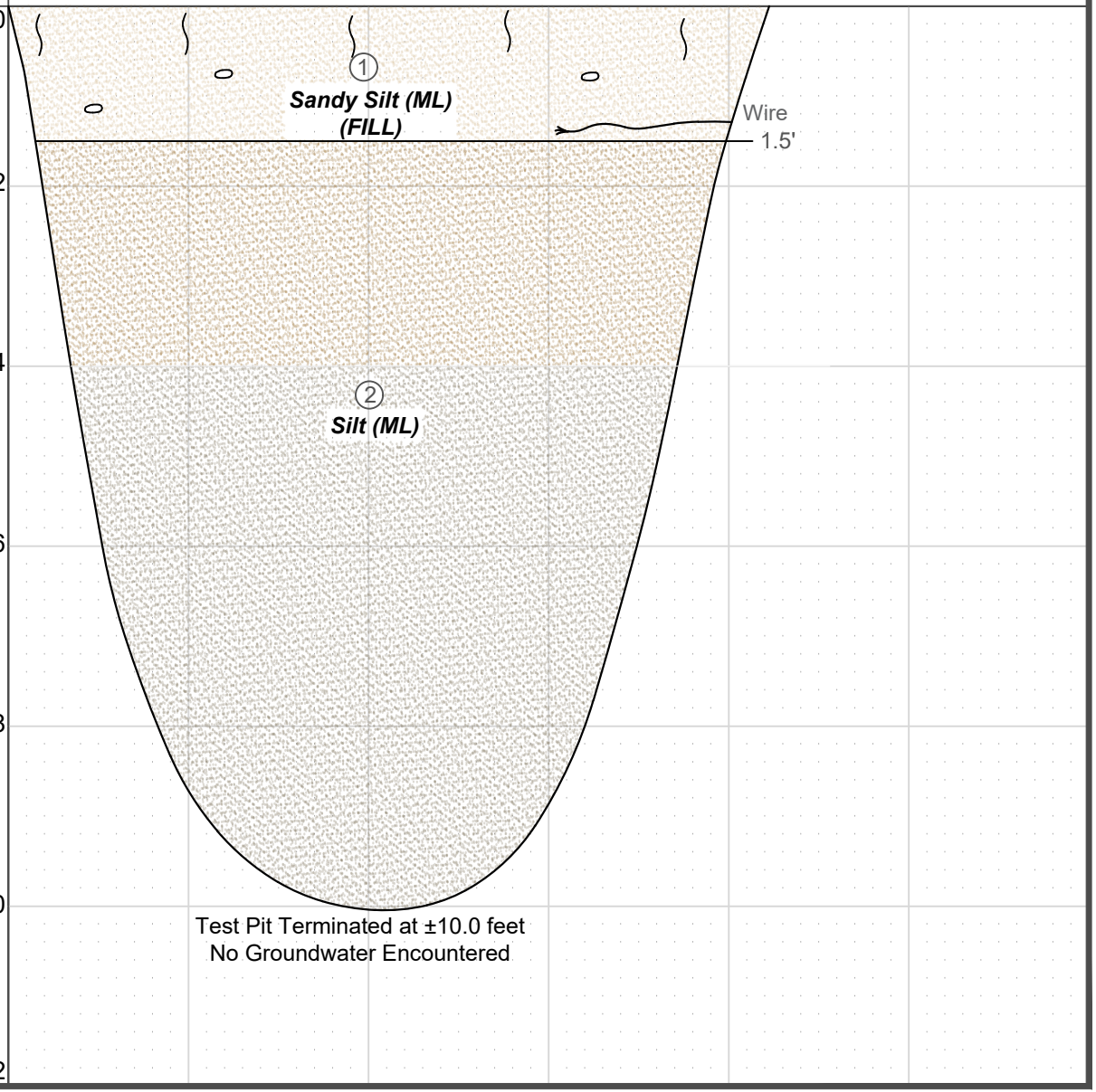
JOB NO: 23-288 EX. DATE: 9/7/23 LOCATION: Lot 7

PROJECT: South Washington Street Residential Development - Kennewick, Washington

Logged By: BH GPS Coordinates: N 46.1634576 E -119.1169878

SOIL DESCRIPTION	Ground Water	Blow Counts ASTM STP399	Samples	Depth, Ft.
Surface Description: Brush				
① 0 - 1.5' Medium stiff, light brown, ***Sandy Silt (ML)***; Dry; trace rounded to subrounded gravel, maximum diam. 1 inch; fine to medium sand; nonplastic silt; organics (roots) near the surface (12 inches); small wires at 1.5 feet. (FILL)	**None Observed**	10-20-30		0
② 1.5 - 10.0' Very stiff to hard, brown to gray-brown, ***Silt (ML)***; Dry; few fine sand; nonplastic silt; moderately cemented; becomes gray-brown at 4 feet.		4-19-21	S-1 ☒	2
				4
				6
				8
Test Pit Terminated at ±10.0 feet No Groundwater Encountered				10
				12

Sketch of South Pit Side Surface Elevation:



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LOG OF TP-5

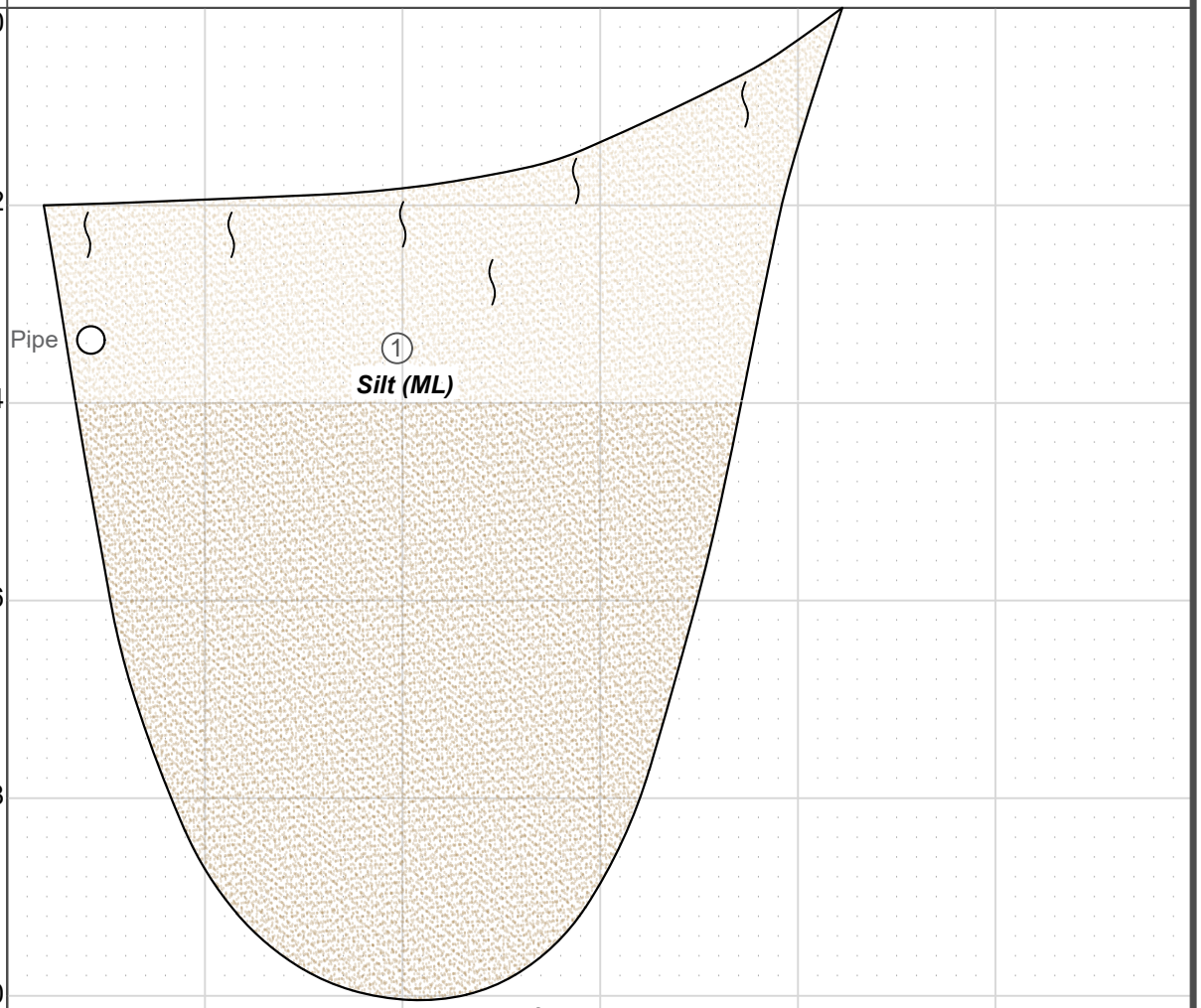
JOB NO: 23-288 EX. DATE: 9/7/23 LOCATION: Lot 9

PROJECT: South Washington Street Residential Development - Kennewick, Washington

Logged By: BH GPS Coordinates: N 46.1629168 E -119.1168427

SOIL DESCRIPTION	Ground Water	Blow Counts ASTM STP399	Samples	Depth, Ft.
Surface Description: Brush				
① 0 - 10.0' Medium stiff, light brown to brown, ***Silt (ML)***; Dry; few fine sand; nonplastic silt; organics (roots) near the surface (12 inches); becomes gray-brown and moderately cemented at 4 feet. 2" diameter PVC pipe at 3.5 feet (17 feet west of gravel road).	**None Observed**	5-6-8 25- 50/1"	S-1 S-2 S-3	0 2 4 6 8 10 12
Test Pit Terminated at ±10.0 feet No Groundwater Encountered				

Sketch of South Pit Side Surface Elevation:



Test Pit Terminated at ±10.0 feet
No Groundwater Encountered

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LOG OF TP-6

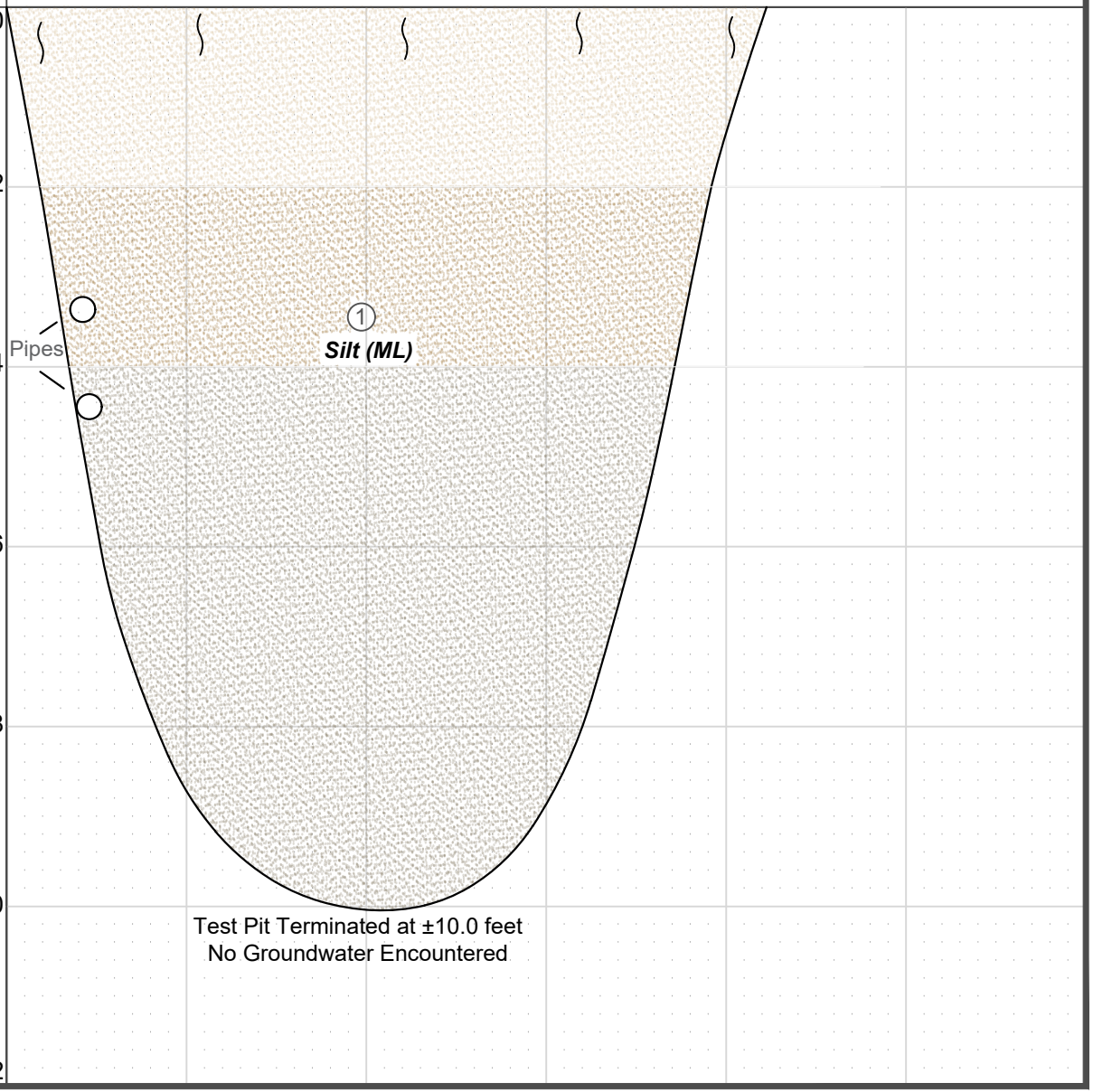
JOB NO: 23-288 EX. DATE: 9/7/23 LOCATION: Lot 11

PROJECT: South Washington Street Residential Development - Kennewick, Washington

Logged By: BH GPS Coordinates: N 46.1624723 E -119.1169262

SOIL DESCRIPTION	Ground Water	Blow Counts ASTM STP399	Samples	Depth, Ft.
Surface Description: Brush				
① 0 - 10.0' Medium to very stiff, light brown to brown and gray-brown, ***Silt (ML)***; Dry; few fine sand; nonplastic silt; organics (roots) near the surface (6 inches); weakly cemented. Two 2" diameter PVC pipe at 3.5 and 4.5 feet (30 feet west of gravel road).	**None Observed**	5-20-20 10-19-28	S-1 ☒	0 2 4 6 8 10 12
Test Pit Terminated at ±10.0 feet No Groundwater Encountered				

Sketch of South Pit Side Surface Elevation:



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LOG OF TP-7

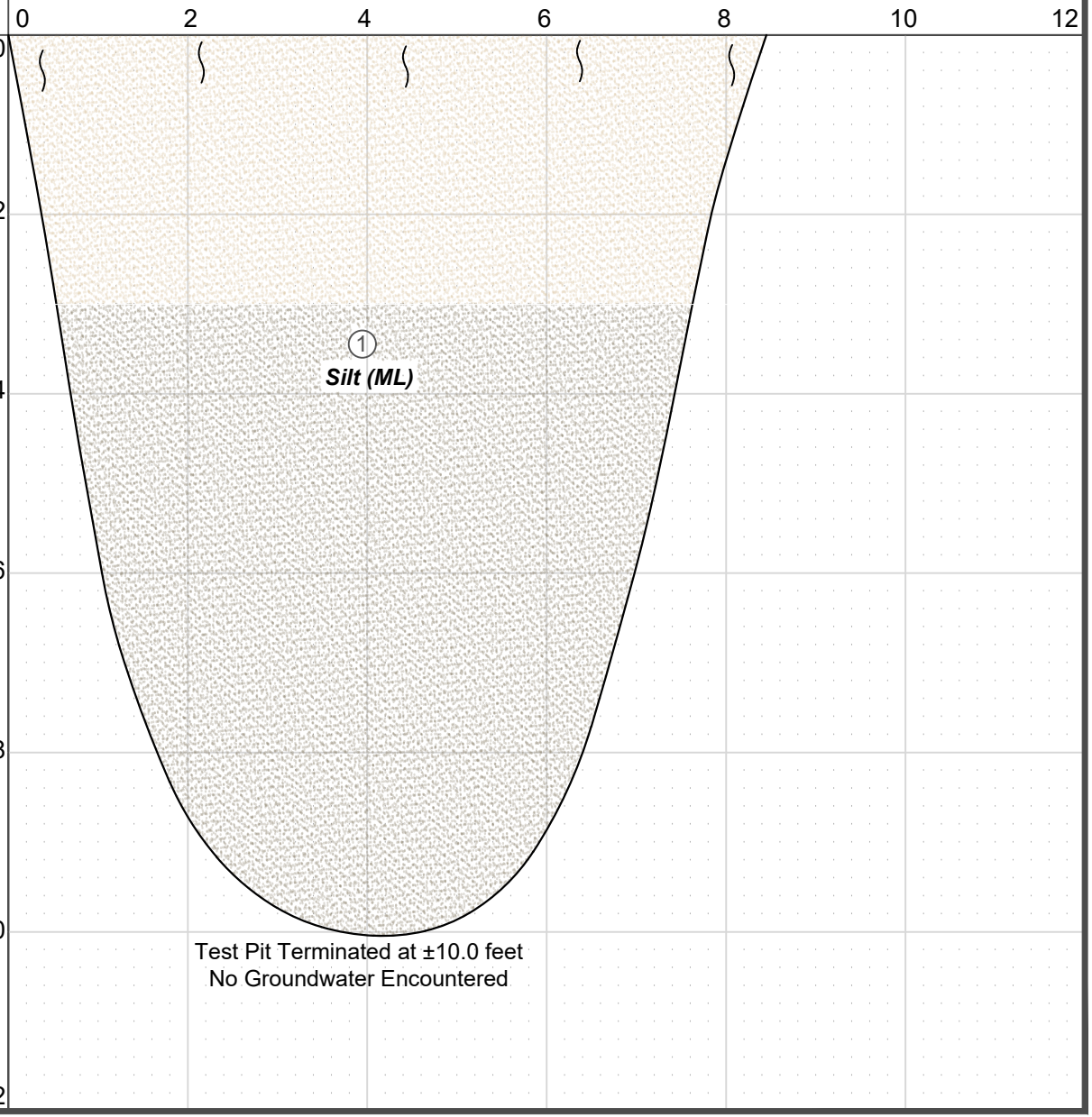
JOB NO: 23-288 EX. DATE: 9/7/23 LOCATION: Lot 14

