



Hearing Examiner Agenda

June 8, 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 www.go2kennewick.com - [Hearing Examiner Public Hearing Comments](#).

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 4:00 p.m. the last business day before the hearing.**

1. CALL TO ORDER

2. PROCEDURAL INFORMATION

3. PUBLIC HEARING

- a. SUB-2026-0004 Preliminary Plat "The Row at Lone", proposing to subdivide 1.48 acres generally located at 840 W. Kennewick Avenue into 16 townhome lots and two standard single-family lots. The site is zoned Residential, Low Density (RL), the Comprehensive Plan Land Use designation is Low Density Residential (LDR). Applicant is Christine Batayola, Harms Engineering, 1632 W. Sylvester Street, Pasco, WA 99301. Property Owner is FKT Enterprises LLP, 840 W. Kennewick Avenue, Kennewick, WA 99336.

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-2026-0004

Staff Report Date: April 20, 2026

Hearing Date & Location: June 8, 2026 at Kennewick City Hall

Report Prepared By: Majenta Stuntebeck
Assistant Planner

Report Reviewed By: Steve Donovan, AICP
Planning Manager

Summary Recommendation: The City of Kennewick Planning Staff RECOMMENDS APPROVAL of Preliminary Plat SUB-2026-0004 with conditions.

Summary of Proposal: A Preliminary Plat proposed to subdivide a 1.48-acre parcel into 16 townhome lots and two standard single-family lots.

Proposal Location: 840 W Kennewick Ave

Legal Description: Parcel # 1-0189-207-0025-000
OLMSTED ADDITION TO KENNEWICK BLOCK 25:
TOGETHER WITH ALL OF VACATED CANAL STREET
ADJOINING: SUBJECT TO EASEMENTS AND
RESTRICTIONS OF RECORD, 6/15/59. EASEMENT
10/6/80.

Property Owner: FKT Enterprises LLP
840 W Kennewick Ave
Kennewick, WA 99336

Applicant: Harms Engineering
c/o Christine Batayola
1632 W Sylvester St
Pasco, WA 99301

Engineer: Same as Above

Approval Criteria:

1. Comprehensive Plan – Land Use
2. KMC Title 18 – Zoning
3. KMC Title 17 – Subdivisions
4. KMC Section 5.56 – Public Works Construction Standard

Preliminary Plat Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	March 20, 2026
Determination of Completeness Issued	March 26, 2026
Notice of Application	March 26, 2026
Property Posting Sign	March 26, 2026
City Department Review Meeting	N/A
SEPA Threshold Determination Issued	N/A
SEPA Appeal Period Ends	N/A
Date of Published Notice of Public Hearing	May 24, 2026
Date of Posting Hearing Notice On-Site	May 21, 2026
Date of Mailed Notice of Public Hearing	May 20, 2026

Exhibits:

1. Staff Report
2. Preliminary Plat
3. Notice of Public Hearing Mailing
4. Public Works Comments
5. Traffic Engineering Division Comments
6. Critical Aquifer Recharge Area Letter
7. Benton Clean Air Agency Comments
8. Kennewick Irrigation District Comments
9. Public Comment – Blegen-Frost
10. Public Comment – D.R. Hostick 4/6/2026
11. Public Comment – Gonzales
12. Public Comment – Hostick 4/5/2026
13. Public Comment – J. Scharold + Planning Response
14. Public Comment – K. Scharold
15. Public Comment – Van Denend
16. Public Comment – Frost
17. Public Comment – Ash
18. Public Comment – Bernard
19. Public Comment – Moak
20. Public Comment – Hansen
21. Public Comment – Seybold
22. Public Comment – Terrass
23. Public Comment – Nusbaum
24. Public Comment – Shiplet
25. Public Comment – Mikels
26. Public Comment – Hostick 6/5/2026
27. Public Comment – Eastland
28. Public Comment – Swihart
29. Public Comment – DR Hostick 6/5/2026

Staff Analysis of Proposal & Discussion:Preliminary Plat:

The proposed Preliminary Plat (SUB-2026-0004) is a request for the subdivision of 1.48 acres into 18 lots (16 townhome lots and 2 standard single-family lots). The project is

generally located at 840 W Kennewick Ave. The subject property currently contains 1 home that is proposed to be divided into two separate units on their own lots. The plat is proposed as “The Row at Lone”.

