



Hearing Examiner Agenda

April 13, 2026 at 6:00 PM

City Hall Council Chambers – 210 W. 6th Ave and Virtual

If you are unable to attend in person and wish to comment, please visit https://us06web.zoom.us/webinar/register/WN_nHFU50_xShO6E6OhEXowyg.

The public can also submit comments by either filling out an online form at <https://www.go2kennewick.com/FormCenter/Planning-Dept-Forms-9/Hearing-Examiner-Public-Hearing-Comments-137> or by mail to Attn: Melinda Didier, Hearing Examiner Recorder, PO Box 6108, Kennewick, WA 99336. **Comments and Zoom registrations must be received no later than 4:30 p.m. the last business day before the hearing.**

1. CALL TO ORDER

2. PROCEDURAL INFORMATION

3. PUBLIC HEARING

- a. SUB-2025-0012 Preliminary Plat "Vancouver Heights", proposing to subdivide 4.61 acres generally located at 3805 S. Vancouver Street into 14 lots. The site is zoned Residential, Low density (RL), the Comprehensive Plan Land-Use designation is Low Density Residential (LDR). The applicant is Jessica Bruce, AHBL Engineering, 2215 N. 30th St. #300, Tacoma, WA 98403. Property Owner is Hilario Melgarejo Zaragoza, 3805 S. Vancouver Street, Kennewick, WA 99337.

4. CONCLUSION

Procedure for Participation

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



COMMUNITY PLANNING DEPARTMENT
STAFF REPORT AND RECOMMENDATION TO
THE HEARING EXAMINER

FILE No: SUB-2025-0012

Staff Report Date:	6 April 2026
Public Hearing Date and Location:	13 April 2026, City Council Chambers / Online Hybrid
Report Prepared By:	Joseph Laris, Assistant Planner
Report Reviewed By:	Steve Donovan, AICP, Planning Manager
Summary Recommendation:	The City of Kennewick RECOMMENDS APPROVAL with conditions of Preliminary Plat SUB-2025-0012
Summary of Proposal:	A Preliminary Plat proposed to subdivide 1 lot totaling 4.61 acres into 14 lots.
Proposal Location:	Address: 3805 S Vancouver St Parcel Numbers: 114894000004001
Legal Description:	THE NORTHWEST QUARTER OF THE SOUTH ONE/HALF OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 14 TOWNSHIP 8 NORTH RANGE 29 LESS THE WEST 30 FEET FOR COUNTY ROAD. LESS THE SOUTH 15 FEET THEREOF (DESCRIPTION CHANGE 12-31-84). 10 FOOT EASEMENT ON SOUTH BORDER. SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD, 4-10-73. PROTECTIVE COVENANTS, 11-13-73. 10 FOOT EASEMENT FOR ROAD SLOPE 6-24-76. RELEASE AND MERGER OF EASEMENT. IRRIGATION AGREEMENT 12-31-85, 12-31-84. CONVEYANCE OF INTEREST FROM P.U.D ON QCD, AF#2003-038447, 8/12/2003
Property Owner(s):	Hilario Melgarejo Zaragoza 3805 S Vancouver St KENNEWICK, WA 99337

Applicant & Engineer: AHBL Engineering c/o: Jessica Bruce
2215 N 30th St #300
Tacoma, WA 98403

Surveyor: AHBL c/o: Scott Kaul
5804 Rd 90 Suite H
Pasco, WA 99301

Approval Criteria:

1. Comprehensive Plan – Land Use
2. Kennewick Municipal Code (KMC) Title 18 – Zoning
3. KMC Title 17 – Subdivisions
4. KMC Section 5.56 – Public Works Construction Standards
5. Washington State Environmental Policy Act

Preliminary Plat Key Application Processing Dates:

Pre-Application/Feasibility Meeting	19 February 2025
Application Submittal	14 November 2025
Determination of Completeness Issued	24 November 2025
Notice of Application	24 November 2025
Property Posting Sign	24 November 2025
City Department Review Meeting	N/A
SEPA Threshold Determination Issued	15 December 2025
SEPA Appeal Period Ends	29 December 2025
Date of Published Notice of Public Hearing	29 March 2026
Date of Mailed Notice of Public Hearing	30 March 2026

Exhibits:

1. Staff Report
2. Preliminary Plat
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Public Works Department comments 3/03/2026
5. Traffic Dept. comments 3/09/2026
6. Kennewick Irrigation District comments 3/17/2026
7. Benton Clean Air Agency comments 2/23/2026
8. Benton County comment 11/25/25
9. Benton Public Utility District comment 1/19/2026
10. Environmental Determination for Change of Zone COZ-2025-0005 – DNS
12/15/2025
11. Trip Generation Letter 2/19/2026
12. Public Comments

13. Public Comment – Lemley 1st comment and Planning response to 1st and 2nd comment.
14. Public comment- Lemley 2nd comment
15. Public comment – Planning response to Clark questions
16. Public comment – Public Works response to Clark questions
17. Public comment – Traffic response to Clark comments
18. Public comment – Planning response to Clark 2nd questions
19. Public comment – Planning response to Singleton comment
20. Kennewick School District comments 4/6/2026

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (SUB-2025-0012) is a request for the subdivision of 4.61 acres into 14 lots. The project is generally located at 3805 S Vancouver St. The subject property currently contains 1 home. The plat is proposed as Vancouver Heights.

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 5500 square feet.

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

Property History:

The City of Kennewick annexed the subject area and zoned it Agricultural (A) in May 1979 via Ordinance 2296. The property was rezoned to Residential, Suburban (RS) in 2006 via Ordinance 5124 and to Residential, Low Density (RL) in 2026 via Ordinance 26-6166. A SEPA Environmental Determination (ED-2025-0018) required for the Change of Zone was issued on 15 December 2025.

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 5500 square feet.

The proposed development has a minimum residential lot area of 5524 square feet, a maximum residential lot area of 79027 square feet, with an overall lot average of 13017 square feet.

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

Traffic:

In Exhibit 5, the Traffic Engineering Division provided comments on the proposal. A trip generation letter was provided with the application (Exhibit 5). 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 \$18,048.63, is required for the proposed development. TIF is assessed at building permit issuance and due prior to issuance of a Certificate of Occupancy.

Storm Water:

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

Streets & Utilities:

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

Parks:

The proposed development is in Park Impact Fee Zone East. Pursuant to Ordinance 5736, Park Impact Fees will be assessed per Single-Family Unit. The impact fee is assessed at building permit application and due and payable prior to issuance of a Certificate of Occupancy by the City.

Critical Areas:

No critical areas are identified on the subject property, and no outside agencies have provided information identifying critical areas on site.

Schools:

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

Per a letter from the Kennewick School District (Exhibit 20) dated 6 April 2026, the district has the capacity to add students at all levels and at all three schools referenced above. In addition, the School District stated that forecasted growth in additional boundary areas of the Kennewick School District makes it difficult to know if any redistricting could result because of this proposed development.

Surrounding Property:

The subject property is surrounded by properties zoned Residential, Low Density (RL) to the north, south, east, and west.

The proposed Preliminary Plat is consistent with the proposed residential neighborhood to the north. Development of the site is subject to the Residential Design Standards.

Provisions for Public Health, Safety, and Welfare:

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

Appropriate provisions have been made for, but are not limited to, the public health, safety, and general welfare; for open spaces, drainage ways, streets or roads, alleys, public

sidewalks, utility easements and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, and the proposed subdivision has considered all other relevant facts and other planning features that assure safe walking conditions for students who walk to and from school.

Comprehensive Plan:

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

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

The proposed Preliminary Plat is consistent with the Comprehensive Plan Land Use and complies with development standards for the Residential, 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.

POLICY 1: Ensure provision of parks, schools, drainage, transit, water, sanitation, infrastructure and pedestrian in new residential developments.

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

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

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

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

POLICY 4: Residential Low Density: Place lands constrained by sensitive areas, those intended to provide transition to the rural area, or those appropriate for larger lot housing within the Residential Low Density land use designation to allow for a range of lifestyles.

As proposed, the development meets Goal 3 and Policy 4 by providing new low density housing in an area already zoned and constructed for low density housing.

The City of Kennewick hereby RECOMMENDS that Preliminary Plat SUB-2025-0012 be APPROVED with the following conditions:

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Residential Design Standards – Single-Family Residential.
2. A landscape plan must be submitted for approval for all common areas, open spaces and rights-of-way not left in a natural state, listing the number, location, and species of trees, sizes of plant material, and ground cover prior to final plat approval. Street trees shall be placed at 40-foot intervals and within five feet of the back of sidewalk for curb tight sidewalks along with a 10' wide landscaping buffer along S Vancouver St. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.

EXHIBIT 1

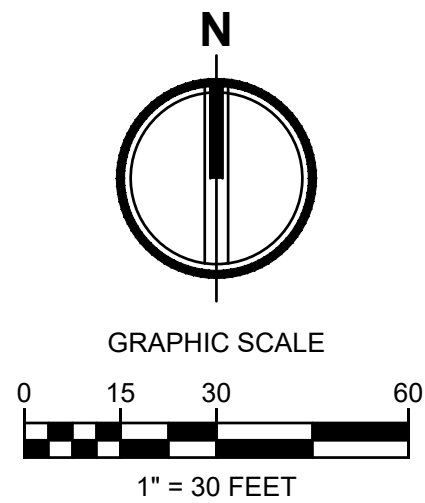
3. Provide a bond or cash deposit for incomplete sidewalks and applicable landscaping prior to final plat approval. Trees for the individual residential lots shall be planted prior to receiving certificate of occupancy for each new home.
4. All fees required by the City shall be paid prior to approval of the final plat.
5. All development of the plat shall be in conformance and consistent with the plat drawing which was admitted as Exhibit 2.
6. Comply with the memorandum from the Public Works Department dated 3 March 2026 (Exhibit 4).
7. Comply with the Traffic Engineering Division comments dated 9 March 2026 (Exhibit 5).
8. Comply with the comments submitted by the Benton Clean Air Agency dated 2/23/2026 (Exhibit 7).
9. Comply with the requirements of the Kennewick Irrigation District dated 3/17/2026 (Exhibit 6).
10. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
11. 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.
12. The Preliminary Plat (SUB-2025-0012) 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.



Know what's below.
Call before you dig.

VANCOUVER HEIGHTS PRELIMINARY PLAT

A PORTION OF THE NW 1/4 OF THE SE 1/4 OF SEC. 14, TWN. 08 N., RGE. 29 E., W.M.,
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON.