PROJECT: South Washington Street Residential Development - Kennewick, Washington

Logged By: BH GPS Coordinates: N 46.1620755 E -119.1170633

SOIL DESCRIPTION	Ground Water	Blow Counts ASTM STP399	Samples	Depth, Ft.
Surface Description: Brush				
① 0 - 10.0' Very stiff to stiff, light brown to gray-brown, ***Silt (ML)***; Dry; few fine sand; nonplastic silt; organics (roots) near the surface (6 inches); moderately cemented; gray-brown and lightly cemented below 3 feet.	**None Observed**	5-12-18	S-1	0
		6-7-6	S-2	2
				4
			S-3	6
				8
Test Pit Terminated at ±10.0 feet No Groundwater Encountered				10
				12

Sketch of East Pit Side Surface Elevation:



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LOG OF TP-8

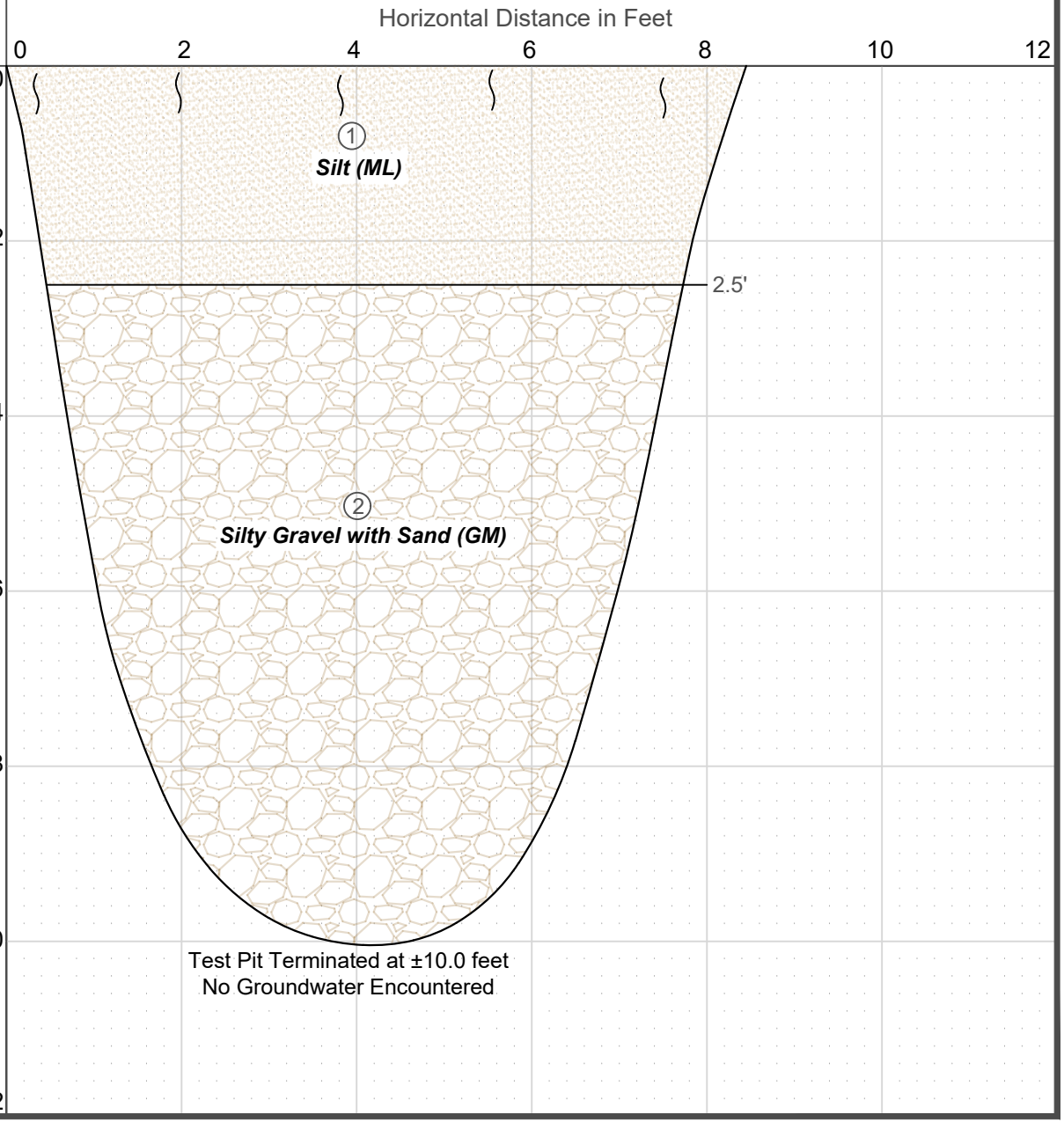
JOB NO: 23-288 EX. DATE: 9/7/23 LOCATION: Lot 17

PROJECT: South Washington Street Residential Development - Kennewick, Washington

Logged By: BH GPS Coordinates: N 46.1618126 E -119.1168953

SOIL DESCRIPTION	Ground Water	Blow Counts ASTM STP399	Samples	Depth, Ft.
Surface Description: Brush				
① 0 - 2.5' Medium stiff, light brown, ***Silt (ML)***; Dry; few fine sand; nonplastic silt; organics (roots) near the surface (6 inches).	**None Observed**	5-6-8	S-1	0
② 2.5 - 10.0' Medium dense, brown, ***Silty Gravel with Sand (GM)***; Dry; subrounded to subangular gravel, some cobbles, maximum diam. 8 inches; fine to coarse sand; trace nonplastic silt; precipitation on bottom of clasts.		8-12-21	S-2	2
			S-3	4
				6
				8
				10
Test Pit Terminated at ±10.0 feet No Groundwater Encountered				12

Sketch of South Pit Side Surface Elevation:



APPENDIX B
LABORATORY TEST RESULTS

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CLIENT:	Habitat for Humanity - Tri-County Partners	**PROJECT NUMBER:**	23-288
PROJECT:	South Washington St Residential Development	**WORK ORDER #:**	23-3691
SAMPLE SOURCE:	TP 1 @ 9'	**SAMPLE NUMBER:**	23-3691-1
DATE SAMPLED:	9/7/2023	**DATE TESTED:**	9/12/2023
MATERIAL TYPE:	Silt with Sand (ML)	**TESTED BY:**	AJD

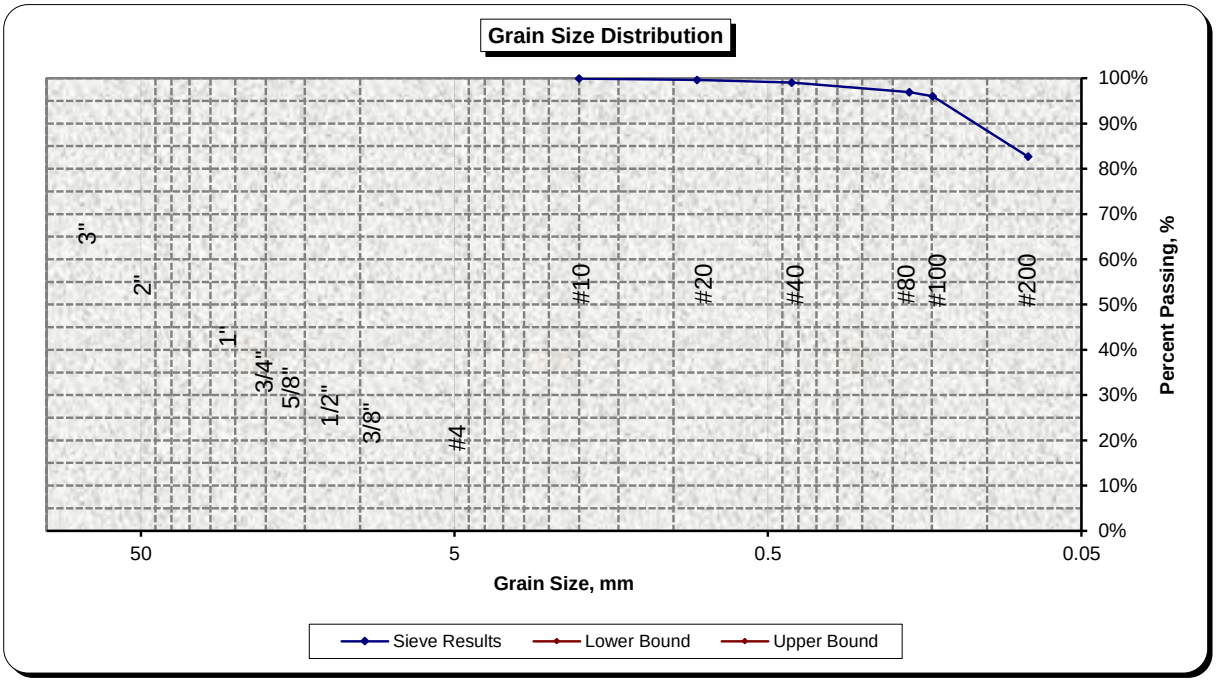
Sampled in Accordance with ASTM D 75 and reduced in accordance with ASTM C 702 or D 421 unless otherwise noted.

SIEVE ANALYSIS OF SOILS
ASTM C 136/D 1140

Sieve Size:	Percent Passing:	Specs:	Sieve Size:	Percent Passing:	Specs:
4"			#4		
3"			#8		
2 1/2"			#10	100%	
2"			#16		
1 1/2"			#20	100%	
1 1/4"			#30		
1"			#40	99%	
3/4"			#50		
5/8"			#60		
1/2"			#80	97%	
3/8"			#100	96%	
1/4"			#200	82.7%	

SOIL MOISTURE DETERMINATION
ASTM D 2216

9.7%



REVIEWED BY:
Dee Burrie, Technical Director

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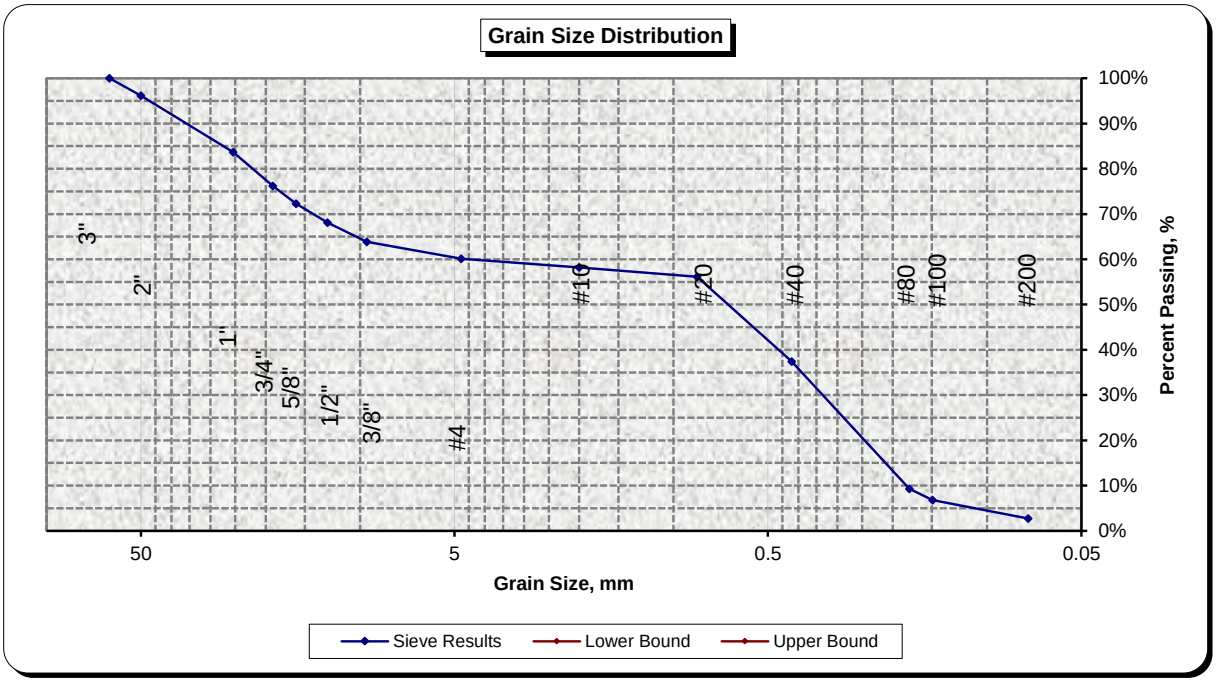
CLIENT:	Habitat for Humanity - Tri-County Partners	**PROJECT NUMBER:**	23-288
PROJECT:	South Washington St Residential Development	**WORK ORDER #:**	23-3691
SAMPLE SOURCE:	TP 2 @ 4'	**SAMPLE NUMBER:**	23-3691-2
DATE SAMPLED:	9/7/2023	**DATE TESTED:**	9/12/2023
MATERIAL TYPE:	Poorly Graded Sand with Gravel (SP)	**TESTED BY:**	AJD

Sampled in Accordance with ASTM D 75 and reduced in accordance with ASTM C 702 or D 421 unless otherwise noted.