The site has a Comprehensive Plan Land-Use Designation of Low Density Residential and is zoned Residential, Low Density (RL). The minimum standard lot size in the RL zone is 5,500 square feet, and the minimum townhome lot size is 1,800 square feet.

A Preliminary Plat is the first step in 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 for preliminary plats and is the last phase in the subdivision process and must be recorded prior to the creation of individual lots.

Proposed plats are subject to the processing requirements of KMC 17.10 – Platting and the design requirements of KMC 17.20 – Design and Construction. Final plat approval is based on the Preliminary Plat conditions of approval. A civil permit with a detailed review of street, utility and stormwater construction standards, and street and utility construction or bonding for incomplete work is required prior the final plat approval.

Property History:

The property is part of the Olmstead Addition to Kennewick, and the plat was approved in 1909. The existing home on the property was built in 1940.

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2), the RL zoning district has a minimum standard lot size requirement of 5,500 square feet and a minimum townhome lot size of 1,800 square feet.

The proposed development has a minimum residential lot area of 2,025 square feet, a maximum residential lot area of 11,262.21 square feet, with an overall lot average of 3,585.88 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 and Middle Housing.

Setbacks:

The applicant has not proposed any deviations from the required setbacks. The RL Zone has the following setback requirements:

- Front: 15 feet
- Garage: 20 feet
- Side: 5 feet
- Rear: 15 feet

Traffic:

A Traffic Impact Analysis was not required for this project (Exhibit 5). Specific conditions of approval for road construction requirements and traffic impact fees have been submitted by the Traffic Engineering Division, see Exhibit 5.

Storm Water:

Residential sub-divisions must meet the standards in the Storm Water Management Manual for Eastern Washington (SMMEW) and COK Standard Specification Section 5-9, see Exhibit 4.

Streets & Utilities:

The developer will be required to construct the proposed 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, see Exhibit 4.

Critical Areas:

The Site is in a Critical Aquifer Recharge Area. The applicant has submitted a letter (Exhibit 6) stating that no prohibited uses or activities will be a part of this development.

Grading:

Grading of the site will be permitted once the Civil Plans are approved or a Grading Permit is approved.

Parks:

The proposed development is subject KMC Chapter 3.90, which establishes a park impact fee. The proposed development is within Park Impact Fee Zone East and is subject to the park impact fees listed in KMC 3.90.160 for Single and Multi-Family Units. Park impact fees are due prior to issuance of the Certificate of Occupancy.

Common Area Maintenance:

A maintenance agreement for common open space, tracts, private streets, and shared driveways will be required to be approved by the City Attorney and recorded against the property. Per KMC 18.45.100, a Homeowner's/Property Owner Association is required for maintenance and management of open space, tracts, common areas, and private roads.

Schools:

The boundary schools for the proposed development are Amistad Elementary School, Park Middle School, and Kennewick High School.

Kennewick School District has not submitted any comments related to this proposal.

Kennewick Irrigation District:

Kennewick Irrigation District has submitted comments related to the proposal (Exhibit 8).

Surrounding Property:

The subject property is flanked by single-family development on all sides. The properties surrounding the subject lot are zoned Residential, Low Density (RL) to the west, and properties zoned Residential, Medium Density (RM) to the north, south, and east.

Provisions for Public Health, Safety, and Welfare:

It is Staff's opinion that appropriate provisions have been made for the following: 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 GOALS + POLICIES:

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

Staff Comment: 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.”*

Staff Comment: The proposed development will be connected to City water and sewer utilities.

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

POLICY 1: *“Establish and implement maximum densities in the City’s residential zoning categories.”*

Staff Comment: As proposed, the development meets Goal 3 by providing new low-density housing in an area already zoned and constructed for low-density housing.

HOUSING GOALS + POLICIES:

GOAL 1: *“Support and develop a variety of housing types and densities to meet the diverse needs of the population.”*

Staff Comment: The development will consist of both town homes and standard single-family homes. Both housing types have the potential to meet the needs of the City’s population.