AHBL

TACOMA • SEATTLE • SPOKANE • TRI-CITIES

2215 North 30th Street, Suite 300 Tacoma, WA 98403
253.383.2422 TEL 253.383.2572 FAX www.ahbl.com WEB

Project Title:
**VANCOUVER HEIGHTS
PRELIMINARY PLAT**

Client:
**EMPIRE BROS
CONSTRUCTION LLC**

204105 E SSSCHUSTER RD,
KENNEWICK, WA 9936

CONTACT: HILARIO ZARAGOZA MELGAREJO

Project No.
2241014.10

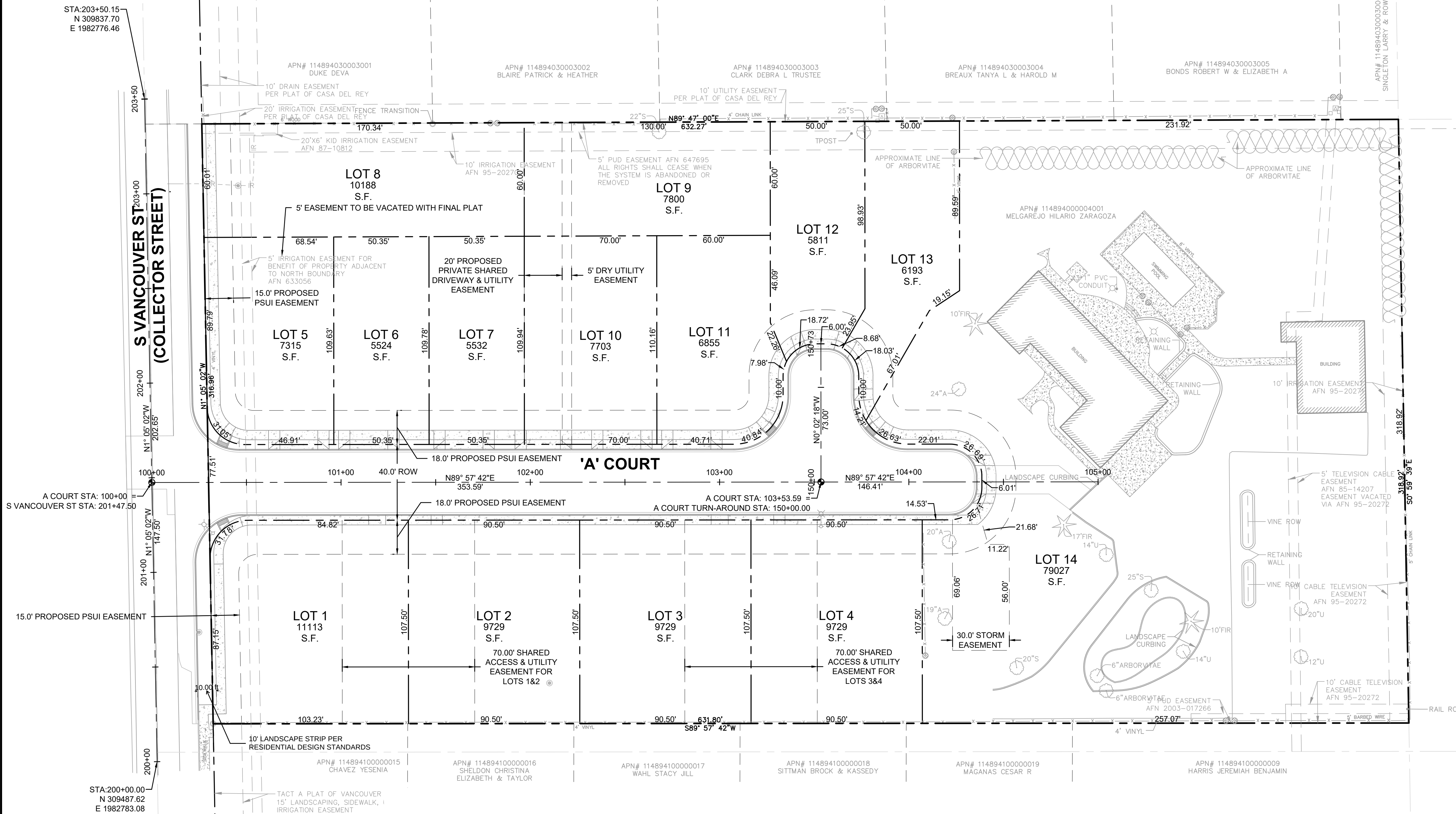
Issue Set & Date:
PRELIMINARY PLAT

10/30/2025



Preliminary
03/11/2026 3:51:55 PM

NOTICE
ALTERATION OF THIS DOCUMENT SHALL INVALIDATE THE
PROFESSIONAL SEAL AND SIGNATURE. ASSUMPTION OF
THIS DOCUMENT DOES NOT DEROGATE FROM RESERVED
OWNERSHIP RIGHTS IN IT. THIS DOCUMENT IS FOR USE
ONLY FOR THE PROJECT IDENTIFIED IN THE TITLE BLOCK
AND IS NOT TO BE USED FOR REPAIR, REMODEL OR
ADDITION TO THAT PROJECT OR FOR ANY OTHER PROJECT.



LEGAL DESCRIPTION

PER TICOR TITLE COMPANY
ORDER NO. 472529862 DATED JANUARY 24, 2025

THE NORTHWEST QUARTER OF THE SOUTH ONE-HALF OF
THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER
OF SECTION 14 TOWNSHIP 8 NORTH RANGE 29 EAST, W.M.;
EXCEPT THE WEST 30 FEET FOR COUNTY ROAD CONVEYED
TO BENTON COUNTY AUGUST 11, 1950, UNDER RECORDING
NO. 258697; AND EXCEPT THE SOUTH 15 FEET THEREOF.

NOTES:

RL ZONE SETBACKS:
5' SIDE
FRONT SETBACK = 15', GARAGE SETBACK = 20'
REAR SETBACK = 15'

MINIMUM LOT WIDTH = 45' (MINIMUM PROPOSED = 50')
MINIMUM LOT SIZE = 5,500 SF (MINIMUM PROPOSED = 5,500 SF)

CIV-XXXX-XXXX

CITY OF KENNEWICK APPROVAL

APPROVED BY CITY OF KENNEWICK

DATE

△
△
△
△
△
Revisions:

Sheet Title:
PLAT MAP

Designed by: JD
Drawn by: JD
Checked by: SK

Sheet No.

C1.0

2 of 5 Sheets



NOTICE OF PUBLIC HEARING – April 13th, 2026, 6:00 P.M.

Proposal: A 4.61-acre, 14 lot Preliminary Plat at 3805 S Vancouver St. The project will consist of standard single-family lots. The site is zoned Residential, Low Density (RL). The file number is SUB-2025-0012. **SEE PLAT MAP ON BACK**

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at **6:00 p.m. on April 13th, 2025 at 210 W 6th Avenue, City Hall Council Chambers**. The meeting will be conducted in a hybrid format, which allows in person or virtual participation. To participate in this meeting online, visit the link at www.go2kennewick.com/244/Hearing-Examiner.

Environmental Documents and/or Studies Applicable to this Proposal: N/A

Determination of Completeness: The application was determined complete on November 24th, 2025 for processing.

Project Permits Associated with this Proposal: Civil permit

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 April 13th, 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.

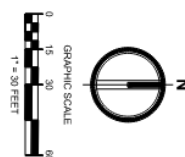
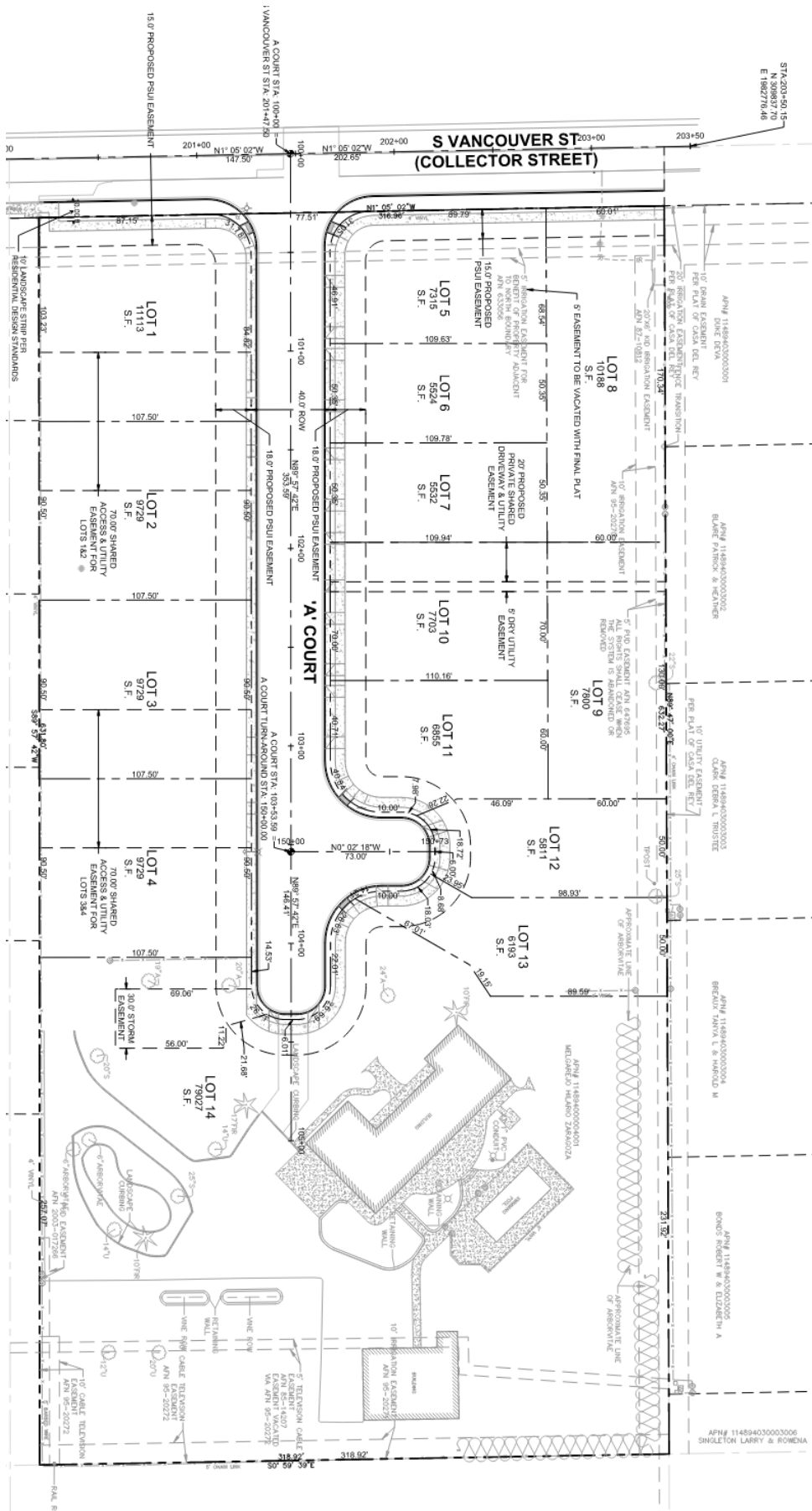
Appeal: Any person aggrieved by the decision of the Kennewick Hearing Examiner on this proposal may appeal to the Superior Court of Benton County within twenty-one (21) days of the date of decision.