SIEVE ANALYSIS OF SOILS ASTM C 136/D 1140

Sieve Size:	Percent Passing:	Specs:	Sieve Size:	Percent Passing:	Specs:
4"			#4	60%	
3"			#8		
2 1/2"	100%		#10	58%	
2"	96%		#16		
1 1/2"			#20	56%	
1 1/4"			#30		
1"	84%		#40	37%	
3/4"	76%		#50		
5/8"	72%		#60		
1/2"	68%		#80	9%	
3/8"	64%		#100	7%	
1/4"			#200	2.7%	

SOIL MOISTURE DETERMINATION ASTM D 2216



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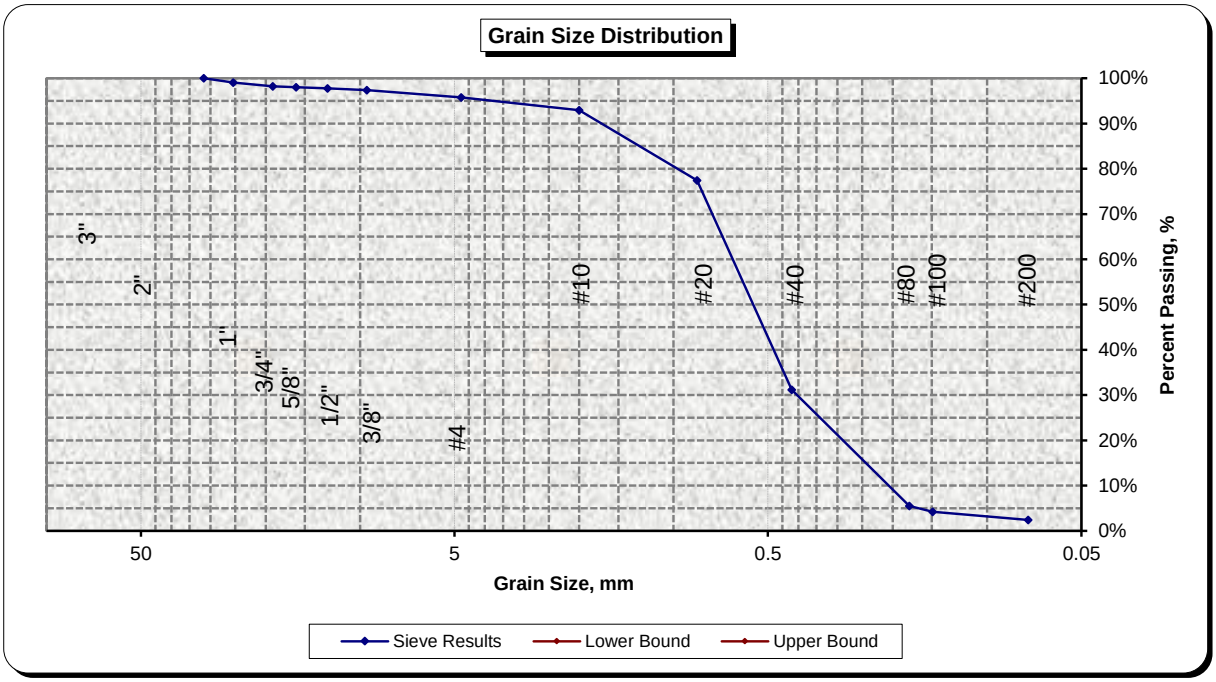
CLIENT:	Habitat for Humanity - Tri-County Partners	**PROJECT NUMBER:**	23-288
PROJECT:	South Washington St Residential Development	**WORK ORDER #:**	23-3691
SAMPLE SOURCE:	TP 3 @ 6'	**SAMPLE NUMBER:**	23-3691-3
DATE SAMPLED:	9/7/2023	**DATE TESTED:**	9/12/2023
MATERIAL TYPE:	Poorly Graded Sand (SP)	**TESTED BY:**	AJD

Sampled in Accordance with ASTM D 75 and reduced in accordance with ASTM C 702 or D 421 unless otherwise noted.

SIEVE ANALYSIS OF SOILS
ASTM C 136/D 1140

Sieve Size:	Percent Passing:	Specs:	Sieve Size:	Percent Passing:	Specs:
4"			#4	96%	
3"			#8		
2 1/2"			#10	93%	
2"			#16		
1 1/2"			#20	77%	
1 1/4"	100%		#30		
1"	99%		#40	31%	
3/4"	98%		#50		
5/8"	98%		#60		
1/2"	98%		#80	5%	
3/8"	97%		#100	4%	
1/4"			#200	2.4%	

SOIL MOISTURE DETERMINATION
ASTM D 2216



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CLIENT:	Habitat for Humanity - Tri-County Partners	**PROJECT NUMBER:**	23-288
PROJECT:	South Washington St Residential Development	**WORK ORDER #:**	23-3691
SAMPLE SOURCE:	TP 5 @ 2'	**SAMPLE NUMBER:**	23-3691-4
DATE SAMPLED:	9/7/2023	**DATE TESTED:**	9/12/2023
MATERIAL TYPE:	Silt (ML)	**TESTED BY:**	AJD

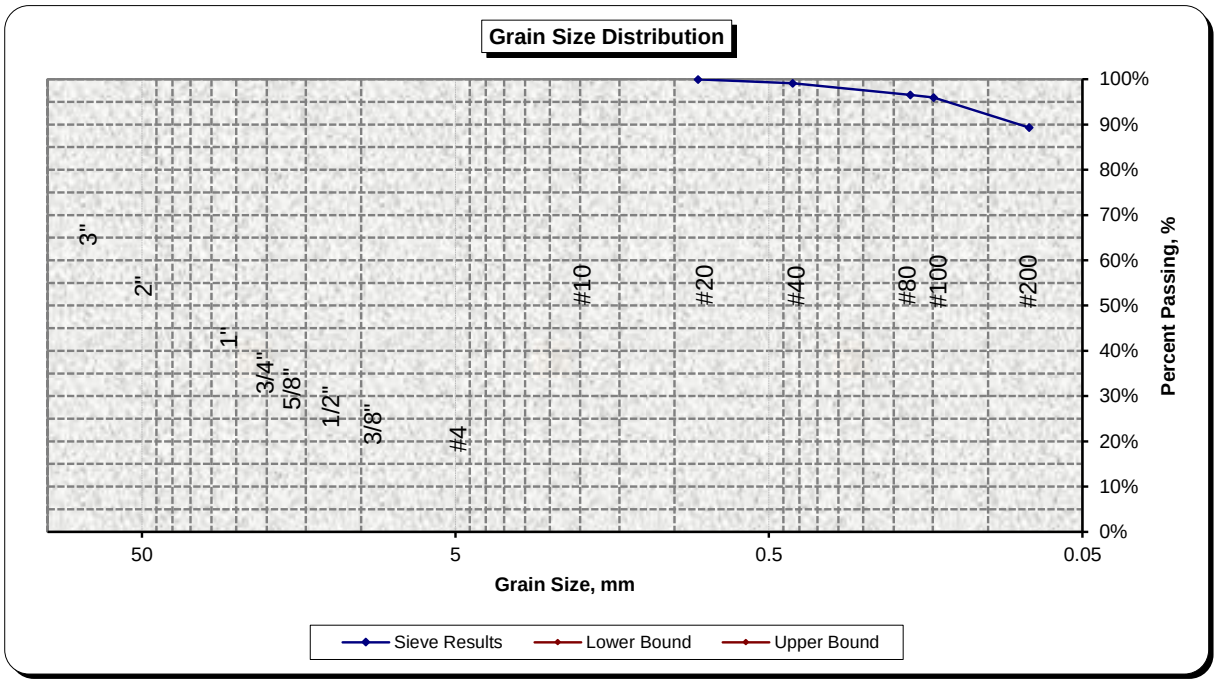
Sampled in Accordance with ASTM D 75 and reduced in accordance with ASTM C 702 or D 421 unless otherwise noted.

SIEVE ANALYSIS OF SOILS
ASTM C 136/D 1140

Sieve Size:	Percent Passing:	Specs:	Sieve Size:	Percent Passing:	Specs:
4"			#4		
3"			#8		
2 1/2"			#10		
2"			#16		
1 1/2"			#20	100%	
1 1/4"			#30		
1"			#40	99%	
3/4"			#50		
5/8"			#60		
1/2"			#80	97%	
3/8"			#100	96%	
1/4"			#200	89.3%	

SOIL MOISTURE DETERMINATION
ASTM D 2216

11.3%



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CLIENT:	Habitat for Humanity - Tri-County Partners	**PROJECT NUMBER:**	23-288
PROJECT:	South Washington St Residential Development	**WORK ORDER #:**	23-3691
SAMPLE SOURCE:	TP 5 @ 5'	**SAMPLE NUMBER:**	23-3691-5
DATE SAMPLED:	9/7/2023	**DATE TESTED:**	9/12/2023
MATERIAL TYPE:	Silt (ML)	**TESTED BY:**	AJD

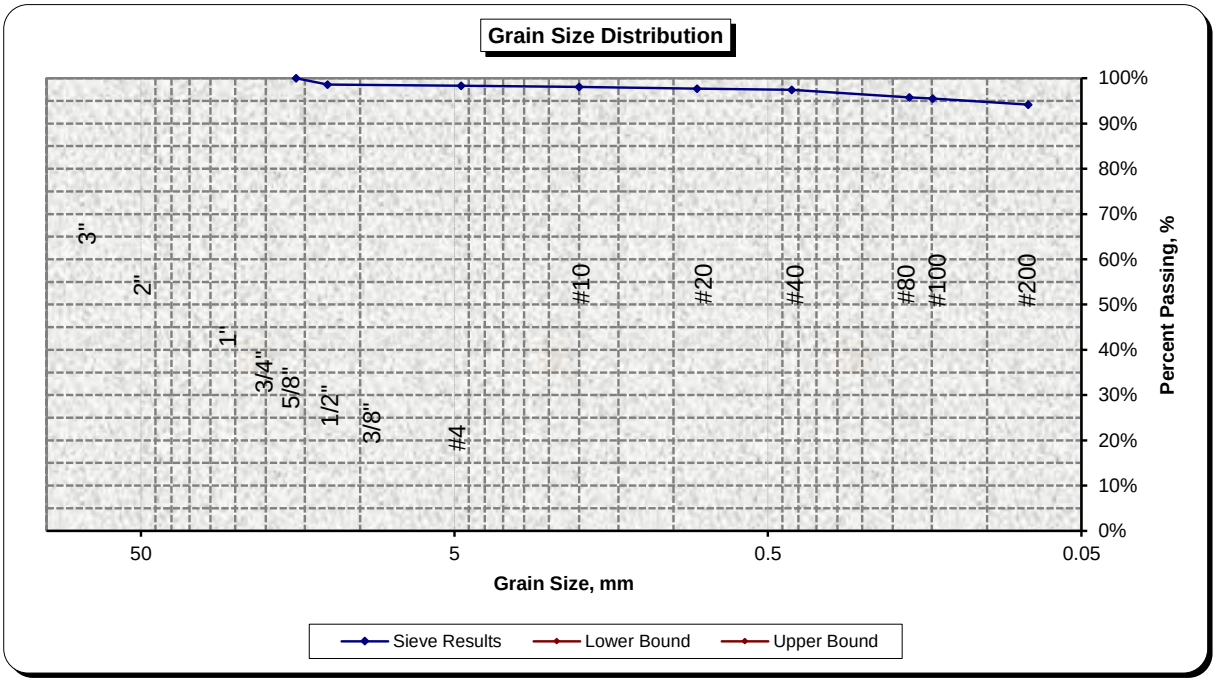
Sampled in Accordance with ASTM D 75 and reduced in accordance with ASTM C 702 or D 421 unless otherwise noted.

SIEVE ANALYSIS OF SOILS
ASTM C 136/D 1140

Sieve Size:	Percent Passing:	Specs:	Sieve Size:	Percent Passing:	Specs:
4"			#4	98%	
3"			#8		
2 1/2"			#10	98%	
2"			#16		
1 1/2"			#20	98%	
1 1/4"			#30		
1"			#40	97%	
3/4"			#50		
5/8"	100%		#60		
1/2"	99%		#80	96%	
3/8"			#100	96%	
1/4"			#200	94.2%	

SOIL MOISTURE DETERMINATION
ASTM D 2216

14.6%



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CLIENT:	Habitat for Humanity - Tri-County Partners	**PROJECT NUMBER:**	23-288
PROJECT:	South Washington St Residential Development	**WORK ORDER #:**	23-3691
SAMPLE SOURCE:	TP 5 @ 8'	**SAMPLE NUMBER:**	23-3691-6
DATE SAMPLED:	9/7/2023	**DATE TESTED:**	9/12/2023
MATERIAL TYPE:	Silt (ML)	**TESTED BY:**	AJD

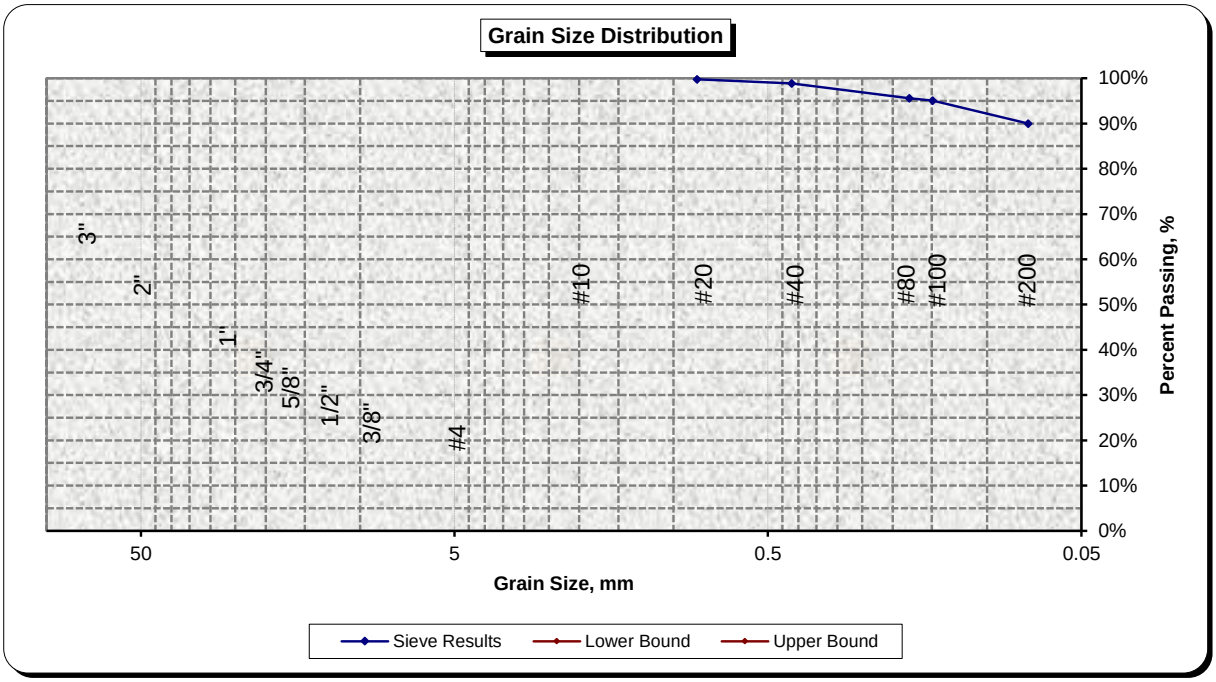
Sampled in Accordance with ASTM D 75 and reduced in accordance with ASTM C 702 or D 421 unless otherwise noted.

SIEVE ANALYSIS OF SOILS
ASTM C 136/D 1140

Sieve Size:	Percent Passing:	Specs:	Sieve Size:	Percent Passing:	Specs:
4"			#4		
3"			#8		
2 1/2"			#10		
2"			#16		
1 1/2"			#20	100%	
1 1/4"			#30		
1"			#40	99%	
3/4"			#50		
5/8"			#60		
1/2"			#80	96%	
3/8"			#100	95%	
1/4"			#200	90.0%	

SOIL MOISTURE DETERMINATION
ASTM D 2216

13.1%



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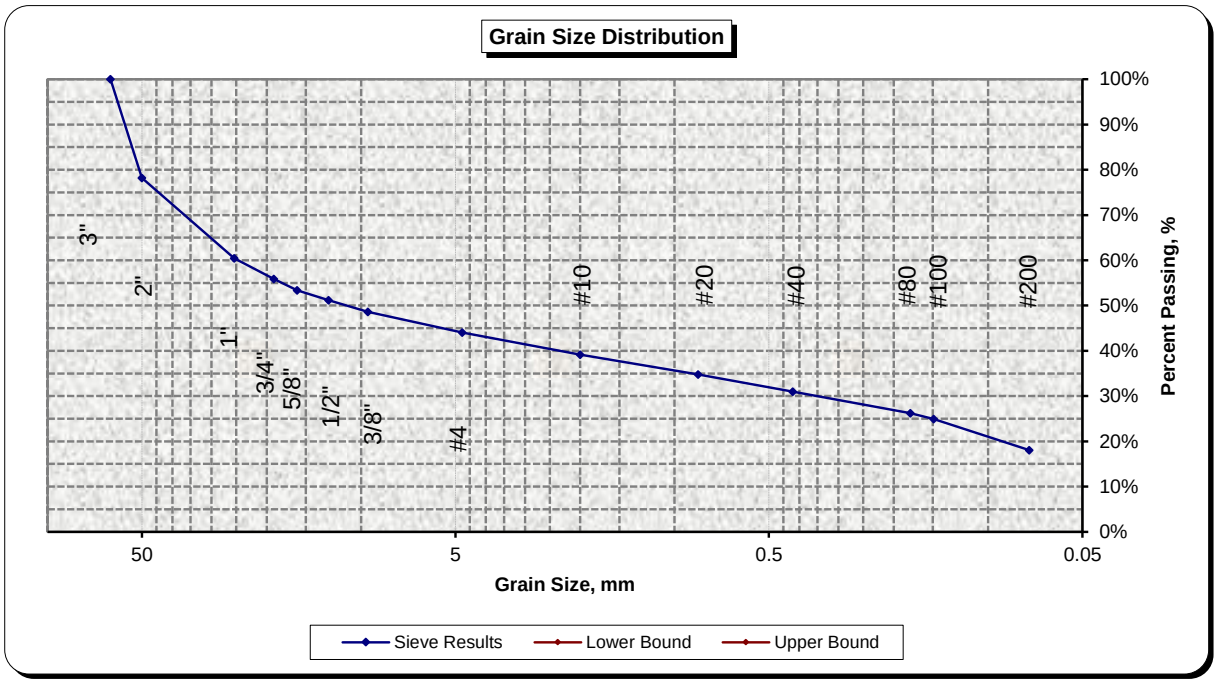
CLIENT:	Habitat for Humanity - Tri-County Partners	**PROJECT NUMBER:**	23-288
PROJECT:	South Washington St Residential Development	**WORK ORDER #:**	23-3691
SAMPLE SOURCE:	TP 8 @ 6'	**SAMPLE NUMBER:**	23-3691-7
DATE SAMPLED:	9/7/2023	**DATE TESTED:**	9/12/2023
MATERIAL TYPE:	Silty Gravel with Sand (GM)	**TESTED BY:**	AJD

Sampled in Accordance with ASTM D 75 and reduced in accordance with ASTM C 702 or D 421 unless otherwise noted.

SIEVE ANALYSIS OF SOILS
ASTM C 136/D 1140

Sieve Size:	Percent Passing:	Specs:	Sieve Size:	Percent Passing:	Specs:
4"			#4	44%	
3"			#8		
2 1/2"	100%		#10	39%	
2"	78%		#16		
1 1/2"			#20	35%	
1 1/4"			#30		
1"	60%		#40	31%	
3/4"	56%		#50		
5/8"	53%		#60		
1/2"	51%		#80	26%	
3/8"	49%		#100	25%	
1/4"			#200	18.1%	

SOIL MOISTURE DETERMINATION
ASTM D 2216



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Northwest Agricultural Consultants

2545 W Falls Avenue
Kennewick, WA 99336
509.783.7450
www.nwag.com
lab@nwag.com

PAP-Accredited
NAPT

BAER Testing Inc.
1106 Ledwich Ave.
Yakima, WA 98902

Report: 65602-1-1
Date: September 14, 2023
Project No:
Project Name: S WASHINGTON ST RES DEV

Sample ID	Organic Matter	Cation Exchange Capacity
TP-5 @ 10’	1.10%	10.5 meq/100g
TP-8 @ 10’	1.29%	8.1 meq/100g
	ASTM D2974	**EPA 9081**

Sample ID	Sand	Silt	Clay	Texture Class
TP-5 @ 10’	40.0%	57.0%	3.0%	Silt Loam
TP-8 @ 10’	74.0%	24.0%	2.0%	Loamy Sand

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

February 3, 2026

Alisha Piper
Planner
City of Kennewick

In future correspondence please refer to:
Project Tracking Code: **2026-01-00304**
Property: City of Kennewick - SUB - 2026-0001 - Washington Grove Subdivision
SEPA – Concur with Survey Proceed with IDP

Dear Alisha Piper:

Thank you for contacting the State Historic Preservation Officer (SHPO) and the Department of Archaeology and Historic Preservation (DAHP) with documentation regarding the above-referenced project. In response, we concur with the results and recommendations made in the report entitled "for the South Washington Street Habitat for Humanity Development – Kennewick, WA," (Thiel & Compas 2023). Specifically, as no cultural resources were found during the survey we do not recommend further direct archaeological supervision of the project. However, we do recommend that a standard Inadvertent Discovery Plan is followed during all ground disturbing activities.

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 copies of any correspondence or comments from Tribes or other parties concerning cultural resource issues that you receive.

These comments are based on the information available at the time of this review and on behalf of the SHPO pursuant to Washington State law. Please note that should the project scope of work and/or location change significantly, please contact DAHP for further review.

Thank you for the opportunity to review and comment. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is attached to any future communications about this project. Should you have any questions, please feel free to contact me.

Sincerely,

James MacNaughton, M.S.
Local Government Archaeologist
(360) 280-7563
James.MacNaughton@dahp.wa.gov

From: Maikis, Troy (DFW)
To: Alisha Piper
Cc: Didricksen, Daniel J (DFW); Downes, Scott G (DFW)
Subject: RE: SUB-20256-0001
Date: Friday, February 27, 2026 2:07:48 PM
Attachments: image002.png
image003.png
image007.png
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Alisha,

I was not aware that a Critical Areas Report had been completed for this second SEPA action for the site. Had I known I could have referenced it in my letter.

In the previous iteration of this project, I worked with Mr. Sutlick, Robert McLeod (Knutzen Engeneering), and Melissa Davis (Habitat for Humanity Construction Project Manager) to come up with some mitigation options based on site conditions, the nonprofit nature of the proponent (and its ability to utilize volunteer labor), and some unique opportunities presented by the site and immediately adjacent landscapes. Some of the environmental concerns were the presence of shrubsteppe habitat on the site, human impacts in and around the site, the usability of the site and surrounding area as a movement corridor between Elliot Lake and the Horse Heaven Hills, the site being within the 10 KM Ferruginous Hawk Buffer zone (typically a 3:1 or 5:1 mitigation ratio), and the potential to utilize sagebrush seeds from the site to enhance other areas. I thought all parties were in agreement with the plan to consider what amounted to about half of the acreage for the site as shrubsteppe and consider the other portion as no longer exhibiting the functions and values consistent with that habitat type. The result of this was to mitigate 1.5 acres at a 2:1 mitigation ratio, resulting in 3 acres of mitigation. I am surprised at the Critical Areas Report stating a different acreage and ratio seeing as the report makes clear that the project proponent and impacts have not changed.

My understanding was that there were two potential pathways for the previous iteration of the project that the proponent was interested in following to reach the mitigation goals for this site. The first was off site mitigation of 3 acres of habitat that exhibited habitat functions and values similar to the project site. The second mitigation strategy that I worked with them to develop based on the density of sagebrush on the site was participation in a pilot project using project volunteers to cut the sagebrush in the fall and utilize the seed laden branches to provide seeds, shade, and physical protection to hopefully create better conditions for seed propagation on a site that was lacking in shrub cover. The land immediately east of the southern half of the project site was identified for this project, but the agreement the proponent had with the landowner fell through and were unable to secure an alternate site. With all other portions of the project remaining essentially the same, WDFW remains in support of either of these mitigation strategies but is open to working with the applicant and

the city to review other proposed mitigation options as well.

The more recent Critical Areas Report seems to only recommend off site mitigation. WDFW recommends that if this option is selected that the proponent mitigate at the originally agreed to 3 acres of shrubsteppe habitat that contains similar shrubsteppe species composition to the project area.

Thank you,

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

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Sent: Wednesday, February 25, 2026 8:13 AM
To: Maikis, Troy (DFW) <Troy.Maikis@dfw.wa.gov>
Cc: Gillin, Cody (DFW) <Cody.Gillin@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Subject: RE: SUB-20256-0001

External Email

Troy,

Can you please clarify if the mitigation is only for 1 acre, as mentioned in “Conclusions and Recommendations” of the attached habitat report?

It appears that the whole 3.1 acres is “highly degraded” per the report and your letter on 1/28/26 does not give the mitigation acreage required. We would appreciate clarification for the applicant. Thank you.

Sincerely,

Alisha Piper
Planner
Office 509-585-4463

Email alisha.piper@ci.kennewick.wa.us
210 W 6th Ave Kennewick, WA 99336

This communication (and any reply) is subject to the public records act, RCW 42.56. The City of Kennewick is committed to transparency in government, and we will provide our customers with the fullest assistance possible when they request access to public records. Individuals wishing to obtain public records shall submit their requests in accordance with the City's Public Records Policy.

From: Maikis, Troy (DFW) <Troy.Maikis@dfw.wa.gov>
Sent: Wednesday, January 28, 2026 11:26 AM
To: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Cc: Gillin, Cody (DFW) <Cody.Gillin@dfw.wa.gov>; Downes, Scott G (DFW) <Scott.Downes@dfw.wa.gov>
Subject: RE: SUB-20256-0001

Alisha,

Please see WDFW's comments on the proposed SUB-2026-0001, Washington Grove Subdivision Project.

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

From: DFW R3planning <R3planning@dfw.wa.gov>
Sent: Monday, January 26, 2026 10:11 AM
To: Maikis, Troy (DFW) <Troy.Maikis@dfw.wa.gov>
Cc: Gillin, Cody (DFW) <Cody.Gillin@dfw.wa.gov>; Downes, Scott G (DFW)

<Scott.Downes@dfw.wa.gov>
Subject: FW: SUB-20256-0001

Sharing. This is for the Washington St plat, note the updated file number which we should reference in our comments.

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Sent: Monday, January 26, 2026 9:20 AM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Agency <contact@bentoncleanair.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton County Assessor - Segregations <Segregations@co.benton.wa.us>; Hockaday, Erin (DOHi) <erint@bfhd.wa.gov>; jack.howard <jack.howard@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Nicole Commings <NMCummings@bpa.gov>; BPA - Valorie Connell <VLConnell@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; BPUD - Angela Richman (richmana@bentonpud.org) <richmana@bentonpud.org>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Cascade Natural Gas - Jody Adams <jody.adams@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; DAHP SEPA <sepa@dahp.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; USPS- Kim Salazar (Kim.K.Salazar@usps.gov) <Kim.K.Salazar@usps.gov>; DFW R3planning <R3planning@dfw.wa.gov>; Williams Pipeline- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
Subject: RE: SUB-20256-0001

External Email

Correction to the Subject line: SUB-2026-0001.

FYI- This preliminary plat was previously submitted under SUB-2024-0001 and then the

applicant withdrew.

If your agency had comments under the previous permit, please resubmit or update your comments for this permit SUB-2026-0001 if you have not already done so.

Thank you,
Alisha

From: Alisha Piper
Sent: Monday, January 12, 2026 3:27 PM
To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Benton Clean Air Agency <contact@bentoncleanair.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Clean Air John Lyle <john.lyle@bentoncleanair.org>; Benton County Assessor - Segregations <Segregations@co.benton.wa.us>; Benton Franklin Health Dept. - Erin Hockaday <erint@bfhd.wa.gov>; Benton Franklin Health Dept.- Jack Howard <Jack.howard@bfhd.wa.gov>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Evan Edwards <edwardse@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; Benton PUD Tina Glines <glinest@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Nicole Commings <NMCummings@bpa.gov>; BPA - Valorie Connell <VLConnell@bpa.gov>; BPA- Angela Castle <ACCastle@BPA.gov>; BPUD - Angela Richman (richmana@bentonpud.org) <richmana@bentonpud.org>; Cascade Gas James Thomas <james.thomas@cngc.com>; Cascade Natural Gas <roger.johnson@cngc.com>; Cascade Natural Gas - Jody Adams <jody.adams@cngc.com>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) <sepa@dahp.wa.gov>; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) <dustin.fisk@ksd.org>; Greg Wendt (Greg.Wendt@co.benton.wa.us) <Greg.Wendt@co.benton.wa.us>; Jessica Lally <Jessica_Lally@Yakama.com>; KID Development <development@kid.org>; Mike Beck - Spectrum <Mike.Beck@charter.com>; Mike Stevens - (mstevens@ci.richland.wa.us) <mstevens@ci.richland.wa.us>; Noah Oliver <Noah_Oliver@Yakama.com>; Spectrum <Ryan.Sams@charter.com>; US Army Corps of Engineers - Seattle <paoteam@nws02.usace.army.mil>; US Army Corps of Engineers- Walla Walla <cenww-re@usace.army.mil>; USPS- Kim Salazar (Kim.K.Salazar@usps.gov) <Kim.K.Salazar@usps.gov>; WDFW (R3Planning@dfw.wa.gov) <R3Planning@dfw.wa.gov>; Williams Pipeline- Eric Smull <Eric.Smull@williams.com>; Williams Pipeline- Greg Ashley <Gregory.Ashley@williams.com>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>
Subject: SUB-20256-0001

The City of Kennewick wishes to inform you of an application for a preliminary plat:

Project Description: Dividing 3.10 acres into 15 single family lots, at S. Washington St. parcel # 1-1980-200-0007-000, Residential, Low Density (RL).

Please review the attached file relative to your agency's applicable regulations and submit any comments on or before **January 28, 2026**. Comments may be submitted via e-mail to alisha.piper@ci.kennewick.wa.us or mailed to: Development Services Division, PO Box 6108, Kennewick, WA 99336.

Sincerely,

Alisha Piper
Community Planning/Planner
City of Kennewick
509.585.4463
alisha.piper@ci.kennewick.wa.us



EXHIBIT 11

State of Washington
Department of Fish and Wildlife
2620 North Commercial Avenue, Pasco, WA 99301
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

January 28, 2026

Alisha Piper
Planner
City of Kennewick
Community Planning Department
PO Box 6108
Kennewick, WA 99336

Re: SUB-2026-0001– Washington Grove Subdivision

In March of 2024, The Washington Department of Fish and Wildlife (WDFW) reviewed relevant maps and documents for the proposed S Washington St. Preliminary Plat to Subdivide 3.10 acres into 15 lots (SUB-2024-0001). As a part of these efforts, a site visit was also conducted. Our comments on the project were submitted in a letter dated March 13, 2024 (attached as reference). This site is the location of the new/updated proposed Washington Grove Subdivision (SUB-2026-0001)

The proposed project covers 3.10 acres and per Kennewick Municipal Code 18.63.010 is classified as a Critical Area: Fish and Wildlife Habitat Conservation Area (FWHCA) as well as being classified as the Gap Ecosystem Analysis category of imperiled shrubsteppe. The site is located within the only remaining (albeit limited) connectivity corridor between Ben Blair Pond and the shrubsteppe habitat to the south of Kennewick.

The site is covered with dense sagebrush that appears to be a mix of mountain big sage and Wyoming big sage. The site contains potential habitat for multiple state priority species, including Townsend's ground squirrel, black-tailed jackrabbit, and Sagebrush Sparrow. Additionally, the site provides potential nesting habitat for a variety of songbirds. Many birds local to our area as well as active nests are protected under the Migratory Bird Treaty Act as well as being listed as "protected wildlife" under RCW 77.12.020(3). As such, we offer the following recommendations:

1. WDFW would prefer this area be preserved, as outlined in RCA 28.20.050(8). If it is determined that preservation will not be possible, we propose that a 2:1 mitigation ratio be applied to disturbed shrubsteppe habitat and that the project be required to provide mitigation in the form of equal or greater shrubsteppe and riparian functions and values.

2. WDFW mitigation Policy (POL-M5002) prioritizes onsite in-kind mitigation, but since this is not possible for this project, we recommend that other forms of mitigation be required. A purchase or permanent protection of similar value shrubsteppe habitat or mitigation banking are mitigation options which have been successfully performed throughout the Tri Cities area. These are standard mitigation options which would offset

EXHIBIT 11

the impacts of this project. However, after seeing the site and the high-quality sagebrush present, WDFW has identified the possibility of other mitigation alternatives which might be attractive for the applicant. The details of these mitigation alternatives would be best suited for discussion. We would be open to hosting that discussion at any time that is best for the city and/or the applicant.

3. WDFW recommends any grading or vegetation removal occur outside the nesting season (February 1- July 31) and that a nesting bird survey (including raptors) be conducted within 1 week prior to the start of activities on the site as well as prior to each portion of the project that occurs following a break in activity between February 1 and July 31. If a nest becomes active during construction or is observed to be active during the survey, please contact Troy Maikis at troy.maikis@dfw.wa.gov or (509) 312-8117 to identify if any additional measures may be appropriate.

WDFW has worked on a variety of similar projects throughout the Tri-Cities as well as in Benton and Franklin Counties where Priority Habitat and Species (PHS) resources 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.

WDFW looks forward to working with the City of Kennewick on this project to ensure the best outcome for the city, its residents, and our local wildlife.

Sincerely,



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

cc: Cody Gillin, WDFW Assistant Habitat Program Manager, Region 3, Ellensburg
Scott Downes, Fish & Wildlife Habitat Regional Land Use Lead, Region 3, Yakima

EXHIBIT 11

State of Washington
Department of Fish and Wildlife
2620 North Commercial Avenue, Pasco, WA 99301
Phone: (509) 312-8117, E-mail: Troy.Maikis@dfw.wa.gov

March 13, 2024

Alisha Piper
Planner
City of Kennewick
Community Planning Department
PO Box 6108
Kennewick, WA 99336

Re: SUB-2024-0001 – S Washington St. Plat

The Washington Department of Fish and Wildlife (WDFW) has reviewed relevant maps and documents for the proposed S Washington St. Preliminary Plat to Subdivide 3.10 acres into 15 lots (SUB-2024-0001). We were able to observe the site during an unrelated visit to the adjacent parcels on Monday, March 26, 2023.