Joseph Laris, Assistant Planner

The City of Kennewick welcomes full participation in public meetings by all citizens. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact Steve Donovan at (509) 585-4361 or through the Washington Relay Service Center TTY by dialing 711, at least ten days prior to the date of the meeting to make arrangements for special needs.

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

SIA 203+50.15-
N 308637.70
E 1962776.46





To: Joseph Laris, Planner
 From: Jose Núñez, Development Review Technician
 Date: March 3rd, 2026
 Re: Public Works Utility Comments
 Project: SUB-2025-0012 – 3805 S Vancouver St

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. Each phase will require a separate set of civil plans for review and approval.
3. Developer will be required to provide construction of 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.
4. As part of all residential development construction plans, there shall be a separate schematic drawing which, at a minimum, shows the power source(s), wiring diagram, streetlight pole spacing, and street permanent signing per City of Kennewick (COK) Standard Specifications. Combine signing, striping, and illumination plans onto the same drawing with other elements left off.
5. 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. When manholes or conveyance structures are placed in the Tract/Easement, a 12-footwide paved access road shall be installed with 2" of HMA asphalt and 6" of compacted crushed surfacing top course rock and any subgrade needed to support the weight and turn radii of current City vacuum combination cleaner.
6. The maximum street grade per KMC 5.56.275 is 12%. Show grades on the street centerline profile.
7. Sidewalks which have a wall or fence within 18-inches of edge of 5-foot sidewalk shall be widened to 6.5-feet.
8. Permanent structures shall not be located over City of Kennewick (COK) utilities, or within any easement.
9. Currently, S Vancouver St 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.
 - a. Please note that this segment of S Vancouver St is included in the City-Wide BST 2026 Improvement Project. For streets that have been resurfaced with a

EMAIL jose.nunez@ci.kennewick.wa.us **PHONE** 509-585-4421 **FAX** 509-585-4511

ADDRESS 1010 E Chemical Dr. Kennewick, WA 99336-0108

WEBSITE go2kennewick.com

slurry seal, chip seal, cape seal or similar treatment less than one inch thick within the calendar year in which the construction permit was issued, no cutting or excavation is permitted. Direct approval from the Public Works Director is required if proposing to cut into recently treated City streets per KMC 5.56.215. Pavement restoration, if approved, will require a minimum 25-foot wide patch, centered on each trench cut, to include the full width of each travel lane or shoulder disturbed by the cut or excavation. Construction is estimated to take place June/July of this year.

10. There is an existing 1-inch water meter serving the existing home on site from the 8-inch water main located in S Vancouver St., see COK Record Drawing D-3008.
11. 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.
12. Water and sewer services to be constructed per City of Kennewick (COK) Detail 3-6.
13. 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.
14. Provide 15-foot wide easements or tracts centered over all water mains outside of the right-of-way. These easements must extend to 5 feet behind blow offs, water meters, fire hydrants, or other fixtures.
15. 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. 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.
21. 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.
22. 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.

23. 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.
24. There is an existing 8-inch sewer main located in S Vancouver St., see COK Record Drawing A-1029.
25. Every proposed lot shall be separately connected with the public sewer, per KMC 14.22.030(10). Private sewer cannot serve multiple lots.
26. Provide a Stormwater plan for the subdivision per KMC 14.28.045, and City Standard Specifications Section 5-9. Infiltration tests are required at the location and depth of the planned infiltration structures along with a soils log to 5 feet below that point. Surface infiltration within each basin is the preferred method (ponds). All underground infiltration structures must be designed and installed to meet the Washington State Underground Injection Control (UIC) Rule including site suitability criteria and UIC pretreatment requirements. Provide UIC registration numbers on the plans prior seeking the City's signature. Stormwater infiltration structures serving the public right of way shall be installed in a dedicated tract to be maintained by the HOA or Owner. Contact Martin Nelson at (509) 585-4306 with any questions.
27. All drywells or infiltration structures shall be installed behind the curb and gutter, and may not be installed in the right of way.
28. 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".
29. All required infrastructure improvements must be substantially completed prior to Final Plat approval per KMC 17.10.260 (2).
30. 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.
31. 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.
32. Construct all projects using current City Survey Data. After project completion, Record Drawings showing improvements made on the property will be required prior to acceptance of the construction permit(s). For detailed information on Kennewick Survey Data and Record Drawings go to COK website at <https://www.go2kennewick.com/314/Civil-Plan-Review>.

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

WaterMainline	
Zoom to	
AsBuiltImage	View
DrawingFileNumber	B-2173
Owner	KENNEWICK
Diameter	8.00
PipeMaterial	UNKNOWN
Length	569.58
PermitNumber	
ProjectNumber	



MEMORANDUM

Traffic Engineering Division

To: Joseph Laris, Planner
From: Kevin Biersner, Assistant Traffic Engineer
Date: March 9, 2026
Re: Traffic Engineering Comments for 3805 S Vancouver St.
Project: SUB-2025-0012

Project Description

Proposed 14 Single Family Residential Lots at t3805 S Vancouver St.

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 \$18,048.63 for all 14 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

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.
- Please refer to KMC Standard Drawing No. 2-8 for intersection design guidelines.
 - 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 ^o		Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, K ^o	
		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 ^o	Design	Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, K ^o	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	22.8	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), $K = L/A$.

- 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).
- 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.
- The public road “A Court” must be designed to COK standards. Please see COK Std. Dwg. 2-1 for design requirements.
- Street turn-around needs to be designed to city standards. See COK std. dwg. 2-1 for details.

Right of Way and Easement

- S Vancouver St must include half-street improvements to city standards. The half-street improvements will include a Curb, Gutter, Sidewalk. Please see COK Std. 2-3.
- “A Court” must be dedicated as public right of way for a residential street. See COK std. dwg. 2-1 for details.
- “A Court” will need to have an 18ft Sidewalk, utility and irrigation easement along frontage.

4. S Vancouver St will need to have a 15' sidewalk, utility and irrigation easement along the frontage.

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 S Vancouver St must be installed, see COK Std. 6-2 for luminaire and pole requirements.
 - a. One streetlight must be located at the intersection of S Vancouver St and "A Court"
2. "A Court" shall have street lights installed per city of Kennewick standards. "A Court" will be classified as a residential street.



Exhibit 6

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

March 17, 2026

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

Subject: Review Comments for Preliminary Plat of Vancouver Heights (SUB-2025-0012)

Dear Joseph:

This letter provides Kennewick Irrigation District (KID) final review comments for the 2nd revision to the Preliminary Plat of Vancouver Heights (City Application SUB-2025-0012) submitted by AHBL on behalf of Empire Bros Construction LLC ("Applicant"¹). **These comments supersede the preliminary review comment letter dated March 2, 2026.** The property is generally located at 3805 South Vancouver Street, Kennewick, in the Southeast Quarter of Section 14, Township 8 North, Range 29 East, W.M., Kennewick, Benton County, Washington, and includes the following parcels:

- 114894000004001 (4.61 irrigable acres)

The property identified on the proposed preliminary plat is located within KID boundaries, is classified as irrigable land, and consists of 4.61 irrigable acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

- 1) The plat shall include the following irrigation easements consistent with KID requirements:
 - a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match irrigation system components, centered on an irrigation pipeline.
 - i. There is an existing KID irrigation line over proposed Lot 8 which may require dedication of an irrigation easement on the final plat.
 - b. On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or a five (5) feet in width "Kennewick Irrigation District Easement" if adjacent to a utility easement, located along the road frontage of each lot. An

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

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."

- c. There is an existing 20-foot United States Bureau of Reclamation (USBR) Lateral Right of Way along the frontage of Vancouver Street. Please depict this on the preliminary plat and label. Please contact KID for a copy of the USBR Right of Way map.
 - d. There is an existing 5-foot irrigation easement recorded under Auditor Fee Number 633056, records of Benton County, Washington. KID has no objection to the vacation of this easement on the face of a future final plat.
- 2) The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to KID upon completion, at the time of final plat.
 - a. 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.
 - 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.
 - c. There are two existing irrigation services which currently serve the parent parcel. These are located on proposed Lots 1 and 9. These services will be required to be decommissioned.
- 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.

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 KID must be paid. According to KID records, the subject property is the only property owned by the property owner at this time.
 - a. The current construction loan payoff rates provided by the USBR is \$13.20/acre (new lands). The total construction loan payoff amount for this project is \$60.85.
- 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 2004 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) The preliminary plat shows existing rows of arborvitaes located within existing irrigation pipeline easements. According to KID Policy 4.2, only "shallow rooted plants and bushes (30 inch maximum root growth)" are allowed.
- 13) 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:

- 14) 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.

- 15) 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.
- 16) 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.
- 17) 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

cc: LB\correspondence\File: [14-8-29]
Applicant via mail – AHBL, ATTN: Scott Kaul, 2215 N. 30th St. #300, Tacoma, WA 98403

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.



BENTON CLEAN AIR AGENCY

February 23, 2026

Re: SUB-2025-0012

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

Applicant/Proponent: Empire Bros Construction LLC
Attn:
204105 E Schuster Rd
Kennewick, WA 99336

Dear Mr. Laris:

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

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

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

Sincerely,

Deon Steichen

Deon Steichen
Inspector

From: Segregations <segregations@co.benton.wa.us>
Sent: Tuesday, November 25, 2025 1:00 PM
To: Joseph Laris; Ashley M. Morton; Ben Franklin Transit - Kevin Sliger; rob.rodger@bentoncleanair.org; Benton Clean Air Authority - Tyler Thompson; john.lyle@bentoncleanair.org; Segregations; Benton Franklin Health Dept. - Erin Hockaday; Benton Franklin Health Dept.- Jack Howard; Benton PUD - engineering services; Benton PUD - Jeff Vosahlo; Benton PUD Chad Brooks; Benton PUD Evan Edwards; Benton PUD Shanna Everson; Benton PUD Tina Glines; BPA - Deborah Rodgers; BPA - Nicole Commings; BPA - Valorie Connell; BPA- Angela Castle; BPUD - Angela Richman (richmana@bentonpud.org); Cascade Gas James Thomas; Cascade Natural Gas; Casey Barney; Charter - Junior Campos; Columbia Irrigation District; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov); Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org); Greg Wendt; Jessica Lally; KID Development; Mike Beck - Spectrum ; Mike Stevens - (mstevens@ci.richland.wa.us); Noah Oliver ; Spectrum; US Army Corps of Engineers - Seattle; US Army Corps of Engineers- Walla Walla; USPS- Kim Salazar (Kim.K.Salazar@usps.gov); WDFW (R3Planning@dfw.wa.gov); Williams Pipeline- Eric Smull; Williams Pipeline- Greg Ashley; WSDOT; Yakama Nation - Thalia Sachtleban; Ziply Fiber Christy Ross
Subject: RE: Agency Notification SUB-2025-0012 COZ-2025-0005 ED-2025-0018

Categories: External Agency Responses

Hello,

This has pre-approval from our office.