The proposed project covers 3.10 acres and per Kennewick Municipal Code 18.63.010 is classified as a Critical Area: Fish and Wildlife Habitat Conservation Area (FWHCA) as well as being classified as the Gap Ecosystem Analysis category of imperiled shrubsteppe. The site is located within the only remaining (albeit limited) connectivity corridor between Ben Blair Pond and the shrubsteppe habitat to the south of Kennewick.

The site is covered with dense sagebrush that appears to be a mix of mountain big sage and Wyoming big sage. The site contains potential habitat for multiple state priority species, including Townsend's ground squirrel, black-tailed jackrabbit, and Sagebrush Sparrow. Additionally, the site provides potential nesting habitat for a variety of songbirds. Many birds local to our area as well as active nests are protected under the Migratory Bird Treaty Act as well as being listed as "protected wildlife" under RCW 77.12.020(3). As such, we offer the following recommendations:

1. WDFW would prefer this area be preserved, as outlined in RCA 28.20.050(8). If it is determined that preservation will not be possible, we propose that a 2:1 mitigation ratio be applied and that the project be required to provide mitigation equal to a least 6.2 acres of habitat containing equal or greater shrubsteppe and riparian functions and values.

2. WDFW mitigation Policy (POL-M5002) prioritizes onsite in-kind mitigation, but since this is not possible for this project, we recommend that other forms of mitigation be required. A purchase or permanent protection of similar value shrubsteppe habitat or mitigation banking are mitigation options which have been successfully performed throughout the Tri Cities area. These are standard mitigation options which would offset the impacts of this project. However, after seeing the site and the high quality sagebrush present, WDFW has identified the possibility of other mitigation alternatives which

EXHIBIT 11

might be attractive for the applicant. The details of these mitigation alternatives would be best suited for discussion. We would be open to hosting that discussion at any time that is best for the city and/or the applicant.

3. WDFW recommends any grading or vegetation removal occur outside the nesting season (February 1- July 31) and that a nesting bird survey (including raptors) be conducted within 1 week prior to the start of activities on the site as well as prior to each portion of the project that occurs following a break in activity between February 1 and July 31. If a nest becomes active during construction or is observed to be active during the survey, please contact Troy Maikis at troy.maikis@dfw.wa.gov or (509) 312-8117 to identify if any additional measures may be appropriate.

WDFW has worked on a variety of similar projects throughout the Tri-Cities as well as in Benton and Franklin Counties where PHS resources 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.

WDFW looks forward to working with the City of Kennewick on this project to ensure the best outcome for the city, its residents, and our local wildlife.

Sincerely,



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

cc: Elizabeth Torrey, WDFW Assistant Habitat Program Manager, Region 3, Ellensburg

EXHIBIT 12



Palouse Hills Wildlife Consulting
3135 Canberra Drive Walla Walla, Washington 99362
croatian@pocketinet.com

Critical Areas Determination and Mitigation

Plat SUB-2024-001

August 10, 2024

Habitat for Humanity is proposing to construct 15 homes on a 3.1 acre parcel at the south end of Washington Street in Kennewick, WA (Exhibits A, B, and C). The parcel is a long, linear portion of land that is adjacent to a currently unimproved gravel portion of Washington street on the east and developed homes and yards on the west, and would be divided into 15 separate lots, with access off an improved Washington Street. The parcel is approximately 130 feet in width and 1000 feet in length. Lots would be about 7600 to 9000 square feet in size, similar to other lots in the area. Adjacent lands to the west and north are intensively developed with homes and manicured lots, while lands to the southwest and southeast are primarily intensive agriculture consisting of orchards. The lots are on ground with considerable slope on the north portion (6 lots) and much gentler to nearly level on the south 9 lots.

Existing Conditions

Vegetation on the south portion is primarily annual weeds with a heavy growth of cheatgrass (Bromus tectorum), Tumble Mustard (Sisymbrium altissimum), Common Crupina (Crupinia vulgarte), Prickly Lettuce (Lactuca serriola), and Kochia (Kochia scoparia). No native grasses or forbs were noted, although likely some very reduced individuals might be found under close examination. Shrubs included Sagebrush (Artemisia spp) and rabbitbrush (Chrysothamnus spp.) This portion of the parcel was crossed with a number of off-road trails from vehicles, bicycles, motorcycles, and possibly light farm equipment. Unfortunately, when examining this area on site, most of the vehicular damage has been done to the one portion which had the greatest coverage of sagebrush. The south portion also has seen dumping of brush, construction materials, and surplus dirt from other areas. Virtually no part of this portion of the parcel has been left in an even moderately disturbed condition. I find no reason to classify any of this

portion of the parcel as shrub-steppe, except possibly in very poor condition. This portion totals approximately 1.6 acres of the parcel. (Exhibits D, E, F, and G)

Vegetation on the north portion of the parcel is in better condition in some portions, and similar to the south portion in others, though most highly degraded and with significant ground disturbance. Plants found on this site include most of those found on the south portion, but with greater numbers of sagebrush, and lesser numbers of tumble mustard, prickly lettuce, and kochia. Also found on this portion were limited numbers of White Prairie aster (Aster falcatus). A large percentage of the ground in this portion was bare or with very reduced cheatgrass owing to the southern exposure and lesser quality soil. The sagebrush present on this portion was often reduced in size, and density, with less robust growth (Exhibits L and M). Previous disturbance from off-road vehicles is evident and longer lasting, and a recent" road" to install or repair some overhead electrical lines has done substantial damage to the soils and vegetation along the western boundary. As with the south portion, the north portion also had evidence of previous "dumping" of brush and construction debris. (Exhibits H, J, K, L, and M).

During the examination, no evidence of recent wildlife use was noted except for use of the trees near the center of the parcel by several species of birds (magpies, robins, blackbirds) on about lot 9. No dusting areas or burrows were noted, and no scats or feathers. There are no wetlands or wetland vegetation on the site, and about 25% the woody vegetation consists of Russian Olive (Eleangnus angustifolia) an invasive species but of moderate wildlife use. Other trees are of ornamental "escapees" (hybrid willow), which appeared on the site about 10-12 years ago, likely facilitated by irrigation and groundwater increases from adjacent housing and landscaping.

Priority Species and Habitat

The Washington Department of Fish and Wildlife Priority Species and Habitat map and report is shown in Exhibits N and O. Four species and habitats are listed; Wolverine will be dropped as an obvious mapping and report error.

Ferruginous Hawk may be occasionally sighted in the area, but the intensive housing development would make nesting habitat extremely unusual. The presence of ground squirrels in the remnants of shrub steppe would be attractive as a foraging area if a nest were located relatively nearby. As recently as 1996 a large portion of this region was in shrub-steppe vegetation, and while somewhat removed from any known nesting sites, may have provided foraging habitat. Exhibit Q shows the progression of development in the area, and nearly 30 years ago the area was experiencing rapid development, and attractiveness as habitat for the hawk was poor. Currently there are only very small remnants of habitat that might be attractive as foraging habitat, and given the somewhat reclusive nature of the Ferruginous Hawk, even nearby lands would be of little or no use as nesting or foraging habitat.

Townsend's Ground Squirrel is primarily found in shrub-steppe habitat, and likely before development began in this area a substantial number were present, During the examination of this parcel approximately 90% of the ground surface was examined for signs of ground squirrel use or previous presence. Areas along the private property boundary and under the large trees were not closely examined due to irrigation and shading, which are not preferred habitat areas. No evidence of presence, previous use, or burrows was found. Sagebrush on the site was often reduced in size and density, providing poor cover and shading for the squirrels. Adjacent lands to the northeast appear to provide much better habitat, but the subject parcel is closely bordered by a number of developed residences

with feral cats (observed) and occasionally dogs (feces observed) that roam freely through the site. Many locations have been used for off-road travel and illegal activities such as dumping, which has resulted in ground disturbance, predation, and decreased habitat quality. In this climate zone, these effects are very long lasting and are often masked somewhat by invasive weeds and grasses.

Shrub-steppe habitat is certainly present at this site, but at best it is of poor quality due to degradation from invasive weeds, illegal activities such as dumping and off- road travel, and general lack of management. Exhibit R shows the locations and quality of nearby shrub steppe remnants and this location. Most of these are about 1 to 5 acres in size and are widely separated. Even the larger remnants have been "chopped" up or degraded by roads, trails, housing development, and land disturbance. The subject parcel is a remnant of a larger agricultural /orchard that has been neglected, misused, and left without active management for a number of years. While the WDFW maps designate about half of this parcel as shrub steppe habitat, only a small portion remains in any condition which might warrant that designation.

Discussion

In a letter dated March 14, 2024 to the City of Kennewick regarding the development of this parcel, Washington Department of Fish and Wildlife noted that the site was vegetated with a dense growth of sagebrush that provides potential habitat for a number of shrub steppe wildlife species. I cannot support that statement based on my examination of the property and vegetation. Even if this property were protected, it would not warrant "preservation" as its current condition would never lend itself to suitable habitat for any of the typical shrub steppe species. While there is a limited habitat corridor upstream of Ben Blair Pond, most of this land is also disjunct, impacted by housing, roads, trails, and previous ground disturbance. It is likely that these disturbances will get worse in the future, permitted or not, degrading the habitat in this corridor even further. The narrow nature of the parcel and its situation entirely to the west of Washington Street and adjacent to existing development would allow the housing to be constructed with little or no impact to lands to the east of Washington Street which contain much higher quality shrub steppe. With regards to the corridor connecting to other shrub steppe lands to the southwest, there is approximately 1 kilometer of intensive agriculture separating this parcel from additional shrub steppe. For all intents and purposes, without the creation of a substantial corridor through purchase or easement, the current corridor ends at Washington Street. Utilizing the accepted WDFW 1 kilometer impact zone (Exhibit P), the surrounding area is approximately 60% intensive agriculture/orchard, 33% residential housing, and 8% open space/ habitat, most of which is northeast of Washington Street, downstream to Ben Blair Pond. (shown on maps as Elliot Lake). Given the location of the parcel being "sandwiched" between Washington Street and existing intensive residential development, the narrow nature of the parcel (130 foot wide), and adjacency to development with all of its drawbacks and impacts, it would be a poor candidate for preservation.

Conclusions and Recommendations

Preservation of this parcel is not recommended due to its highly degraded state, small size, and surrounding developments which would make restoration somewhat less than reasonably successful. Approximately 0.6 acres of the parcel is in low quality shrub steppe habitat, but it is proposed to round that up to 1 acre and mitigate at a 1:1 ratio. The riparian that has developed near the end of West 52nd Avenue is artificially induced, but should that road be extended east to Washington Street, additional trees will be planted along the right of way to replace any which may need to be removed for road

construction. Trees will be selected for habitat value, longevity, and adaptation to future climate and irrigation efficiencies, and may include Bur Oak, Oregon White Oak, White Alder, or similar trees. The Russian Olive existing on site will be removed during construction.

Mitigation will be in the form of restoration or protection of a high- quality parcel of shrub steppe habitat at a location which would enhance the value of nearby land. Participation in a mitigation banking alternative would be highly desirable and will be investigated. All vegetation removal will be accomplished outside the normal nesting season, or after a nesting bird survey has been accomplished as outlined by WDFW guidelines. Particular care will be taken if larger trees must be removed in conjunction with any extension of W. 52nd Ave., as riparian nesting often lasts longer than ground nesting.

Albert Sutlick

Certified Wildlife Biologist

3135 Canberra Dr.

Walla Walla, WA 99362

509-240-2197

croatian@pocketinet.com

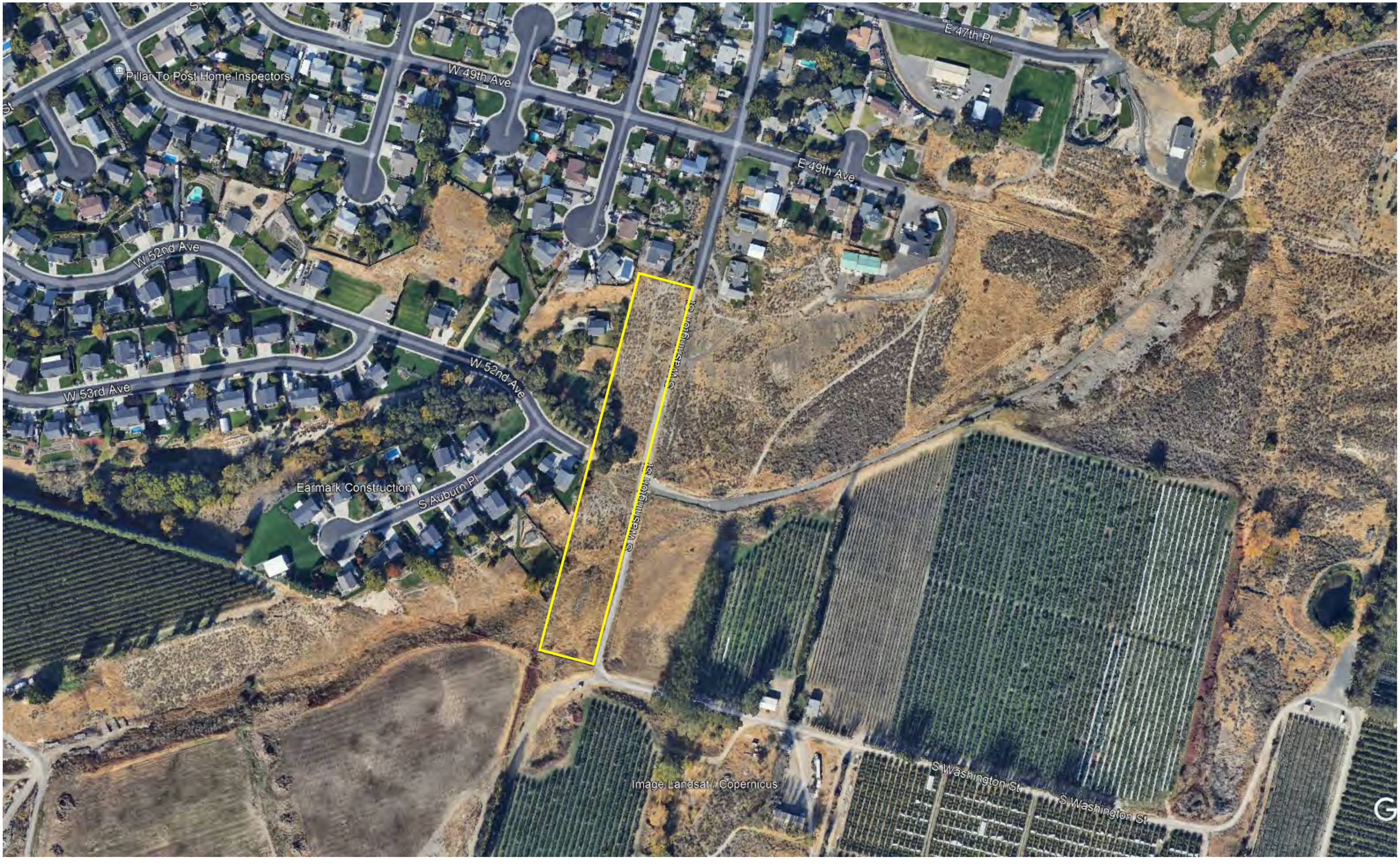

Pillar To Post Home Inspectors
W 49th Ave
E 47th Pl
E 49th Ave
W 52nd Ave
W 52nd Ave
W 53rd Ave
Earmark Construction
S Auburn Pl
S Washington St
S Washington St
S Washington St
Image Landsat / Copernicus