I would like to bring to your attention that our records list the owner as **Hilario Zaragoza Melgarejo**, whereas the preliminary plat references Hilario Zaragoza. Please enusre that the ownrship name on the plat matches the name in our records.

Please let me know if you have any questions.

Thank you,



RACHEL DICKINSON
Office Assistant I
Benton County Assessor's Office
(509) 735-2394 (ext. 2505)
Rachel.Dickinson@co.benton.wa.us

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Monday, November 24, 2025 11:04 AM

To: Ashley M. Morton <AshleyMorton@ctuir.org>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; rob.rodger@bentoncleanair.org; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; john.lyle@bentoncleanair.org; 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>; Casey Barney <Casey_Barney@Yakama.com>; Charter - Junior Campos <junior.campos@charter.com>; Columbia Irrigation District <cid@columbiairrigation.com>; Dept of Archaeology 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>; 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: [EXTERNAL] Agency Notification SUB-2025-0012 COZ-2025-0005 ED-2025-0018

Good morning,

The City of Kennewick has received Preliminary Plat, Change of Zone, and Environmental Determination applications that require your attention.

Project Description: Request to re-zone parcel from RS to RL. Change of use associated with proposed Vancouver Heights preliminary plat. SEPA Review for Change of Zone Request and Proposed Preliminary Plat. Proposed plat to create 18 lots for single-family housing on a 4.61-acre parcel. Lot 18 is an existing single-family residence that will remain.

Address: 3805 S Vancouver St

Parcel #: 114894000004001

Land Use Designation: Low Density Residential

Please review over the attached documents and submit any comments by December 11.

You can submit comments to joseph.laris@ci.kennewick.wa.us or mail them to:

Development Services Division, PO Box 6108, Kennewick, WA 99336.



Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: [Tina Glines](#)
To: [Joseph Laris](#)
Subject: RE: [E] Agency Notification SUB-2025-0012
Date: Monday, January 19, 2026 7:45:30 AM
Attachments: [image002.png](#)
[image004.png](#)
[image003.png](#)

Joseph,

There is a three-phase overhead line boarding the northwest property line, if the dwellings are two story they might encroach on the 20' of clearance we require from the outer phase wire. I suggest a road crossing to underground this line.

Also, 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



Redbook: Customer Engineering Standards

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>

Sent: Thursday, January 15, 2026 10:46 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>; 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 Cummings <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 Archaeology 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>; WSDOT <scplanning@wsdot.wa.gov>; Yakama Nation - Thalia Sachtleban <enviroreview@yakama.com>; Ziply Fiber Christy Ross <christy.ross@ziply.com>

Subject: [E] Agency Notification SUB-2025-0012

[EXTERNAL EMAIL]

Good morning,

The City of Kennewick has received a revised preliminary plat that requires your attention.

Project Description: VANCOUVER HEIGHTS: Proposed plat to create 17 lots for single-family housing on a 4.61-acre parcel. Lot 17 is an existing single-family residence that will remain. SUB-2025-0012, COZ-2025-0005 & ED-2025-0018

Address: 3805 S Vancouver St

Parcel #: 114894000004001

Land Use Designation: Low Density Residential

Please review over the attached documents and submit any comments by February 2nd.

You can submit comments to joseph.laris@ci.kennewick.wa.us or mail them to:

Development Services Division, PO Box 6108, Kennewick, WA 99336.

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us



CITY OF KENNEWICK DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED-2025-0018

DESCRIPTION OF PROPOSAL: SEPA Review for Change of Zone Request from RS to RL.

PROPOSER: AHBL Engineering, c/o Jessica Bruce, 2215 N 30th St #300, Tacoma, WA 98403

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3805 S VANCOUVER ST

LEAD AGENCY: City of Kennewick

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact on the environment. An Environmental Impact Statement (EIS) will not be required under RCW 43.21C.030(2)(c). This decision was made after review of a completed environmental checklist and other information on file with the City. This information is available to the public on request. Application for other required permits may require further review under SEPA procedures.

☒ There is no comment period for this DNS.

☐ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

☐ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Planning Director

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

PHONE: (509) 585-4386

☐ Changes, modifications and/or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Project is subject to the following conditions:

- N/A

Date: December 15, 2025

Signature: _____

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

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR



February 19, 2026

City of Kennewick
1010 East Chemical Drive
Kennewick, WA 99336

Project: Vancouver Heights, AHBL No. 2241014.10
Subject: Trip Distribution Letter

Civil Engineers

Structural Engineers

Landscape Architects

Community Planners

Land Surveyors

Neighbors

Project Description

The proposed project is located at 3805 S Vancouver Street, Kennewick, Washington. The project proposes to plat 14 lots for a combination of single-family detached housing and middle housing. Lot 18 is an existing single-family residence that will remain. The proposed plat will be developed on Parcel No. 1-1489-400-0004-001, a 4.61-acre parcel and an extension of a new public street to serve the project.

We anticipate that lots 5 – 13 will provide detached single-family housing and lots 1-4 will provide 4-unit middle housing dwellings per lot.

Zoning

The property is currently zoned RL, Residential-Low Density, and detached single-family and middle housing are allowed.

Access Points

The site will access from an extension of a new public road that terminate at a dead-end public turn-around, refer to preliminary plat documents.

Timing

The project is anticipated to be approved in summer 2026, with construction being completed by summer 2027.

Trip Generation

The trip generation characteristics for this project are best represented by the definitions and statistical research of the Institute of Transportation Engineers (ITE) manual, *Trip Generation, 12th Edition*, ITE Category Categories 210 & 215 “Single-Family Detached Housing” & “Single-Family Attached Housing”. This category base trip generation on the number of dwelling units.

TRI-CITIES

5804 Road 90

Suite H

Pasco, WA 99301

509.380.5883 TEL

www.ahbl.com



Land Use	Unit Count	AM Peak Hr.		PM Peak Hr.		Sat Peak Hr.		Sun Peak Hr.	
		Avg. Rate	AM Peak	Avg. Rate	PM Peak	Avg. Rate	PM Peak	Avg. Rate	PM Peak
Existing (210)	1	0.75	-1	0.9	-1	0.92	-1	0.83	-1
Proposed (210)	10	0.75	7.50	0.9	9.00	0.92	9.20	0.83	8.30
Proposed (215)	16	0.55	8.80	0.61	9.76	0.57	9.12	0.79	12.64
Total Net New			15		18		17		20

Approximately 15 AM Peak Hour Trips, 18 PM Peak Hour Trips, 17 Saturday Peak Hour Trips, & 20 Sunday Peak Hour Trips are estimated to be generated from the proposed development at full buildout. Impacts on existing levels of service on South Vancouver Street are expected to be minimal. South Vancouver Street is functionally classified as a collector street with a current ADT of 2,171 based on City of Kennewick 2021 Traffic Volume Map. Collector streets see traffic counts ranging between 500 to 5,000 vehicles per day based on the 2040 Transportation System Plan. There appears to be enough capacity to handle the peak hour trips generated by this development.

If you have any questions, please call me at (509) 380-5883.

Sincerely,

Scott Kaul, PE
Principal

STK/

c:

Q:\2024\2241014\10_CIVNON_CAD\REPORTS\20260219 Ltr (Trip Dist_Rev) 2241014.10.docx

From: [Heather Blaire](#)
To: [Joseph Laris](#)
Subject: Proposed rezoning / housing development at 3805 S. Vancouver
Date: Tuesday, December 9, 2025 8:10:37 PM

Greetings,

Thank you for the conversation we had last week in the Planning Department. You referred me to the City of Kennewick Comprehensive Plan. After looking at the residential section that you suggested, I have some questions and/or comments as to how the proposed build at 3805 S. Vancouver complies -- or does not comply with the City of Kennewick Comprehensive Plan.

1. On page 43 I read: "Standard planning practice is to use graduated residential densities in zoning and subdivisions to minimize conflicts associated with a wide range of densities and housing types."

While I can identify a graduated density on the south side of 3805 S. Vancouver with the between the proposed build of 17 houses and the newer neighborhood with smaller lots as the density will go from small lots to larger lots. However, I do not see that on the north side where the houses in the Casa Del Ray development have large lots -- several at 1/3 of an acre. Most of the 17 houses proposed for the exciting pasture are on 5500 square feet lots. The 17 houses on small lots adjacent to 1/3 acre lots does not match the standard planning practice of using graduated residential densities.

2. On page 44 it says: "RCW 58.17.110 says that a proposed subdivision will not be approved unless the jurisdiction makes written findings that appropriate provisions have been made for public health, safety, and general welfare. This also includes open spaces, drainage ways, streets or roads, alleys, transit stops, potable water supplies, sanitary wastes, parks and recreation, playgrounds, schools and school grounds and all other planning features that assure safe walking conditions. The public use and interest must be served by the platting."

I'm guessing that Horse Heaven Hills Park is the open space, including the playground and the middle school. I see transit stops nearby. What I do not see is "all other planning features that assure safe walking conditions." While the new development plans to include sidewalks, the City of Kennewick has not put in sidewalks on Vancouver between the proposed

build and the middle school. The road is relatively narrow and vehicles travel at high speeds since there are not stop signs or signals on Vancouver between 45th and 27th. The side of the roads north of that area include drainage ditches. Will the City of Kennewick be upgrading the pedestrian walkways to conform to the requirements of having safe walking conditions for residents, especially children?

In addition, has a traffic study been performed to identify potential issues with vehicles from 17 houses entering and exiting from the one street in the development onto Vancouver -- ensuring public safety?

3. In Table 8 on page 45 I see that the published minimum lot size is 7500 square feet. Most of the lots proposed for this location are platted below 7500 square feet.

4. On page 47 Goal 1 reads:

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

POLICIES

1. Maintain residential zoning regulations that offer a similar graduation in building scale and bulk.

2. Require multi-family housing to incorporate architectural forms and features compatible with the surrounding neighborhood.

Features that promote compatibility include landscaping, setbacks, rooflines and building forms that reduce the appearance of bulk.

3. Require that multi-family structures be located near a collector street with transit, or near an arterial street, or near a neighborhood center.

4. Use natural and man-made features to separate different residential densities.

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

The proposed development will not be offering a "similar graduation in building scale and bulk" as noted in comment 1. And, there will not be "adequate pedestrian connections with nearby neighborhood...facilities" specifically in relation to Horse Heaven Hills Middle School as noted in

comment/question 2.

I respectfully request that the planning department request that the developers of 3805 South Vancouver replace their plan to build 17 houses on the property with a plan to build significantly fewer houses with larger tracts so that the new development complies with the "standard practice" of "graduated residential densities" between the Casa Del Rey neighborhood and the neighborhood south of the pasture. In addition, please share the plan that the City of Kennewick will implement to address the pedestrian safety issues raised by the lack of sidewalks and lack of traffic stops between the property and the middle school.

Thank you for taking the time to read this email.

Sincerely,
Heather Blaire

From: [Nate Giberson](#)
To: [Joseph Laris](#)
Subject: No on Vancouver Heights
Date: Tuesday, December 2, 2025 8:05:18 PM

Hi Joseph,

My name is Nate Giberson and I live at 3806 S. Vancouver St. in Kennewick across from the proposed "Vancouver Heights" development. I'm writing to express my concern, and frankly outright disgust, with this proposed development.

Get real here Joe, 17 parcels?!?! Have you personally seen this land? If not, I invite you to please come look for yourself. If you compare this to the surrounding homes, you can see 6, maybe 8 homes MAX that would comfortably fit on this piece of land. 17 might as well be a trailer park. Compare it to the homes just south of this proposal that were just built about 5 years ago. There are 8 houses within the same amount of land.

I'm 37 years old and I was born and raised in this town. My wife, 2 children, and I, have lived in this house since 2018. While Vancouver St. may be a busy street, it still feels like home here. I get it, Tri-cities is a rapidly growing community. But we're in an open desert. There's room to grow out instead of in. I ask you to please consider us and the other surrounding families when making the final decision on this proposal. Please don't sacrifice the small town feel for a sardine can development and the greed of local developers.

Thank you for your time and consideration,

Nate Giberson
3806 S. Vancouver St.
Kennewick, WA 99337
509-551-3554

From: [natalielockhart77](#)
To: [Joseph Laris](#)
Subject: Permit #COZ-2025-0005
Date: Thursday, January 1, 2026 4:18:05 PM

In regards to the proposed changes to residential low density we are opposed for the following reasons . The proposed new road would provide a high amount of traffic to our and the adjacent two properties. The lights would be going directly into our backyards as there is only chain link fencing the additional noise and traffic would be considered a nuisance.

Additionally we are concerned with so many smaller lots it will lower property values in the adjacent neighborhood If the request is passed we would want the builders to pay for a concrete or solid wall to reduce the noise and lightening to this adjacent neighborhood

Michael and Natalie Lockhart

Sent from my Galaxy

From: [Arnold Porter](#)
To: [Joseph Laris](#)
Subject: From: Arnold Porter (3805 S Vancouver Street)
Date: Wednesday, December 10, 2025 4:00:28 PM

Dear Joseph,

Subject: Concerns Regarding Proposed Zoning Change at 3805 S Vancouver Street

I am writing as a resident of the Vancouver Street neighborhood to express my concerns about the proposed zoning change at 3805 S Vancouver Street, which would allow 17 homes to be built on the existing pastureland.

My greatest concern is the safety of the students who walk or bike along this stretch of Vancouver Street. This area lacks sidewalks and lighting, and increasing traffic with 17 additional homes — plus a new lane exiting directly onto Vancouver — poses a serious safety risk for children traveling to and from school. Every morning at 7:45 a.m., many students walk this road, and without sidewalks or proper lighting, they are forced to share the roadway with vehicles.

When compared with nearby streets such as 36th and Olympia, it is clear that Vancouver Street has not received needed pedestrian improvements. Those roads offer sidewalks and streetlights on both sides, allowing students a safe route to Horse Heaven Hills Middle School. Vancouver Street does not provide this same level of safety.

Beyond the safety issue, this project raises additional concerns:

1. Overcrowding and density — Seventeen homes on small parcels will significantly change the character of the neighborhood.
2. Increased traffic congestion — A single-lane exit onto an already narrow section of Vancouver will create backups and add to current congestion.
3. Property value impacts — Homes bordering the parcel may experience reduced privacy and increased noise.

Over the past ten years, Vancouver Street has already endured constant construction projects that have caused noticeable wear and damage to the roadway. The construction traffic has been so heavy that if I were not driving a truck, my vehicle likely would have suffered damage. Our neighborhood has had more than enough construction and adding another high-density housing project will only worsen the situation. Overcrowded, tightly packed lots may benefit developers, but they negatively impact the people who already live here. It disrupts our roads, increases congestion, and most importantly, heightens the risks for the students who walk this route every day. We simply cannot take on more construction or more traffic in an area that is already strained. Vancouver Street used to be one of the best roads in Kennewick after the past construction its one of the worse roads in Kennewick.

I respectfully request that the city reconsider this zoning change until proper safety measures — such as sidewalks, streetlights, and traffic-calming improvements — are addressed. Protecting the safety of children and the integrity of our community should come before high-density development.

Thank you for your time and consideration. I appreciate the opportunity to provide input.

Thank you,
Arnold Porter

Advanced Restoration & Coatings, LLC

CONCRETE/STEEL/WOOD Restoration, Coatings,
Overlayments, Metallizing, Anti-Mold/Bacterial,
Waterproofing, Abrasive Blasting, Foam Insulation,
Injections, Tank/Wall/Ceiling Linings, Equipment
Painting, Roofing and Decorative Systems

<https://www.advancedrestorationcoating.com>

arnold@advancedrestorationcoating.com

(509) 947-9875

Confidentiality & Compliance Notice: This communication is confidential and is intended solely for the addressee. It is not to be forwarded to any other person or copied without the permission of the sender. Please notify the sender in the event you have received this communication in error. Advanced Restoration & Coatings, LLC makes no representation as to the accuracy or completeness of information contained in this communication.

From: plemestaley@juno.com
To: [Joseph Laris](#)
Subject: one more comment and...
Date: Wednesday, December 10, 2025 8:37:20 PM

Regarding the proposed zoning change and property development at 3805 S Vancouver Street:

Looking at the proposed map, I see huge safety issues in regards to the fact that the way the parcels are mapped out, should there be a fire anywhere in this development, residents would be trapped since there is only one narrow access lane for everyone to escape. Especially occupants of the two lots that border the north edge of the parcel. How are you going to make this safe?

Here are a few comments that were posted on the Nextdoor App in regards to this - the blue headers are the names of the commenters and where they live in Kennewick:

[Mike Berriochoa](#)

1w·[Horse Heaven Hills](#)

A developer tried this in pasco and had to change plans because of density issues. He was proposing smaller lot sizes than those of adjoining lots and it would have a detrimental effect on adjoining property values.

my question to you - Once again, how much is this going to lower my property values????

The proposed lot sizes are significantly smaller than the adjoining lots. How are you going to compensate the neighbors for this loss of value?

[Sara Nelson](#)

1d·[Vancouver Park 7th - 10th](#)

They allowed something like this on 10th (the 4.5 acre former peach farm). It's now PACKED with 17 duplexes + 1 vintage house tucked into the middle of the duplexes. They are NOT selling.

my question to you - if this is true, why are we adding to the congestion on South Vancouver Street if similar developments are not selling? I have not verified if this is true, I am taking Sara's word for it at this point and will verify it if need be.

We also have a huge development going in at Olympia and 45th - 37.67 acres into 182 duplex lots (35'x100') and 62 single-family lots for a total of 244 lots. I started listening to the planning meeting recording and am wondering if the "lane" they are proposing in the middle of the lot at 3805 S Vancouver is going to meet city standards for residential roads.

I looked at the timeline for this project and am stunned at how quickly it was pushed through and approved. I walk past that property at least once a week - I never saw a sign notifying the neighbors regarding the zoning change and proposed development. I hope they had a chance to comment. BTW - the sign you posted at 3805 S Vancouver St blew away last Thursday when the wind started blowing. I'm not sure what the requirements are for signage, but it has been missing for a week.

Sincerely, Laura Staley 3804 S Vancouver St. Kennewick WA

From: plemestaley@juno.com
To: [Joseph Laris](#)
Cc: [Steve Donovan](#)
Subject: Zoning change and development at 3805 S Vancouver St
Date: Friday, January 30, 2026 8:20:05 AM
Attachments: [Exhibit 14.pdf](#)
[Exhibit 10.pdf](#)
[Exhibit 2.pdf](#)

I have been reading through the documents on file from the planning commission meeting, and HB 1110 to see what is there. three of the Exhibits from the meeting and some comments on them.

Here are some thoughts. I have highlighted parts of specific actions in red, my comments in blue:

Regarding HB 1110 - [Critism against this bill states that it was written for issues in Western Washington, that don't necessarily apply to Eastern Washington and the specific application at 3805 S Vancouver St.](#) Here is part of the bill:

BE IT ENACTED BY THE LEGISLATURE OF THE STATE OF WASHINGTON:
NEW SECTION.

Sec. 1. The legislature finds that Washington is
 10 facing an unprecedented housing crisis for its current population and
 11 a lack of housing choices, and is not likely to meet the
 12 affordability goals for future populations. In order to meet the goal
 13 of 1,000,000 new homes by 2044, and enhanced quality of life and
 14 environmental protection, innovative housing policies will need to be
 15 adopted.
 16 Increasing housing options that are more affordable to various
 17 income levels is critical to achieving the state's housing goals,
 18 including those codified by the legislature under chapter 254, Laws of 2021.

19
 20 [There is continued need for the development of housing at all](#)
 21 [income levels, including middle housing that will provide a wider](#)
[1 variety of housing options and configurations to allow Washingtonians to live near where](#)
[they work.](#)

2
 3 Homes developed at higher densities are more affordable by design
 4 for Washington residents both in their construction and reduced household energy and
 transportation costs.

5
 6 [While creating more housing options, it is essential for cities](#)
 7 [to identify areas at higher risk of displacement and establish](#)
 8 [antidisplacement policies as required in Engrossed Second Substitute House Bill No. 1220](#)
[\(chapter 254, Laws of 2021\).](#)

9
 10 The state has made historic investments in subsidized affordable
 11 housing through the housing trust fund, yet even with these historic
 12 investments, the magnitude of the housing shortage requires both public and private
 investment.

13
 14 [In addition to addressing the housing shortage, allowing more](#)
 15 [housing options in areas already served by urban infrastructure will](#)

- 16 reduce the pressure to develop natural and working lands, support key
- 17 strategies for climate change, food security, and Puget Sound
- 18 recovery, and save taxpayers and ratepayers money.

Questions I have regarding this that apply to our situation:

1. How does developing this specific parcel provide a "wider variety of housing options and configurations to allow Washingtonians to live near where they work" that is not already being created within 1-2 miles from this parcel. There is a huge development going in at 45th and Olympia, the one that was just completed on 10th between Vancouver St and Rainier St, and the thousands of apartments that have been constructed closer to where they would be working.

2. Just wondering how this applies to us:

While creating more housing options, it is essential for cities

7 to identify areas at higher risk of displacement and establish

8 antidisplacement policies as required in Engrossed Second Substitute House Bill No. 1220 (chapter 254, Laws of 2021).

3.allowing more

15 housing options in areas already served by urban infrastructure will

16 reduce the pressure to develop natural and working lands, support key

17 strategies for climate change, food security, and Puget Sound

18 recovery, and save taxpayers and ratepayers money.