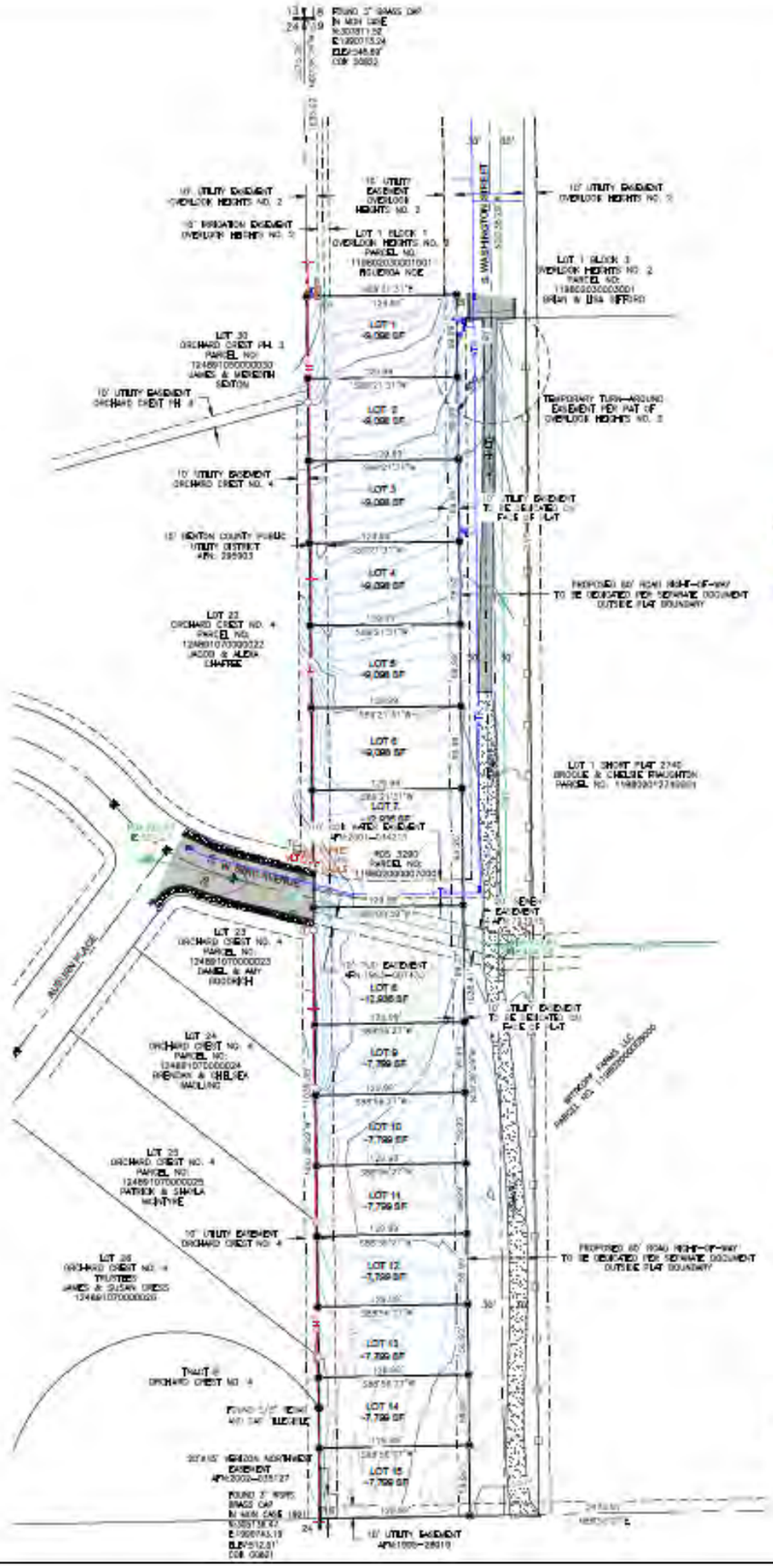
Exhibit A

PRELIMINARY PLAT OF WASHINGTON MEADOWS

PREPARED FOR

HABITAT FOR HUMANITY

PORTION OF GOVERNMENT LOT 2
S.W. 1/4 OF THE N.W. 1/4 OF SECTION 19
TOWNSHIP 8 NORTH, RANGE 28 EAST, WILLAMETTE MERIDIAN
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON
FEA 23-___/PLN-2023-_____



PRE-PLAT NOTES

1. OWNER: HABITAT FOR HUMANITY
2. SITE ADDRESS: W. 44TH AVENUE
3. PARCEL NO.: 1198003030001001
4. DEVELOPING AREA: 3.13 ACRES
5. ZONING: RL-RESIDENTIAL LOW DENSITY
6. AVERAGE PROPOSED LOT SIZE: 7,500SF
7. EXISTING USE: RESIDENTIAL
8. PROPOSED USE: 15 LOT SINGLE FAMILY RESIDENTIAL SUBDIVISION
9. FEA 23-___/PLN-2023-_____

OWNER/DEVELOPER:

HABITAT FOR HUMANITY
1ST LT. ISHMERSON
EXECUTIVE DIRECTOR
509-943-5555 (PH1)
ISHMERSON@HABITAT-TRI.ORG
WWW.HABITAT-TRI.ORG

LEGEND

- ☎ TELEPHONE RISER
- TELE TELEPHONE PEDESTAL
- WM WATER SERVICE
- POWER POLE
- GUY WIRE
- WTR WATER METER
- WATER VALVE
- FIRE HYDRANT
- SANITARY SEWER MANHOLE
- TELEPHONE MANHOLE
- CATCH BASIN
- VAULT D POWER VAULT
- PAVEMENT
- GRAVEL
- ROCK
- OVERHEAD POWER
- UNDERGROUND SEWER
- UNDERGROUND WATER

LEGAL DESCRIPTION

THAT PORTION OF GOVERNMENT LOT 2, SECTION 19, TOWNSHIP 8 NORTH, RANGE 28 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHEAST CORNER OF SAID GOVERNMENT LOT 2, BEING ALSO THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF SAID SECTION 19; THENCE NORTH 00°33'59" EAST, ALONG THE WEST LINE OF SAID GOVERNMENT LOT 2, FOR 1328.03 FEET TO THE SOUTHWEST CORNER OF LOT 1, BLOCK 1, OVERLOOK HEIGHTS NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME "G" OF PLATS, PAGE 46, RECORDS OF BENTON COUNTY, WASHINGTON; THENCE SOUTH 89°26'01" EAST, ALONG THE SOUTH LINE OF SAID PLAT, FOR 130.00 FEET; THENCE SOUTH 00°33'59" WEST, ALONG THE WEST LINE OF SAID PLAT, FOR 65.00 FEET; THENCE LEAVING SAID PLAT BOUNDARY, SOUTH 00°33'59" WEST, FOR 1314.08 FEET TO THE SOUTH LINE OF SAID GOVERNMENT LOT 2; THENCE SOUTH 89°39'01" WEST, ALONG SAID SOUTH LINE, FOR 130.00 FEET TO THE TRUE POINT OF BEGINNING.

SURVEYOR'S NOTES

1. DATE OF SURVEY/MONUMENTS VERIFIED: JUNE 2021.
2. BASIS OF BEARINGS: NAD83(91) WASHINGTON STATE PLANE COORDINATE SYSTEM, SOUTH ZONE.
3. UNITS OF MEASURE: US SURVEY FEET AND DISTANCES: MULTIPLY GROUND DISTANCES BY A COMBINED SCALE FACTOR OF 0.999910658 TO ACHIEVE GROUND DISTANCES. MULTIPLY GRID DISTANCES BY A COMBINED SCALE FACTOR OF 1.000083349 TO ACHIEVE GROUND DISTANCES.
4. VERTICAL DATUM: NAVD88. CITY OF KENNEWICK DATUM. CONTROL POINT POINT 20823, 3" INSIDE BRASS CAP 1931 IN MONUMENT CASE, WEST QUARTER SECTION 19, ELEV 512.81'.
5. UNDERGROUND UTILITIES SHOWN PER LOCATE MARKINGS AND BY CONNECTING VISIBLE STRUCTURES.
6. EQUIPMENT & PROCEDURES: TOPCON HIPER GNSS, RTK METHOD, LINDAS CLOSURES MEET OR EXCEED STANDARDS CONTAINED IN WAC 332-130-090.
7. CITY OF KENNEWICK CONTROL POINT USED:

(1) FOUND 3" BRASS CAP IN MON CASE
N.337811.82
E.1099715.24
ELEV=348.69'
DSN 10902

(2) FOUND 3" NGS BRASS CAP IN MON CASE 1931
N.335136.47
E.1100743.16
ELEV=512.81'
DSN 00821

(3) FOUND 3" BRASS CAP IN MON CASE
N.337844.45
E.1098186.73
ELEV=358.29'
DSN 02803

8. ● FOUND AS NOTED
9. ◆ FOUND 3" STREET MONUMENT IN CASE
10. ○ NOT FOUND OR SET, CALCULATED POINT, REFERENCE SURVEY VERIFIED OF SURVEY ABBR. ALSTON'S RLS NO. 0908-007758
11. ● SET 5/8" REBAR & CAP STAMPED "PERMIT 34504"

VICINITY MAP



SURVEYOR'S CERTIFICATION

I, ASHLEY D. GARZA, A REGISTERED LAND SURVEYOR, HEREBY CERTIFY THAT THIS PLAT AS SHOWN HEREON IS BASED ON AN ACTUAL FIELD SURVEY OF THE LAND DESCRIBED AND THAT ALL CORNERS AND DIMENSIONS ARE CORRECTLY SHOWN AND THAT SAID PLAT IS OTHERWISE ON THE GROUND AS INDICATED HEREON.

PRELIMINARY

ASHLEY D. GARZA, CERTIFICATE NO. 34504 — DATE

PRELIMINARY

PERMIT SURVEYING INC
2345 Robertson Drive
Richland, Washington 99354
OFFICE 509-375-4529
FAX 509-371-0969

HABITAT FOR HUMANITY
PRELIMINARY PLAT AT 1400 S. QUINTON ST KENNEWICK, WASHINGTON

PROJECT NO: 21704
DRAWN BY: ANG
CHECKED BY: ASG
SCALE: 1" = 60'
05/30/2023
SHEET 1 OF 2

Exhibit B

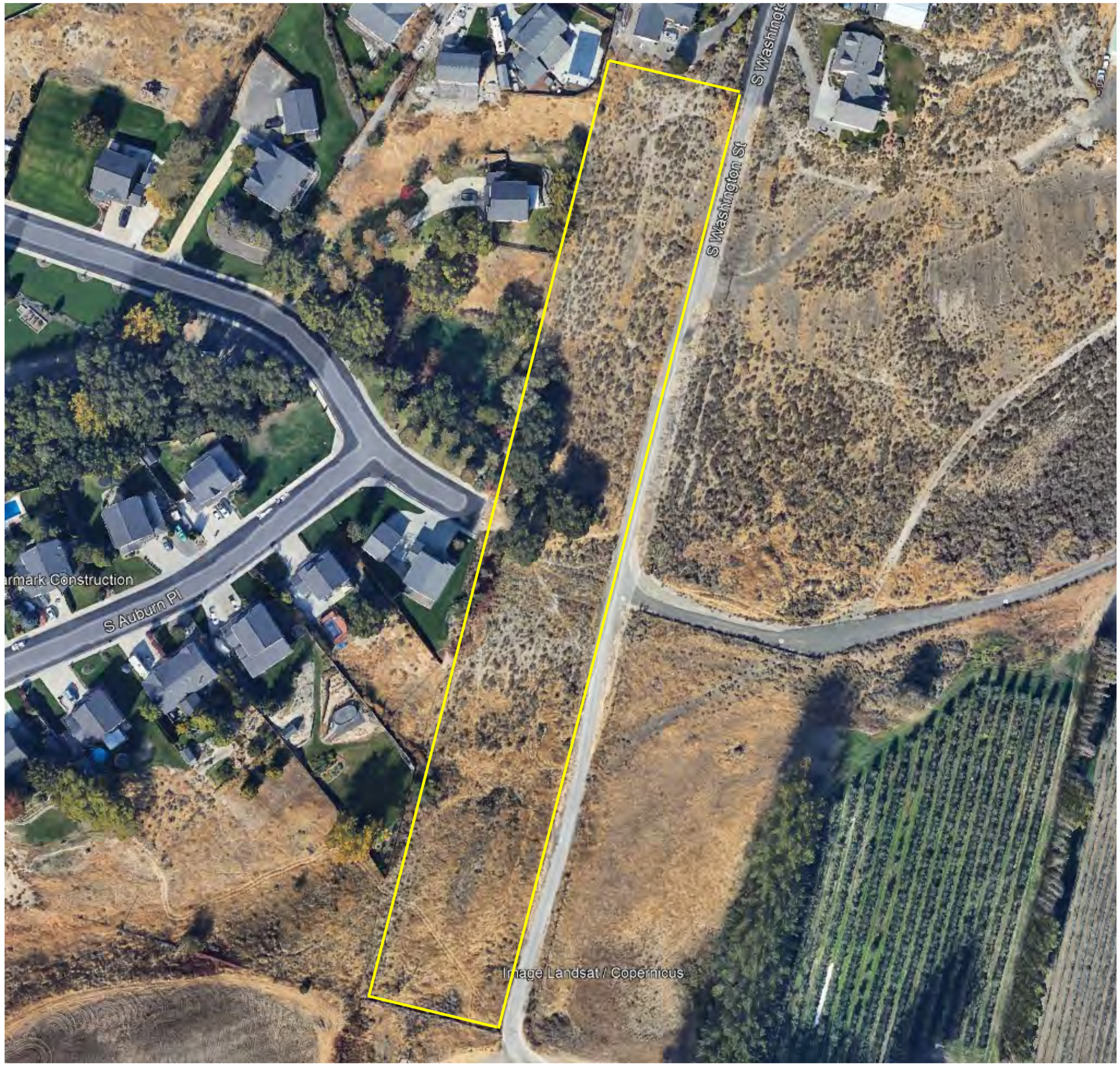


Exhibit C



Off-road trail, large

Exhibit D



Exhibit E


Exhibit F





Exhibit G



Off-road trail, large and

recently created with severe damage

Exhibit H





Exhibit J


Exhibit K





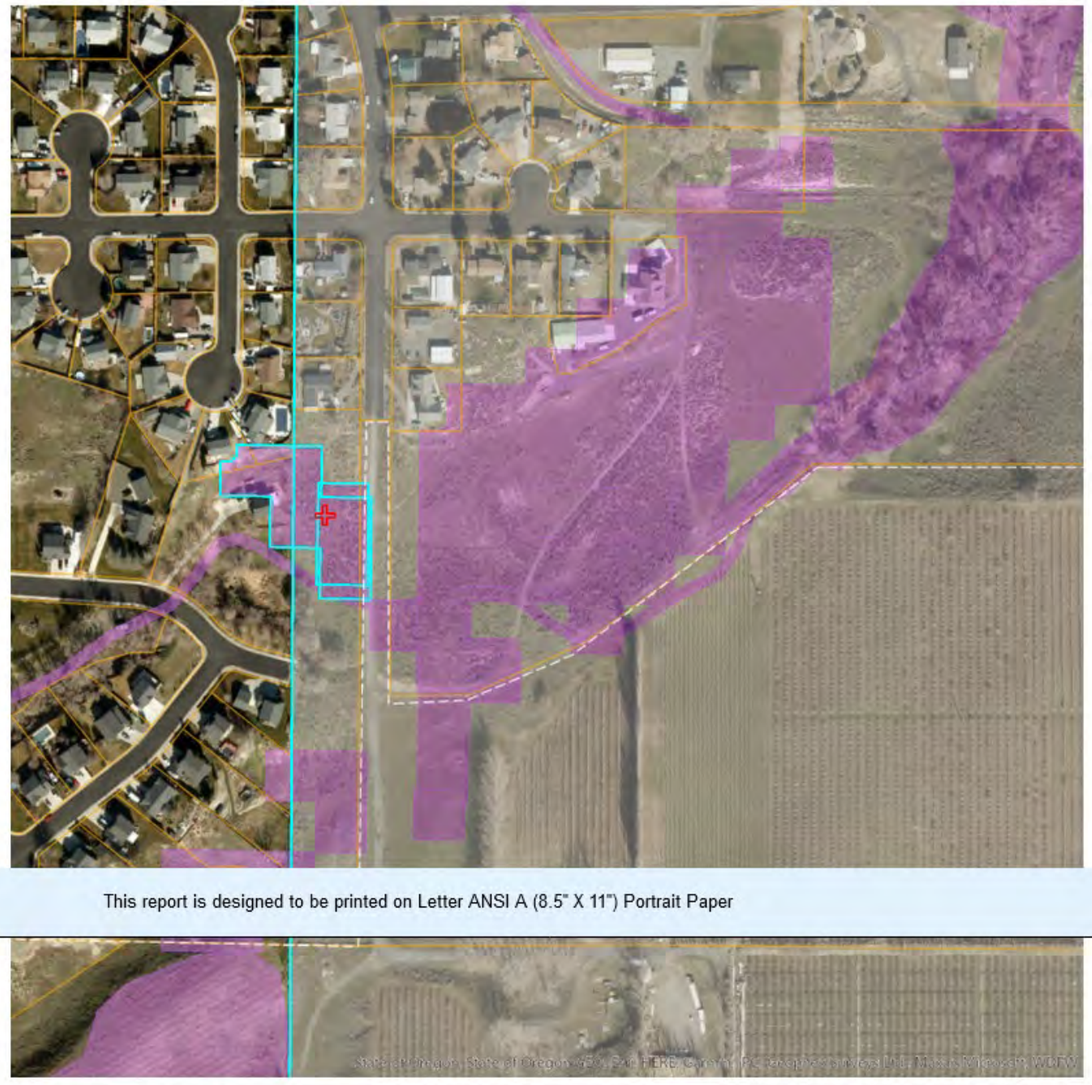
Exhibit L





Exhibit M

Priority Habitats and Species on the Web



This report is designed to be printed on Letter ANSI A (8.5" X 11") Portrait Paper