I don't see where Kennewick is concerned about this in their Comprehensive Plan - Their goal is to push the city limits out to 397/Coffin Road and fill in all natural lands in their new boundary. They are in the process of filling in ALL working lands (primarily orchards) within city limits, (or the proposed city limits).

From Exhibit 2:

Change-of-Zone Supplemental Information

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

1. Does the public necessity, convenience, and general welfare require the adoption of the proposed amendment? Please explain: Approval of this request would make the property more useful for the public and would Improve the general welfare of the neighborhood by providing needed additional single-family housing compatible with the surrounding neighborhood.

This change will not improve the general welfare of the neighborhood because this section of Vancouver Street does not have street lights, sidewalks, or a safe way for pedestrians and bicyclists to travel to and from HHH Middle School and Park. It will also increase traffic adding to the congestion that already exists.

2. Are there sites presently available on the market which are correctly zoned for the proposed use? Are these sites within a 1/2 mile of the proposed site? Within 1 mile of the proposed site?

If yes, please indicate the general location of the site(s) and the reasons why these sites are not proposed to be utilized: No, there are no sites available within 1 mile of the proposed site that are large enough to be developed to provide a total of 18 single-family residential lots.

Harmony Heights development at 2002 W 10th Ave was completed in November 2025, with

28 "affordable homes". According to the developer: "Affordable homes is hard right now in general for Washington state," Wilkinson said. "These homes are going to be around \$500,000 to \$600,000 in here. So they are going to be done beautifully and masterfully but, you know, without hitting everybody's pocketbooks so extensively." (Apple Valley News, Robert Desaulnier, Jun 19, 2025)

There is also the huge development that was approved in December at 45th and Olympia.

3. Is the proposed amendment consistent with the existing land use pattern in the area? Please explain Yes. The proposed amendment would change the site to the same zoning as all surrounding parcels in the area, RL.

This is only true because of recent zoning changes. Shouldn't we be changing the zoning of all existing neighboring parcels to RS since they now fit that definition?

4. Are the existing uses, in the area, in conformance with the area's zoning classification? If no, please explain the differences: The existing uses in the area are all single-family homes, which is in conformance with their zoning classification of RL. The project site is the only parcel in the area with a zoning classification of RS. This is only true because of recent zoning changes. Shouldn't we be changing the zoning of all existing neighboring parcels to RS since they now fit that definition?

5. Will the proposed amendment create an isolated district, or introduce a more intense land use to the area? Please explain. No, the proposed amendment would not create an isolated district. The intensity of the proposed land use is consistent with all surrounding properties. This is only true because of recent zoning changes. Shouldn't we be changing the zoning of all existing neighboring parcels to RS since they now fit that definition?

6. Does the existing zoning prohibit reasonable use of the property? Please explain. Not necessarily, but the property owner would like to develop the site rather than use it as a pasture. Developing housing that is compatible with the RL zone will be more marketable and provide more needed single family housing than the current RS zone. This is only true because of recent zoning changes. Shouldn't we be changing the zoning of all existing neighboring parcels to RS since they now fit that definition? It also bothers me that this property was purchased by a developer for the purpose of developing it.

7. Will any residential character, in the immediate area, be adversely affected by the proposed amendment? If yes or maybe, please explain: No, the proposed amendment would be consistent with the residential character in the immediate area.

8. Will property values in the vicinity be changed by the proposed amendment? If yes or maybe, please explain: No, the proposed amendment to change zoning of the site would not affect property values in the vicinity. Development of the project site would make it consistent with the surrounding homes in the area and could increase property values in the vicinity by providing a new, attractive residential development. This is only true because of recent zoning changes. Shouldn't we be changing the zoning of all existing neighboring parcels to RS since they now fit that definition? This proposed development will not be consistent with the surrounding homes.

9. Will approval of the proposed amendment set a precedent for other similar proposals or uses? Will this deter the use, improvement or development of adjacent property in accordance with the existing Zoning Districts?

Please explain: No precedent would be set by approval of the proposed amendment since all the uses will match the existing area. Approval of this proposal would not deter the use, improvement, or development of adjacent property. There is no adjacent property to develop.

Exhibit 10 contains responses by the City Traffic Engineer regarding questions posed by a

neighbor regarding the impact this project will have on our neighborhood. I will let you read through it and see what the questions and responses were.

I do find it concerning that while they identified a need for Capital Improvement and Transportation Improvement plans on Vancouver Street, it is still pushed out 2 to 8 years and they don't see the need to fix this sooner. We have asked for sidewalks ever since Horse Heaven Hills Middle School and HHH Park were built in 1993. We were told we could form a neighborhood LID and pay for it ourselves. This was not possible because of the stormwater runoff ditches that exist and lack of shoulders. This area is very dangerous for students walking or riding bikes and scooters to school during high traffic flow times.

Exhibit 14 contains the letters that were submitted to the planning department regarding this.

Most of the neighbors that live adjacent to this parcel were present at the City Council Meeting in December and spoke against the zoning change - we were told, "it is up to the planning department - you need to take it up with them," and "We're glad you were able to express your thoughts and opinions regarding this proposal, even though it isn't going to change a thing," and "We can't do anything about this because of zoning changes at the state level." There were even more neighbors at the Planning Commission meeting all of whom spoke against the proposal. It was interesting that Steve Donovan stated that the developer was, "cramming as many lots as he could onto that parcel," and there was a lot of discussion about pedestrian safety, lack of sidewalks and street lights on that section of Vancouver Street. It was good to hear that it has finally made it onto the Comprehensive Plan for the future, but it seems like those changes should be made before that many houses are added to that section of our street.

I find it very frustrating that City of Kennewick departments are very good at passing the issue onto someone else. The City Council told us it was really up to the Planning Commission. The Planning Commission told us that even though they approved it, it was really up to the City Council to make the final approval. We have already been told that the City Council can't do anything because of HB 1110. I have been reading through HB 1110, looking to see how it applies to us. Criticism of the bill is that it was specifically designed for Western Washington issues - which is evident when you go back to the beginning of this letter.

It seems to me that the city of Kennewick planning department and city council are very good at "blanket approvals," yet your website and HB1110 state that each parcel should be looked at individually and approved or not approved on an individual basis. I still am hoping that even though you approved the zoning change, something can be done to not "cram" 17 homes on the approximately 2.5 acre lot at 3805 S Vancouver St.

Sincerely, Laura Staley

From: plemestaley@juno.com
To: [Joseph Laris](#)
Subject: 3805 S Vancouver St zoning change request
Date: Thursday, December 4, 2025 12:00:44 PM

Dear Mr. Laris,

Here are my concerns regarding the zoning change requested for 3805 S Vancouver St, and the current condition of the existing road between 36th and 45th streets:

1. This is too crowded and in no way matches any of the existing residential neighborhoods nearby. If you compare this plan to the neighborhoods North, East, and West of this parcel, there should be about 6 homes built on this land to match the surrounding neighborhood. If you compare this plan to what exists next door/South of this parcel, they should be putting in about 8 homes to match what already exists there.
2. I am concerned about the increased traffic, lack of sidewalks and lights in this area, and the safety of students who walk or ride their bikes on this section of Vancouver Street. If you compare what city enhancements have been done on Vancouver Street to those done on 36th and Olympia, the lack of places for people to walk safely south of Horse Heaven Hills Middle School is staggering. 36th has sidewalks and street lights on one side of the street the entire length from Ely to Olympia. Olympia has sidewalks and street lights on both sides of the street almost the entire length from 36th to 397 (the sidewalk ends on both sides a few hundred feet from the intersection at 397), and a crosswalk at 36th that includes flashing lights so people can cross safely. Vancouver Street from 36th to 45th has one street light, a small section of sidewalk at 40th, and drainage ditches on both sides that force pedestrians and bikers too close to traffic or into the lanes of traffic. Olympia Street, from 36th to 45th has 5 properties with driveways that enter onto the roadway - they all have sidewalks and lights. Vancouver Street, from 36th to 45th has 20 properties that enter onto the roadway - none have sidewalks or lights. When they rezoned the property to the south of this parcel, I went to the city council meeting to express my concerns about the safety of children on this section of road and the city planner stated that he had gone out and looked at what was there and "it looked fine to me," was what he said. I should have asked him if he would be comfortable having his children walk to school along that street at 7:45 in the morning.
3. My third concern is loss of property value for those whose homes border this parcel.

Looking at this proposal, I feel like the property owner is just trying to cram as many parcels as he legally can with no regard for the existing neighborhood, safety of the students that will be dodging even more cars, or anyone other than himself. There are better places to build what he is proposing - this parcel is not it.

Sincerely, Laura Staley
3804 S Vancouver St
Kennewick WA 99337
509-948-1844

From: [Joseph Laris](#)
To: ["Deanne Lemley"](#)
Subject: RE: Concerning land proposal
Date: Monday, December 8, 2025 12:51:03 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello,

As of right now the change of zone and preliminary plat applications are still in staff review. The first item the move forward after staff review will be the change of zone which will need to go to the planning commission before going to city council for final approval. A public hearing notice will be mailed out to all property owners within 300' of the project property once the change of zone has been put onto the planning commission calendar. Also on Saturday it appears you sent another email that I assume was meant for someone else? If you have any additional questions let me know.

Joseph Laris

City of Kennewick
Community Planning - Assistant Planner
Phone: 509.585.4558
Joseph.Laris@ci.kennewick.wa.us

From: Deanne Lemley <deannelemley@hotmail.com>
Sent: Friday, December 5, 2025 5:54 PM
To: Joseph.Laris@ci.Kennewick.waus
Subject: Concerning land proposal

I received an alert by neighbor Laura of the property on So. Vancouver as to the plans of owners of property 3805 So. Vancouver St. for appealing for a zoning change whereby allowing 17 homes to be built on said land. I am absolutely opposed to this plan and agree wholeheartedly to the possible disruption and endangerment as to property values, increased traffic, students walking back and forth to school, etc.

Are there any plans or discussions the neighborhood can attend to stop this? I know I am not the only concerned neighbor here.

Concerned neighbor,

Deanne Lemley
3902 So. Vancouver

#509-518-2693

From: [Deanne Lemley](#)
To: [Joseph Laris](#)
Subject: Land proposal
Date: Saturday, December 6, 2025 11:59:01 AM

Dear neighbor,

Received notice from Laura of the proposal of persons at 3805 S Vancouver to alter the zoning standards allowing them to build onto the property for low density housing.

I am in opposition to this plan and I am not the only person in the neighborhood who feels the same.

Is there a counter plan that can be made on the part of agreeing neighbors that can participate in opposing this?

If so, I would be willing to participate and stand with you.

I can be reached at 509-518-2693, 3902 So. Vancouver and my name is Deanne Lemley.

Appreciate your attentiveness in this matter.

From: [Joseph Laris](#)
To: ["Debbie Clark"](#)
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012
Date: Thursday, December 11, 2025 10:45:11 AM
Attachments: [image001.png](#)
[image002.png](#)

Hello,

The comprehensive plan has several land use designations with LDR being one of the designations for residential development. The last time the comprehensive plan was updated was 2021 with the next update scheduled to be done next year.