Report Date: 08/12/2024

User Comments/Notes:

Enter comments here

PHS Species/Habitats Overview:

Occurence Name	Federal Status	State Status	Sensitive Location
Shrubsteppe	N/A	N/A	No
Ferruginous Hawk	N/A	Endangered	No
Townsend's Ground Squirrel - townsendii		Candidate	Yes
Townsend's Ground Squirrel - townsendii	N/A	Candidate	Yes
Wolverine	Candidate	Candidate	Yes

PHS Species/Habitats Details:

Shrubsteppe	
Priority Area	Habitat Feature
Site Name	Benton County Presumptive Shrubsteppe
Accuracy	NA
Notes	General location of Shrubsteppe. Confirm or refute with site-scale info. WDFW recommends using site-scale info to inform site-scale land use decisions. Expect that on-the-ground conditions (e.g., boundaries) will vary from the map.
Source Record	920858
Source Name	Keith Folkerts, WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	N/A
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	N
Display Resolution	AS MAPPED
Geometry Type	Polygons

Exhibit N

Ferruginous Hawk	
Scientific Name	*Buteo regalis*
Priority Area	Breeding Area
Site Name	Home Range (3.2 to10 Kilometers)
Accuracy	NA
Notes	Ferruginous Hawk breeding habitat are lands that provide the space and preyneeded for ferruginous hawks to successfully reproduce.See the ferruginous hawk management recommendations.
Source Record	920952
Source Name	Watson/Azerrad WDFW
Source Entity	WA Dept. of Fish and Wildlife
Federal Status	N/A
State Status	Endangered
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	N
SGCN	Y
Display Resolution	AS MAPPED
More Info	https://wdfw.wa.gov/publications/02511
ManagementRecommendations	https://wdfw.wa.gov/publications/02511
Geometry Type	Polygons

Townsend's Ground Squirrel - townsendii	
Scientific Name	*Urocitellus townsendii townsendii*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	QTR-TWP

Townsend's Ground Squirrel - townsendii	
Scientific Name	*Urocitellus townsendii townsendii*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	N/A
State Status	Candidate
PHS Listing Status	PHS LISTED OCCURRENCE
Sensitive	Y
SGCN	Y
Display Resolution	QTR-TWP

Wolverine	
Scientific Name	*Gulo gulo*
Notes	This polygon mask represents one or more records of the above species or habitat occurrence. Contact PHS Data Release at phsproducts@dfw.wa.gov for obtaining information about masked sensitive species and habitats.
Federal Status	Candidate
State Status	Candidate
PHS Listing Status	PHS Listed Occurrence
Sensitive	Y
SGCN	Y
Display Resolution	TOWNSHIP

DISCLAIMER. This report includes information that the Washington Department of Fish and Wildlife (WDFW) maintains in a central computer database. It is not an attempt to provide you with an official agency response as to the impacts of your project on fish and wildlife. This information only documents the location of fish and wildlife resources to the best of our knowledge. It is not a complete inventory and it is important to note that fish and wildlife resources may occur in areas not currently known to WDFW biologists, or in areas for which comprehensive surveys have not been conducted. Site specific surveys are frequently necesssary to rule out the presence of priority resources. Locations of fish and wildlife resources are subject to variation caused by disturbance, changes in season and weather, and other factors. WDFW does not recommend using reports more than six months old.

Exhibit O


E 41st Pl
TROT Therapeutic Riding of Tri-Cities
W 45th Ave
S Kent St
S Jean St
W 52nd Ave
Finley Cherries
S Garfield St
S Fruitland St
W 49th Ave
W 48th Ave
S Dayton Pl
S Washington St
S Beech St
S Cedar St
E 45th Ave
E 43rd Ave
Gum St
Elliot Lake
S Kingwood St
E Eastlake Dr
S Oak St
Hiatt Care
E 44th Ave
E 45th Ave
E 45th Ave
E Bowles Rd
E 304 Prse SE
S Olympia St
S Kent St
S Lyle Pl
Pillar To Post Home Inspectors
E 47th Pl
S Dayton St
W 52nd Ave
S Cascade Pl
W 53rd Ave
Earmark Construction
S Washington St
S Oak St
Ruff "INN" It Kenn
Image © 2024 Airbus
Google Earth

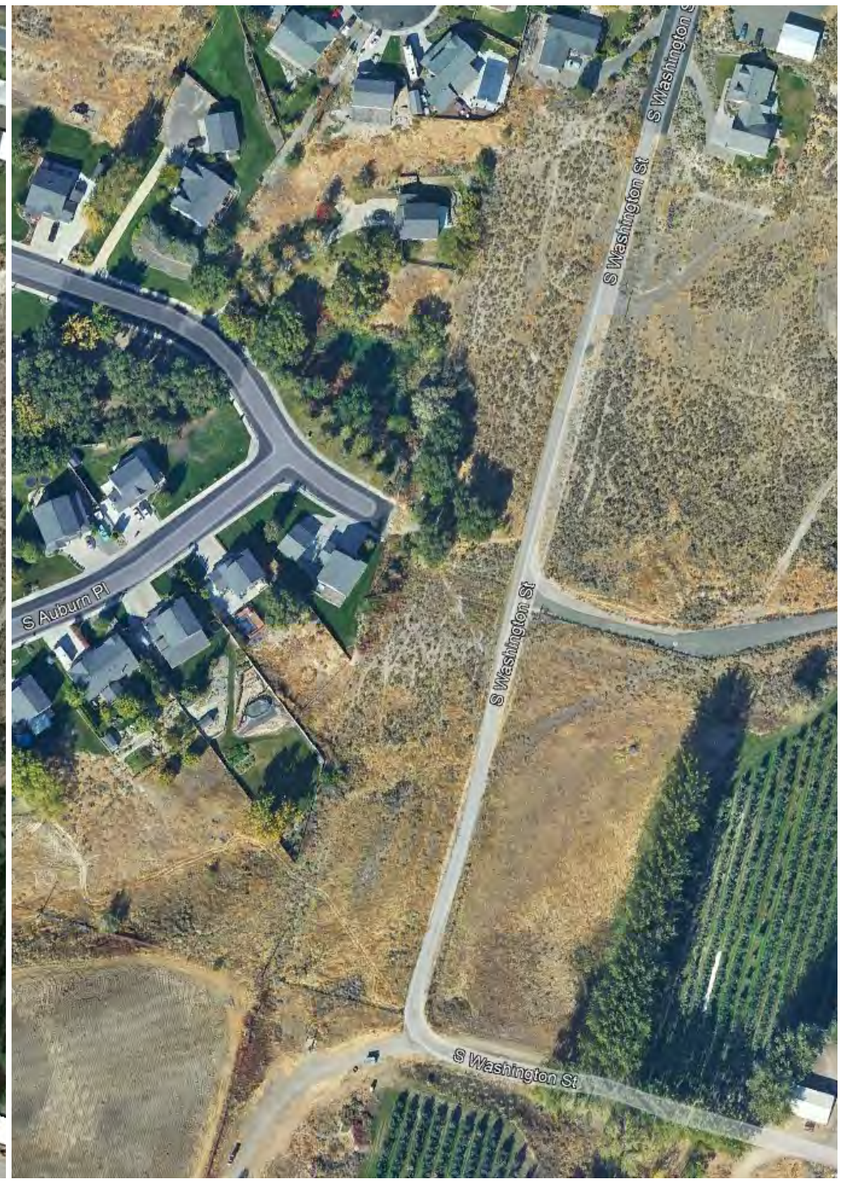
Exhibit P



1996

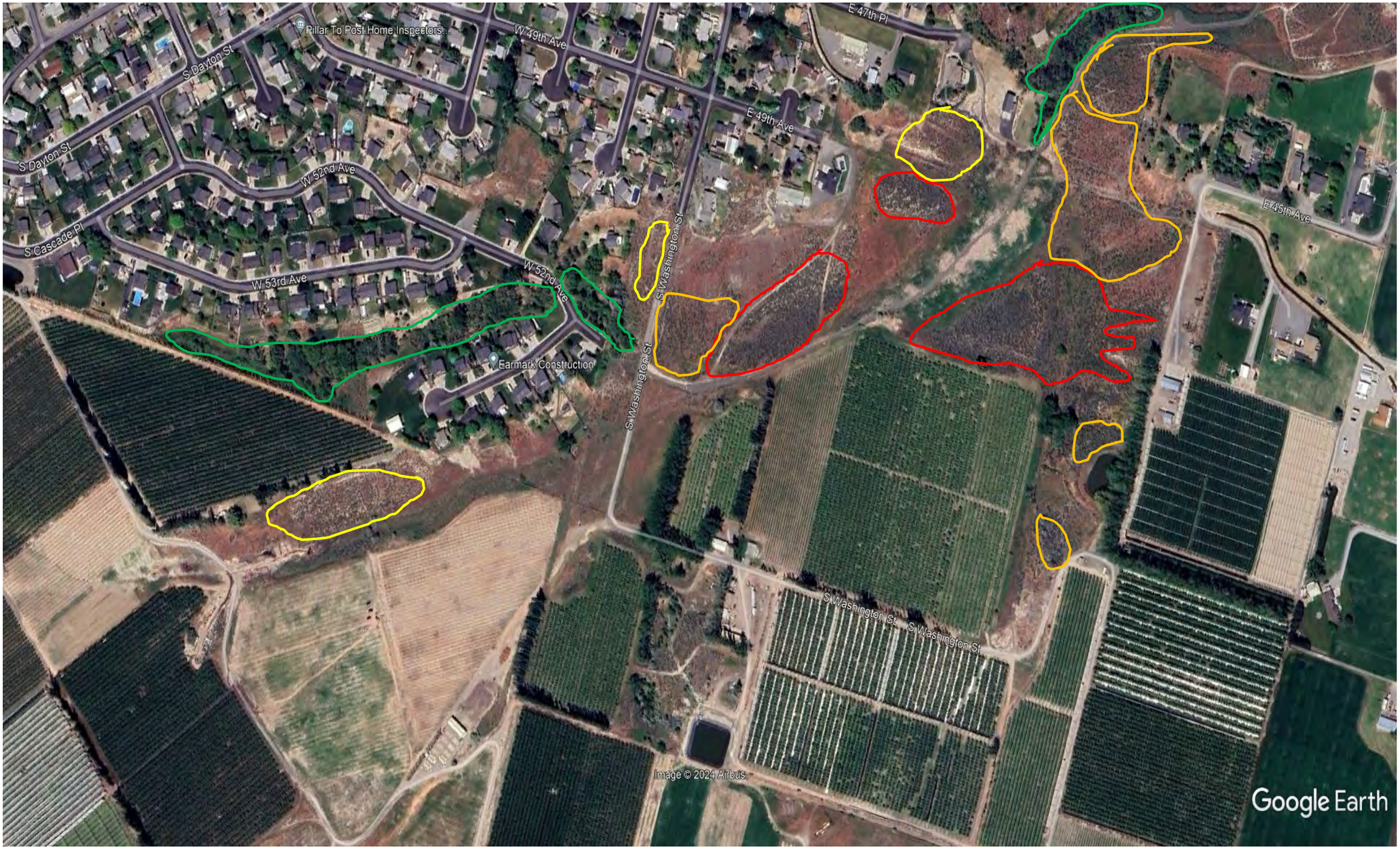


2013



2022

Exhibit Q



Woody Vegetation

High Quality Shrub Steppe

Moderate Quality Shrub Steppe

Low Quality Shrub Steppe

Exhibit R

EXHIBIT 13 - REDACTED

From: Rich Beason
To: Alisha Piper
Cc: Lisa Beason
Subject: Fw: Development by Homes for Humanity File # SUB-2024-0001
Date: Wednesday, February 25, 2026 8:50:47 AM

In regards to hearing scheduled for March 6th

Rich Beason
Fowler GC
Cell # 509-701-9437

From: Rich Beason <RichB@FowlerGC.com>
Sent: Tuesday, March 12, 2024 12:48 PM
To: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Subject: Development by Homes for Humanity File # SUB-2024-0001

Alisha I am a property owner in Orchard Crest and have concerns with new development going in. Below is a list of my Concerns.

1. Size and Quality of the homes going in. I want to confirm that will be equal to the surrounding neighborhood, this would support are current property value and not dive are home values down.
2. Domestic water line will they be connecting to are existing line, will be subject to a loss of water pressure due to the higher demand?
3. Irrigation water where will the new development receive its source of water from. Are current source of Irrigation water Struggles to keep up with are Neighborhood demands.
4. Judging by the map the development plans on connecting to 52nd Ave this will change the usage of are road to a through street. Does the city plan on upgrade are road and adding streetlights and stop signs.
5. When I Moved to the Tri cities and purchased my home 18 years ago Kennewick was a clean Family welcoming environment with good schools, and parks making it an acceptable place to raise a family. Now when you drive around Kennewick the parks are dirty and filled with drugs and homeless people, crime rate is through the roof, Homeless and panhandlers are on the street corners, and nighttime is not a safe in Kennewick. When you research homes for Humanity you find the choice to allow for this development only supports the degrade of Kennewick, if you were to develop the said property with Middle to upper class homes the city would be take a step in the right direction. Upgrade not down grading. Upgrading increases tax revenue and a better class of society. A downgraded development is less tax revenue, more crime, more of a demand on the police force, and more city handouts. As a Taxpayer I am asking the city to hold them self at a high standard when making choices for its community.

EXHIBIT 14

Rich Beason
509-701-9437
Orchard Crest Resident

From: Lisa Hempel
To: Alisha Piper
Subject: Opposition to SUB-2026-0001
Date: Thursday, February 26, 2026 4:55:20 PM

We are writing to inform The City of Kennewick of our opposition to the proposed Habitat for Humanity Sub Development on South Washington Street, File # SUB-2026-0001.

WHAT OUR OPPOSITION IS NOT: We are not opposed to low-income housing or people who need such housing. Our family has spent the last 35 years helping people who are in need. We have donated to Habitat for Humanity, worked closely with refugees that have come to our city through the organization, World Relief and have helped build houses for the impoverished in Mexico.

OUR OPPOSITION IS BASED ON:
— The disparity of the proposed lot square footage, home square footage, density of the homes as compared to the Orchard Crest surrounding neighborhood and its affect on Orchard Crest's home values.

Simply put, that many homes on the other side of the fence does not fit in with the surrounding homes. The 7 Orchard Crest homes that abut all along the proposed development are on approximately 10 acres whereas the proposed 15 homes are on approximately 3 acres. The 7 abutting Orchard Cress properties have an average Home square footage of 2474 sq ft and an average parcel size of 36,487 sq ft. The proposed development would have 15 homes with significantly smaller home square footage and an average lot size of 9265 sq ft.

— The high density of the Habit for Humanity homes (15 homes in such a small area), traffic, light and noise pollution from the proposed development will greatly diminish the quiet country feel that Orchard Crest residents paid for with Premium Lot Upgrade Fees when our neighborhood was first developed.

—The affect that the proposed development will have on the existing wildlife environment. Presently, we are graced with the presence of Great Horned Owls, Merlin Falcons, American Kestrals, Red-tailed Hawks and other birds of prey.

There has to be a way to help those who need it most without punitively affecting the surrounding residents that have worked hard, made sacrifices, invested wisely and trusted The City of Kennewick to make wise and fair decisions for all its citizens.

Thank you for your time and consideration in this matter.

Respectfully,
Rich and Lisa Hempel

From: Heidi Farris
To: Alisha Piper
Subject: Fwd: Opposition to #SUB-2024-0001
Date: Monday, March 2, 2026 1:35:25 PM
Attachments: image002.png
image003.gif
image004.gif
image005.gif

Heidi Farris

Begin forwarded message:

From: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Date: March 18, 2024 at 7:36:11 AM PDT
To: Heidi Farris <heidifarris@gmail.com>
Cc: My Love <d.farris42@outlook.com>
Subject: RE: Opposition to #SUB-2024-0001

Heidi,

I will add your comments to the project folder and they will be included in the staff report to the Hearing Examiner. You will also be notified when the Hearing Examiner public hearing is scheduled.