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Debbie Clark <debbiec99337@charter.net>
Sent: Thursday, December 11, 2025 9:59 AM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Is LDR representative of the Comprehensive Plan? If so when was the plan amended?

On Dec 11, 2025 8:30 AM, Joseph Laris <Joseph.Laris@ci.kennewick.wa.us> wrote:

Hello,

Responding to your previous email, so far no comments from KFD, PKD, or KSD. KSD typically provides a comment letter but that usually arrives closer to the Hearing Examiner date. As for your 2nd question. The property has a land use designation of low density residential (LDR). For your last question, unfortunately I don't have info on that so that is something you will have to ask public works.

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Debbie Clark <debbiec99337@charter.net>

Sent: Wednesday, December 10, 2025 4:18 PM

To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>

Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Questions:

Is the property classified as OS open space on the Comprehensive Plan?

Has Vancouver Street from 36th to 45th been included in the 2026 Capital Improvement Plan ?

On Dec 10, 2025 4:00 PM, Debbie Clark <debbiec99337@charter.net> wrote:

Thank you for you response. Yes my property borders the proposal on the North.

Any comments received from KPD, KFD or KSD?

On Dec 10, 2025 2:19 PM, Joseph Laris <Joseph.Laris@ci.kennewick.wa.us> wrote:

Hello,

So I managed to get GIS to provide an excel spreadsheet on current vacant land zoned residential. Each parcel has a column for legal acres. Public works also did provide some comments to your email that pertain to their department. About the SEPA checklist. The reason that some fields do not include info on the subdivision is that the

COZ is the only element of this project that actually triggers SEPA. A subdivision would need over 30 units to trigger SEPA alone. As of right now, COZ, SEPA, and SUB applications are in staff review and the COZ will first go to planning commission sometime next year. You will be notified via mail of the public hearings for both COZ and SUB so long as you live within 300' of the subject property.

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Debbie Clark <debbiec99337@charter.net>

Sent: Tuesday, December 9, 2025 5:19 PM

To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>

Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Thanks for asking.

Vacant land available for residential development.

On Dec 9, 2025 4:59 PM, Joseph Laris <Joseph.Laris@ci.kennewick.wa.us> wrote:

Hello,

Just one clarification for your first point. Are you requesting all land zoned to allow single family home development or just undeveloped land capable of single family homes?

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: debbiec99337@charter.net <debbiec99337@charter.net>

Sent: Tuesday, December 9, 2025 8:24 AM

To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>

Subject: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

December 9, 2025

City of Kennewick

Planning Department

Joseph Laris – Joseph.Laris@ci.kennewick.wa.us

Thank you for allowing citizens and neighbors to offer comments regarding:

3805 S Vancouver proposed COZ 2025-0005/ED 2025-0018/SUB 2025-0012 : Vancouver Heights

HB 1110 marks a significant change in Washington housing.

While it may not necessarily completely remove single-family zoning, it certainly is a step towards reshaping neighborhoods to allow for more diverse and affordable housing options. Its success will depend on effective local implementation, adequate infrastructure planning, and policies that ensure affordability.

The intent of HB 1110 is for “infill” opportunities in existing established residential subdivisions, where there is a shortage of land for residential development. This change of zone application and preliminary plat proposal represent “vacant land development” whereby creating a new subdivision, this is not an “infill” situation.

Comment and question:

What is the current City of Kennewick inventory of available land within the city limits to accommodate single family home development? Is there a shortage of land? Given current and planned development in South Ridge, sufficient land exists for Residential Low-Density projects without reducing Vancouver Heights' proposed lot size from 8,500 to 5,500 square feet.

The questions and comments I have are regarding the SEPA Checklist: (please note the SEPA application is incomplete in providing responses; the questions asked and responses provided often contradict each other).

Page 12

8. Land and shoreline use

i. Approximately how many people would reside or work in the completed project?

Response: Not applicable to this Change of Zone proposal.

Comment and question: Page 16 paragraph 14 Transportation (see below) refers to potential vehicular trips per day – who would be making the vehicle trips?

Page 16

14. Transportation

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Response: Not applicable to this Change of Zone proposal.

The proposed 18 lot plat: The trip generation characteristics for this project are best represented by the definitions and statistical research of the Institute of Transportation Engineers (ITE) manual, Trip Generation, 12th Edition, ITE Category 210 “Single-Family Detached Housing”. This category base trip generation on the number of dwelling units. Approximately 13 AM Peak Hour Trips, 15 PM Peak Hour Trips, 16 Saturday Peak Hour Trips, & 14 Sunday Peak Hour Trips are estimated to be generated from the proposed development at full buildout

Comment and question: Page 16 paragraph 14 Transportation refers to potential vehicular trips per day – who would be making the vehicle trips? When will Vancouver Street be included in the Capital Improvement Plan? The safety of school children walking to school and individuals walking toward BFT transit stops are in danger of the passing vehicles.

Page 17

15. Public services

a. Would the project result in an increased need for public

services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Response: Not applicable to this Change of Zone proposal.

Comment and question: Of course, there would be an impact created by 17 new housing units. Further, what comments have been received from Kennewick Police Department, Kennewick Fire Department and Kennewick School District? Nothing is reflected on the City of Kennewick website.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Response: Not applicable to this Change of Zone proposal. Payment of property taxes and impact fees will mitigate impacts on public services when future homes are built.

Comment and question: Of course, there will be local impacts on storm water drain-off, needed asphalt repairs, increase in sewer and water. All calculations have already been made and considered by the Developer prior to submitting the applications. Is the infrastructure in place to accommodate 17 new homes? What Park Impact fees will be paid, and to which Park Zone?

The neighborhood and community deserve answers and transparency from all parties involved - City of Kennewick, property owner/applicant/developer, and AHBL.

Lastly out of respect to the existing neighborhoods, please consider placing a Condition of Approval on COZ 2025-

0005/ED 2025-0018/SUB 2025-0012 : Vancouver Heights:

Building height on all lots proposed on the North and West property boundaries be limited to Single Story construction only.

Thank you for reading and considering my questions and comments.

Property owner:

Debra Clark

1907 W 37th Avenue

Kennewick WA 99337

Debbiec99337@charter.net

From: [Jose Nunez](#)
To: [Joseph Laris](#)
Cc: [Kevin Biersner](#)
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012
Date: Tuesday, December 9, 2025 3:24:57 PM

Joseph,

To preface, the **change of zone** alone does not automatically trigger infrastructure improvements. Infrastructure improvements will be required at the time of development – only after the change of zone is approved.

Page 17: 15. Public Services

As it relates to Public Works, the Developer is required to install all infrastructure to support the proposed subdivision at the Developer's expense. That being said, the mentioned items such as increased stormwater runoff, asphalt maintenance, and increased capacity for water and sewer usage will need to be addressed by the Developer before the project can move forward. These requirements are met by extending/upsizing public main lines, installing roads per City standards, and providing stormwater infrastructure with the associated stormwater calculations to ensure proper stormwater management. If the Developer cannot provide sufficient infrastructure to serve 17 single family lots, then the proposed 17-lot subdivision project will be unable to move forward. The Public Works requirements for this subdivision can be found in attachments under "[SUB-2025-0012](#)."

I hope this helps and please let me know if you have questions regarding any of my comments.

Thank you!

Jose Núñez | Development Review Technician | (509) 585-4421 | 1010 E Chemical Drive | Kennewick, WA 99336 | jose.nunez@ci.kennewick.wa.us

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

From: Kristin Stowe <Kristin.Stowe@ci.kennewick.wa.us>
Sent: Tuesday, December 9, 2025 2:04 PM
To: Jose Nunez <Jose.Nunez@ci.kennewick.wa.us>
Cc: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: FW: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Hi Jose,

Please see the correspondence below from Joseph and provide feedback on any questions related to Public Works utilities or items covered in your preliminary plat review comment letter.

Kristin Stowe | Development Review Supervisor | (509) 585-4349 | 1010 E Chemical Drive | Kennewick, WA 99336 | kristin.stowe@ci.kennewick.wa.us

Disclaimer: Public documents and records are available to the public as required under the Washington State Public Records Act (RCW 42.56). The information contained in all correspondence with a public entity may be disclosable to third party requesters under the Public Records Act.

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>

Sent: Tuesday, December 9, 2025 1:19 PM

To: Kristin Stowe <Kristin.Stowe@ci.kennewick.wa.us>; Kevin Biersner <Kevin.Biersner@ci.kennewick.wa.us>

Subject: FW: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Afternoon Kristin and Kevin,

I've been getting comments regarding the proposed Vancouver heights subdivision and wanted to get your feedback on the items below that may pertain to public works/traffic.

- Joseph

From: debbiec99337@charter.net <debbiec99337@charter.net>

Sent: Tuesday, December 9, 2025 8:24 AM

To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>

Subject: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

December 9, 2025

City of Kennewick

Planning Department

Joseph Laris – Joseph.Laris@ci.kennewick.wa.us

Thank you for allowing citizens and neighbors to offer comments regarding:

3805 S Vancouver proposed COZ 2025-0005/ED 2025-0018/SUB 2025-0012 : Vancouver Heights

HB 1110 marks a significant change in Washington housing. While it may not necessarily completely remove single-family zoning, it certainly is a step towards reshaping neighborhoods to allow for more diverse and affordable housing options. Its success will depend on effective

local implementation, adequate infrastructure planning, and policies that ensure affordability.

The intent of HB 1110 is for “infill” opportunities in existing established residential subdivisions, where there is a shortage of land for residential development. This change of zone application and preliminary plat proposal represent “vacant land development” whereby creating a new subdivision, this is not an “infill” situation.

Comment and question:

What is the current City of Kennewick inventory of available land within the city limits to accommodate single family home development? Is there a shortage of land? Given current and planned development in South Ridge, sufficient land exists for Residential Low-Density projects without reducing Vancouver Heights' proposed lot size from 8,500 to 5,500 square feet.

The questions and comments I have are regarding the SEPA Checklist: (please note the SEPA application is incomplete in providing responses; the questions asked and responses provided often contradict each other).

Page 12

8. Land and shoreline use

i. Approximately how many people would reside or work in the completed project?

Response: Not applicable to this Change of Zone proposal.

Comment and question: Page 16 paragraph 14 Transportation (see below) refers to potential vehicular trips per day – who would be making the vehicle trips?

Page 16

14. Transportation

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Response: Not applicable to this Change of Zone proposal.