Sincerely,

<!--[if !vml]-->  <!--[endif]--> 
Community Planning/Planner
City of Kennewick
509.585.4463
alisha.piper@ci.kennewick.wa.us




From: Heidi Farris <heidifarris@gmail.com>
Sent: Tuesday, March 12, 2024 6:56 PM
To: Alisha Piper <Alisha.Piper@ci.kennewick.wa.us>
Cc: My Love <d.farris42@outlook.com>
Subject: Opposition to #SUB-2024-0001

To Whom It May Concern:

I am writing to the City of Kennewick in opposition to the proposed Habitat for Humanity Sub Development on South Washington Street, File # SUB-2024-0001.

I am very concerned about the disparity of the proposed lot square footage, home square footage, and density of the homes proposed as compared to the surrounding neighborhood. Add to that the negative affect it will most certainly have on Orchard Crest's home values. We purchased our home on our street because of the larger lot sizes and larger homes on a quiet cul-de-sac street.

Not only will this disparity affect home values with the proposed development, but will encourage future developers to follow suit in the surrounding area, building very small houses on very small lots driving home values down further.

The increase in traffic, street lights and multiple house lights, as well as noise from so many homes from the proposed development will annihilate the peaceful country feel that Orchard Crest residents paid for.

Please be fair to all citizens in this situation. There must be a solution that everyone can agree upon.

Thank you for your consideration.

Sincerely,

Heidi Farris
5210 S Auburn Pl
Kennewick, WA 99337

From: Alexa Chaffee
To: Alisha Piper
Cc: jchaffee5844@yahoo.com
Subject: SUB-2026-0001.
Date: Friday, March 6, 2026 9:06:32 AM

To whom it may concern pertaining to file # SUB-2026-0001,

We are Jake and Alexa Chaffee and have lived in the Orchard Crest neighborhood for almost 5 years. Our home, with the proposed plans brought by Habitat for Humanity, will be affected the most out of the rest of the homes in the area with approximately 400 feet of our property line backing up to S Washington street.

We chose to purchase our home and move to this neighborhood because the level of noise was low, the amount of traffic was minimal, and our lot size allowed us more privacy than most areas in the Tri Cities. All of these contributed to the decision to make 100 W 52nd Avenue our forever home for our growing family. With this pending project we now fear we no longer see a future in this home due to the following concerns:

Safety

Our first and most significant concern is that of safety for our family and visitors. This project will bring a multitude of different people within very close proximity of where our children play and where we live.

This includes constant coming and goings of construction workers, potential buyers, and others who may not be invested in our community. This raises concerns of theft, personal injury or harm, among others.

Plans for privacy and allowance of private enjoyment of each property.

What will be done to ensure that construction debris/dirt/waste does not enter into any of our property including the retention pond area. We also would like to know what the plans are to control and minimize the noise from construction and future neighbors who will be in such close proximity so it does not interfere with our quality of life and our ability to enjoy our property.

What are the plans to ensure continuing privacy that we have enjoyed up to this point. Are there plans to construct a privacy fence or wall for all new homes being built along S Washington street that will abut our property? Doing so will allow all residents to be able to enjoy their properties separately and privately.

The proposed extension of W. 52nd ave be negated.

There are many young children in this area including our own that enjoy being able to play freely in their neighborhood without them or their parents having to worry about an exorbitant amount of traffic and the challenges that come with it such as aggressive driving behaviors and noise.

Increased liability for us as homeowners.

It is a larger liability issue for us as home owners at 100 W 52nd Avenue because we own the land that is the irrigation overflow area. During the months of irrigation it is full with water and deceptively so. The extension of W. 52nd Avenue and the increase of homes around the overflow area will increase the risk of injury on our property.
What are the plans for protecting the new residents will be living so close to this hazard.

The effect the lower estimated valued homes will have on pre existing homes in the neighborhood and their value.

We believe this one is self explanatory. We know that on Habitat for Humanity's websites it claims that there is no effect on home values but after talking to multiple realtors we have found that to not be true, especially during the construction phase of the project.

The proposed lot size per home.

The lot sizes in our neighborhood are much larger than the proposed lot sizes of the homes that will be build by Habitat for Humanity. For example along our lot line there will be approximately six homes based on the preliminary mock up of the project. We are asking that there be no more than 3 homes built on our lot line with the remainder of the homes in the project having similar lot sizes. We realize this will lessen the original number of 15 homes along south Washington street but we believe lot sizes with appropriate homes to match would fit into the area better and be a compromise for both Habitat and the residents of Orchard Crest.

Moving forward we would like to be informed and updated on things such as overall designs of the homes with renderings, plans for drainage and landscaping for said homes, and the project's overall timeline, as well as any new changes to the project that would affect us directly.

We appreciate the time and consideration you have taken to hear our concerns.

Regards,
Jake and Alexa Chaffee
100 W 52nd Ave

Sent from my iPhone

From: Steve Donovan
To: Alisha Piper
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments
Date: Friday, March 6, 2026 12:36:36 PM

Alisha,

Below are comments for the hearing on Monday.

Steve

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, March 6, 2026 9:26 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Alexa
Last Name	Chaffee
Hearing Examiner Meeting Date	3/9/2026
Address	100 W 52nd Ave
City	Kennewick
Email Address	Alexachaffee@gmail.com
Phone Number (optional)	*Field not completed.*
Comments	We, Jake and Alexa Chaffee, do not support the project as described in sub-2026-0001. If concerns that we have expressed in our email to Alisha Piper regarding this project are handled in a satisfactory way, which would include concessions on both sides, we think all parties would benefit. As the project is presented now and was presented back in 2024 we believe it would produce a resounding impact on our property

both in value, safety/liability, and overall enjoyment.

Thank you
Jake and Alexa Chaffee
100 w 52 Ave

Email not displaying correctly? View it in your browser.

EXHIBIT 15

Hearing Examiner Public Hearing

Washington Grove
Preliminary Plat
SUB-2026-0001

March 9, 2026

Applicant: Knutzen Engineering, c/o Paul Knutzen

Owner: Habitat for Humanity, c/o Jet Richardson

Engineer: Knutzen Engineering, c/o Paul Knutzen

Proposal: Subdivide 3.10 acres into 15 lots in two phases. The project will consist of single-family lots.

Location: Parcel #1-1980-200-0007-000, south end of Washington St.

Comprehensive Plan Designation: Low Density Residential

Zoning: Residential, Low Density (RL)

Topography: Steep slopes > 15%

EXHIBIT 15

Vicinity Map



EXHIBIT 15

Comprehensive Plan Map



EXHIBIT 15

Zoning Map

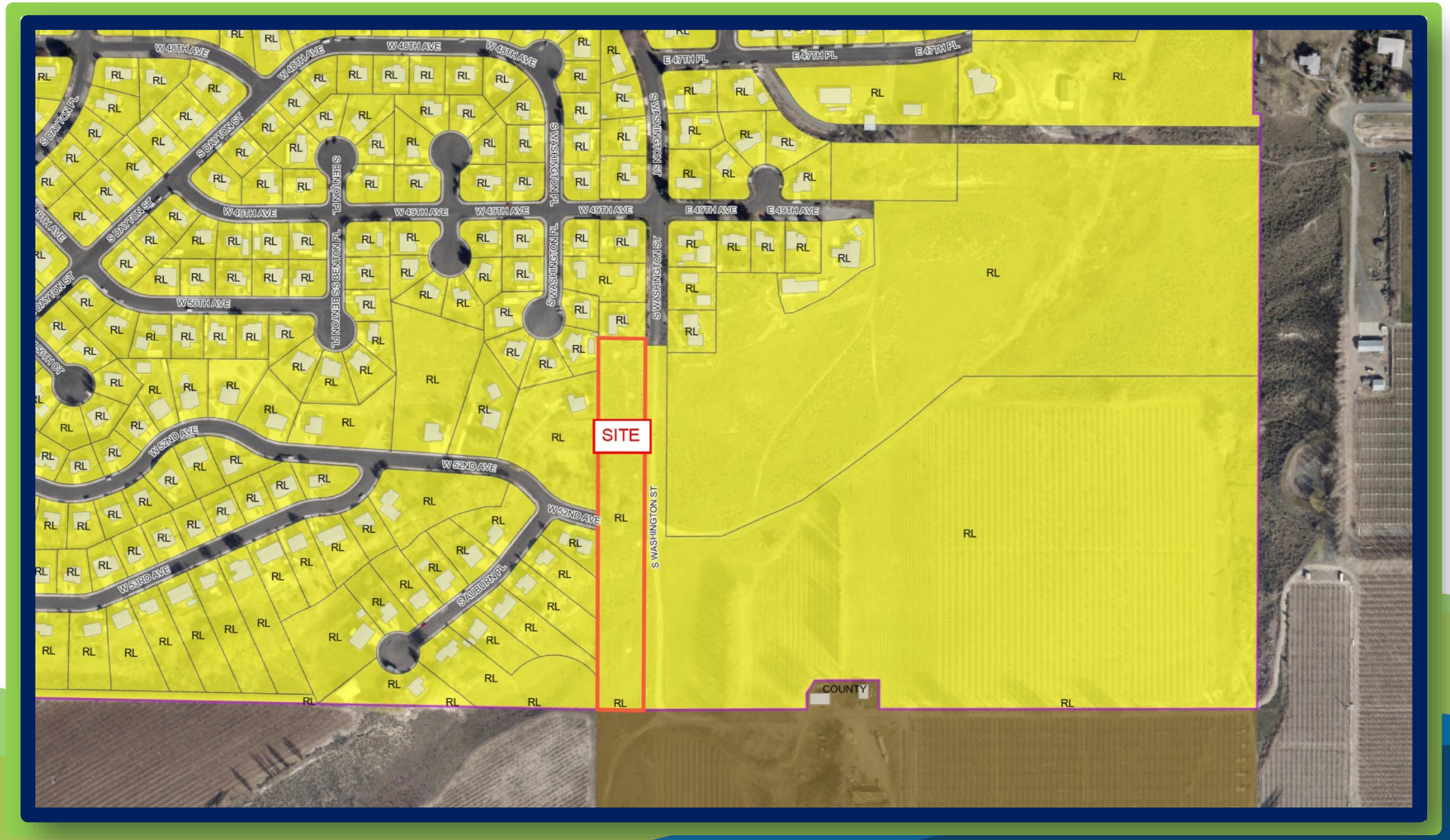


EXHIBIT 15

Preliminary Plat

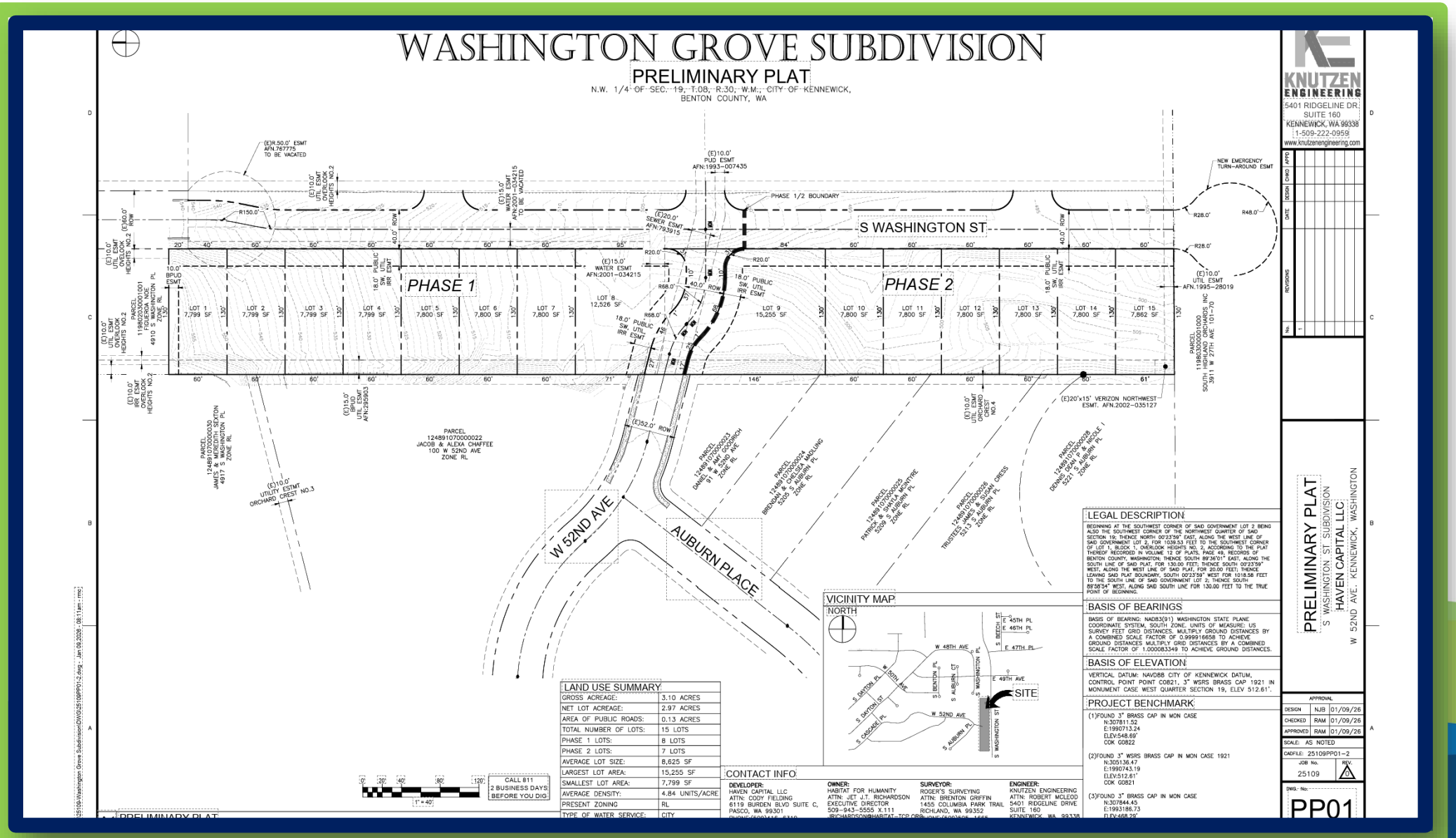


EXHIBIT 15

Utility easements Map



Property History

EXHIBIT 15

- The City of Kennewick annexed Parcel 1-1980-200-0007-000 on June 19, 2007, by Ordinance 5183 and amended by Ordinance 5189 on July 18, 2007.
- Current zoning for the site, Residential, Low Density (RL), was established with annexation AZ 06-01 by Ordinance 5183.

EXHIBIT 15

RL Development Standards

Minimum Lot Size: 5,500 sq. ft.
Maximum Density: N/A
Minimum Lot Width: 45’
Minimum Structure Street Setback: 15 feet
Minimum Garage Setback: 20 feet
Minimum Side Yard Setback: 5 feet
Minimum Rear Yard Setback: 15 feet
Maximum Building Height: 35 feet or 2.5 stories, whichever is less
Minimum Lot Frontage: 30’

Schools

EXHIBIT 15

- The development is in the bussing zone for Cascade Elementary, Horse Heaven Middle School, and Kennewick High School. Sidewalks are required along the public street proposed for the development.

Traffic

EXHIBIT 15

- The proposed development is subject to the applicable transportation impact fee and design standards of Kennewick Municipal Code Chapter 17.20 – Design and Construction.
- The development will be served by public roads.
- Access to the site will be via S. Washington St. and W. 52nd Ave.

Stormwater

EXHIBIT 15

- Storm water design, construction and post construction must meet the requirements of KMC Section 14.28.045 and COK Standard Specification 5-9.

Streets & Utilities

EXHIBIT 15

- The developer will be required to construct the proposed public streets with sidewalks, streetlights and storm drainage to applicable City Standard Specifications.
- For S. Washington Street, the Traffic Department is requiring half-street improvements including curb, gutter, sidewalk and 26’ of paved roadway.
- W. 52nd Ave. would be a full residential street.

Critical Areas

EXHIBIT 15

- Steep slopes in excess of 15 percent
  - Subject to the recommendations of the Geotechnical Report
- Sensitive shrub-steppe habitat identified
  - 3 acres of off-site mitigation, subject to the Critical Area Study and Washington Department of Fish and Wildlife comments
- Wetlands not identified

Parks

EXHIBIT 15

- The development is subject to the Service Area 2 Park Impact Fees.

Public Comments

EXHIBIT 15

- The public comments received were submitted in Exhibit 14 and then amended.

Recommendation

EXHIBIT 15

- Staff recommends approval of SUB-2026-0001 with proposed conditions in the staff report.