The proposed 18 lot plat: The trip generation characteristics for this

project are best represented by the definitions and statistical research of the Institute of Transportation Engineers (ITE) manual, Trip Generation, 12th Edition, ITE Category 210 “Single-Family Detached Housing”. This category base trip generation on the number of dwelling units. Approximately 13 AM Peak Hour Trips, 15 PM Peak Hour Trips, 16 Saturday Peak Hour Trips, & 14 Sunday Peak Hour Trips are estimated to be generated from the proposed development at full buildout

Comment and question: Page 16 paragraph 14 Transportation refers to potential vehicular trips per day – who would be making the vehicle trips? When will Vancouver Street be included in the Capital Improvement Plan? The safety of school children walking to school and individuals walking toward BFT transit stops are in danger of the passing vehicles.

Page 17

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Response: Not applicable to this Change of Zone proposal.

Comment and question: Of course, there would be an impact created by 17 new housing units. Further, what comments have been received from Kennewick Police Department, Kennewick Fire Department and Kennewick School District? Nothing is reflected on the City of Kennewick website.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Response: Not applicable to this Change of Zone proposal. Payment of property taxes and impact fees will mitigate impacts on public services when future homes are built.

Comment and question: Of course, there will be local impacts on storm water drain-off, needed asphalt repairs, increase in sewer and water. All calculations have already been made and considered by the Developer prior to submitting the applications. Is the infrastructure in place to

accommodate 17 new homes? What Park Impact fees will be paid, and to which Park Zone?

The neighborhood and community deserve answers and transparency from all parties involved - City of Kennewick, property owner/applicant/developer, and AHBL.

Lastly out of respect to the existing neighborhoods, please consider placing a Condition of Approval on COZ 2025-0005/ED 2025-0018/SUB 2025-0012 : Vancouver Heights:

Building height on all lots proposed on the North and West property boundaries be limited to Single Story construction only.

Thank you for reading and considering my questions and comments.

Property owner:

Debra Clark

1907 W 37th Avenue

Kennewick WA 99337

Debbiec99337@charter.net

From: [Kevin Biersner](#)
To: [Joseph Laris](#)
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012
Date: Monday, December 15, 2025 11:41:50 AM
Attachments: [image001.png](#)
[image003.png](#)
[image005.png](#)

Joseph,

See below in red. I believe I answered the question about traffic. If you need anything else please let me know.

Thanks,

Kevin Biersner, P.E.

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

From: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Sent: Monday, December 15, 2025 11:28 AM
To: Kevin Biersner <Kevin.Biersner@ci.kennewick.wa.us>
Subject: RE: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Morning Kevin,

Reaching out to you to see if I can get any traffic feedback regarding the below woman's comment and about the SEPA checklist in particular. Since we expect a lot of attention on this project we wanted to make sure we got feedback from all including traffic.

Joseph Laris

City of Kennewick
Community Planning - Assistant Planner
Phone: 509.585.4558
Joseph.Laris@ci.kennewick.wa.us

From: Joseph Laris

Sent: Tuesday, December 9, 2025 1:19 PM

To: Kristin Stowe <Kristin.Stowe@ci.kennewick.wa.us>; Kevin Biersner
<Kevin.Biersner@ci.kennewick.wa.us>

Subject: FW: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

Afternoon Kristin and Kevin,

I've been getting comments regarding the proposed Vancouver heights subdivision and wanted to get your feedback on the items below that may pertain to public works/traffic.

- Joseph

From: debbiec99337@charter.net <debbiec99337@charter.net>

Sent: Tuesday, December 9, 2025 8:24 AM

To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>

Subject: 3805 S Vancouver: COZ 2025-0005/ED 2025-0018/SUB 2025-0012

December 9, 2025

City of Kennewick

Planning Department

Joseph Laris – Joseph.Laris@ci.kennewick.wa.us

Thank you for allowing citizens and neighbors to offer comments regarding:

3805 S Vancouver proposed COZ 2025-0005/ED 2025-0018/SUB 2025-0012 : Vancouver Heights

HB 1110 marks a significant change in Washington housing. While it may not necessarily completely remove single-family zoning, it certainly is a step towards reshaping neighborhoods to allow for more diverse and affordable housing options. Its success will depend on effective local implementation, adequate infrastructure planning, and policies that ensure affordability.

The intent of HB 1110 is for “infill” opportunities in existing established residential subdivisions, where there is a shortage of land for residential development. This change of zone application and preliminary plat proposal represent “vacant land development” whereby creating a new

subdivision, this is not an “infill” situation.

Comment and question:

What is the current City of Kennewick inventory of available land within the city limits to accommodate single family home development? Is there a shortage of land? Given current and planned development in South Ridge, sufficient land exists for Residential Low-Density projects without reducing Vancouver Heights' proposed lot size from 8,500 to 5,500 square feet.

The questions and comments I have are regarding the SEPA Checklist: (please note the SEPA application is incomplete in providing responses; the questions asked and responses provided often contradict each other).

Page 12

8. Land and shoreline use

i. Approximately how many people would reside or work in the completed project?

Response: Not applicable to this Change of Zone proposal.

Comment and question: Page 16 paragraph 14 Transportation (see below) refers to potential vehicular trips per day – who would be making the vehicle trips?

Page 16

14. Transportation

e. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates?

Response: Not applicable to this Change of Zone proposal.

The proposed 18 lot plat: The trip generation characteristics for this project are best represented by the definitions and statistical research of the Institute of Transportation Engineers (ITE) manual, Trip Generation, 12th Edition, ITE Category 210 “Single-Family Detached Housing”. This category base trip generation on the number of dwelling units. Approximately 13 AM Peak Hour Trips, 15 PM Peak Hour Trips, 16 Saturday Peak Hour Trips, & 14 Sunday Peak Hour Trips are

estimated to be generated from the proposed development at full buildout

Comment and question: Page 16 paragraph 14 Transportation refers to potential vehicular trips per day – who would be making the vehicle trips? **people living/visiting the development** When will Vancouver Street be included in the Capital Improvement Plan? **Vancouver is a long street the need for a CIP project will be determined as needed and will be isolated to areas determined in the project. Paving projects are typically determined one to two years out by the engineering and design group. Also there is a “Vancouver St. Pedestrian Pathway – 37th Ave to 45th Ave” listed in our six year Transportation Improvement Plan (TIP ID 39) scheduled for a tentative construction year of 2028. The safety of school children walking to school and individuals walking toward BFT transit stops are in danger of the passing vehicles. – see comment about TIP ID 39**

Page 17

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe.

Response: Not applicable to this Change of Zone proposal.

Comment and question: Of course, there would be an impact created by 17 new housing units. Further, what comments have been received from Kennewick Police Department, Kennewick Fire Department and Kennewick School District? Nothing is reflected on the City of Kennewick website.

b. Proposed measures to reduce or control direct impacts on public services, if any.

Response: Not applicable to this Change of Zone proposal. Payment of property taxes and impact fees will mitigate impacts on public services when future homes are built.

Comment and question: Of course, there will be local impacts on storm water drain-off, needed asphalt repairs, increase in sewer and water. All

calculations have already been made and considered by the Developer prior to submitting the applications. Is the infrastructure in place to accommodate 17 new homes? What Park Impact fees will be paid, and to which Park Zone?

The neighborhood and community deserve answers and transparency from all parties involved - City of Kennewick, property owner/applicant/developer, and AHBL.

**Lastly out of respect to the existing neighborhoods, please consider placing a Condition of Approval on COZ 2025-0005/ED 2025-0018/SUB 2025-0012 : Vancouver Heights:
Building height on all lots proposed on the North and West property boundaries be limited to Single Story construction only.**

Thank you for reading and considering my questions and comments.

Property owner:

Debra Clark

1907 W 37th Avenue

Kennewick WA 99337

Debbiec99337@charter.net

From: [Joseph Laris](#)
To: ["Debbie Clark"](#)
Subject: RE: Notice of Public Hearing COZ-2025-0005
Date: Wednesday, December 31, 2025 1:18:13 PM
Attachments: [image001.png](#)
[image002.png](#)

Hello,

Sorry for not getting back soon as I was out of the office for Christmas. Right now lots 12 and 13 are to be single family homes. Any uses other than single family would be stated on the plat map.

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Debbie Clark <debbiec99337@charter.net>
Sent: Wednesday, December 17, 2025 5:01 PM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: RE: Notice of Public Hearing COZ-2025-0005

Hi Joseph,

Question: what is the intended use of Lot(s) 12 and 13? They are so large compared to the other lots.

On Dec 17, 2025 4:57 PM, Debbie Clark <debbiec99337@charter.net> wrote:

Thank you!

On Dec 17, 2025 4:25 PM, Joseph Laris <Joseph.Laris@ci.kennewick.wa.us> wrote:

Hello again,

I just noticed that the mailer I sent you had January 6th instead of 5th for the planning commission meeting. I've attached a corrected mailing notice.

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

From: Joseph Laris

Sent: Wednesday, December 17, 2025 4:21 PM

Subject: Notice of Public Hearing COZ-2025-0005

You have been blind copied this email to prevent a reply all error

Good morning,

You are being messaged to notify you that the Change of Zone application COZ-2025-0005 is going to the Planning Commission this January 5th, 2026 at 6:30 pm. Since you've expressed interest in this project you are being notified via email. All property owners within 300' of the project will receive a notice in the mail.

Joseph Laris

City of Kennewick

Community Planning - Assistant Planner

Phone: 509.585.4558

Joseph.Laris@ci.kennewick.wa.us

|

From: [Joseph Laris](#)
To: ["Larry Singleton"](#)
Subject: RE: Homes
Date: Monday, December 8, 2025 12:59:00 PM

Hello,

I've been seeing some emails assuming I'm a citizen organizing opposition so I want to give you a heads up that I am not an organizer in opposition, I'm a city employee assigned to oversee the change of zone and preliminary plat applications. If you have any questions or concerns about the project, I am the main point of contact

Joseph Laris
City of Kennewick
Community Planning - Assistant Planner
Phone: 509.585.4558
Joseph.Laris@ci.kennewick.wa.us

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

From: Larry Singleton <ldsingleton09@gmail.com>
Sent: Wednesday, December 3, 2025 9:26 AM
To: Joseph Laris <Joseph.Laris@ci.kennewick.wa.us>
Subject: Homes

Hi Joseph,

My name is Larry Singleton I'm concerned about this many homes being put on this property. I'm willing to stand with you in opposition to this proposal by the city of Kennewick. My number is 509 531-9597.

Larry Singleton
Sent from my iPad



Ryan Jones • Capital Projects Manager
5501 W. Metaline • Kennewick, WA 99336
P: (509) 222-6810 • F: (509) 222-5057
Ryan.Jones@ksd.org • www.ksd.org

April 6, 2026

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

Joseph,

This memo is written in regards to your request for the Kennewick School District #17 to address capacity and boundary questions in regards to the Vancouver Height preliminary plat located at 3805 S. Vancouver Street. The school district was asked to identify the boundary schools for this development and state if each of the schools were within walking zones or received bussing. The boundary schools for this development are Sagecrest Elementary School (Bussing Zone), Horse Heaven Hills Middle School (Walking Zone) and Kennewick High School (Bussing Zone).

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

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

Sincerely,

Ryan Jones