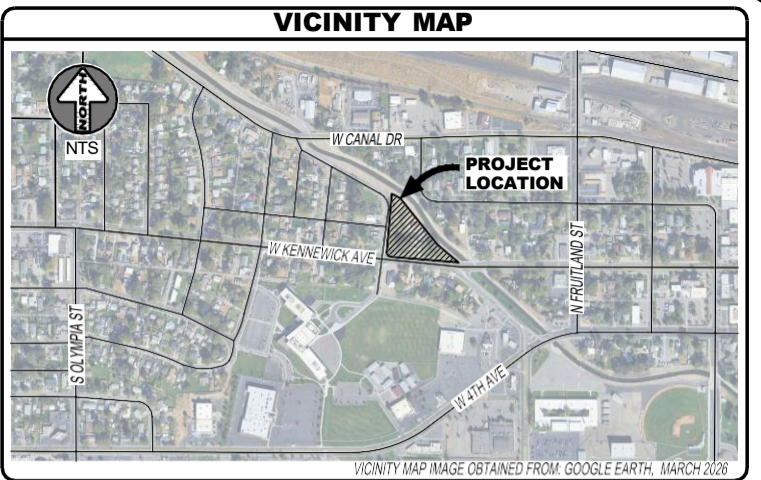
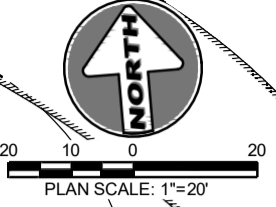
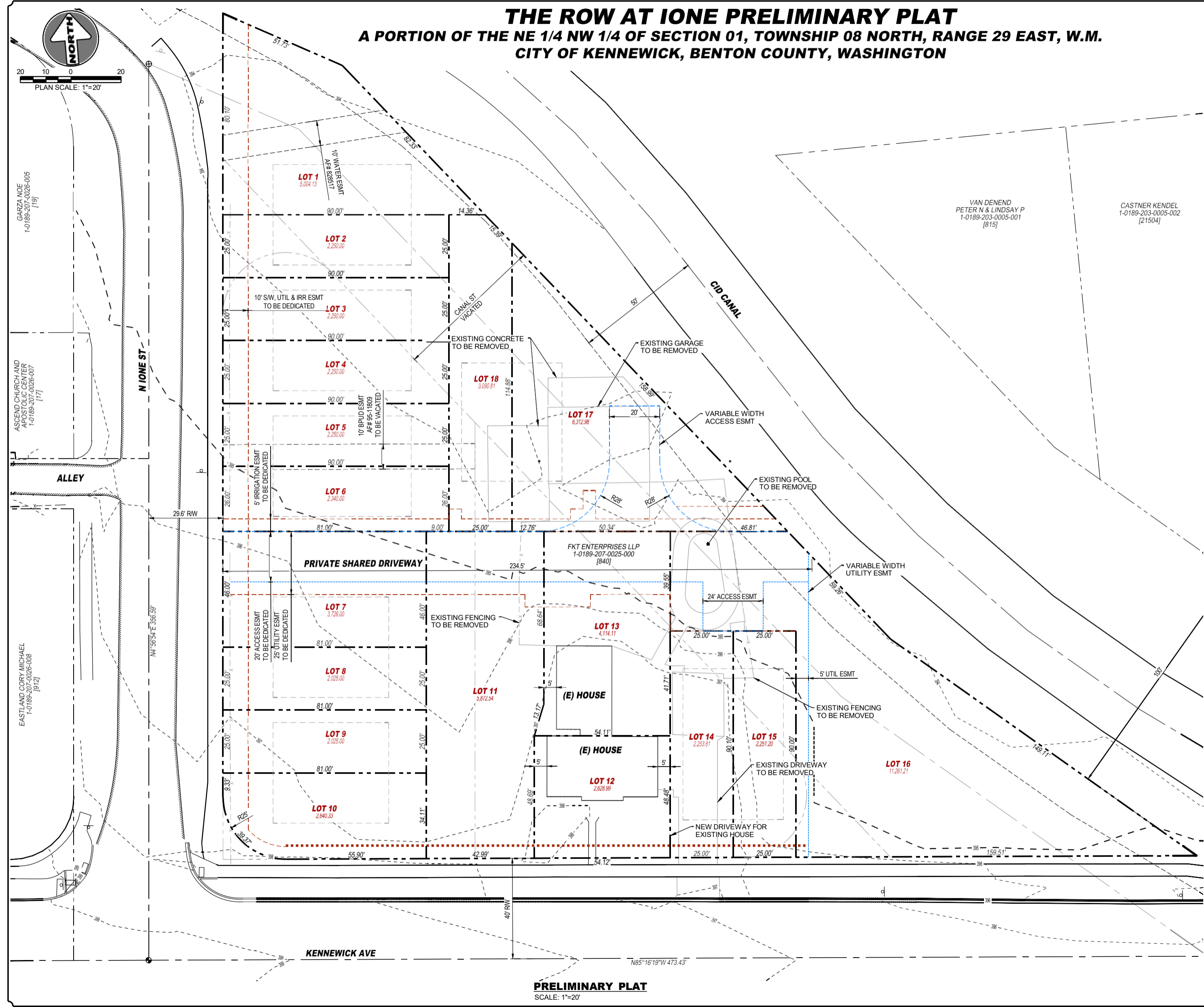
The City of Kennewick hereby RECOMMENDS the following conditions of approval for Preliminary Plat SUB-2026-0004:

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Residential Single-family and Middle Housing Design Standards.
2. All fees required by the City shall be paid prior to the approval of the final plat.
3. The subdivision shall be in conformance with the Preliminary Plat Drawing shown in Exhibit 2.
4. Existing building must be separated into duplex according to building code before Final Plat is approved.
5. Execute a written agreement to the satisfaction of the City Attorney, which will allow the City to make arrangements for maintenance of the common areas,

- open spaces, private roads, access driveways, and landscaped areas should the Homeowner's Association fail or refuse to maintain these areas. The agreement must be recorded with the final plat.
6. Comply with the Public Works Memorandum dated April 13, 2026 (Exhibit 4).
 7. Comply with Traffic Engineering Division Memorandum dated April 8, 2026 (Exhibit 5).
 8. Comply with Kennewick Irrigation District Letter dated April 8, 2026 (Exhibit 8).
 9. Comply with the Benton Clean Air Agency Comments, dated March 26, 2026 (Exhibit 7).
 10. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
 11. The plat is subject to applicable requirements of KMC Chapter 3.90 – Impact Fees for Parks, Open Space, and Recreation Facilities.
 12. Pursuant to KMC 17.10.070, Preliminary Plat SUB-2026-0004 expires 5 years from the approval date, the City can grant an extension, the extension must be applied for prior to the preliminary plat expiration.

THE ROW AT IONE PRELIMINARY PLAT

A PORTION OF THE NE 1/4 NW 1/4 OF SECTION 01, TOWNSHIP 08 NORTH, RANGE 29 EAST, W.M.
CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON



DATUM - BENCHMARK
HORIZONTAL DATUM: NAD83 WSPCS, SOUTH ZONE
VERTICAL DATUM: NAVD88

LEGAL DESCRIPTION
 (APN: 1-0189-207-0025-000)
 LOTS 1 AND 2, BLOCK 25, OLMSTED ADDITION TO KENNEWICK, TOGETHER WITH ALL OF VACATED CANAL STREET ADJOINING.

CONTACTS

DEVELOPER:
BUILT ON THE ROCK CONSTRUCTION, LLC
 ZACHARIAH KELLOG (541) 969-1221
 7934 CARDINAL PEAK ST, WEST RICHLAND, WA 99353

SURVEYOR:
ROGERS SURVEYING INC., P.S.
 BRENTON A GRIFFIN (509) 783-4141
 1455 COLUMBIA PARK TRAIL RICHLAND, WA 99352

ENGINEER:
HARMS ENGINEERING, INC.
 CHRISTINE BATAYOLA (509) 547-2679
 1832 W SYLVESTER ST. PASCO, WA 99301

SITE INFORMATION

# OF LOTS	18	EA	
TOTAL PROPERTY AREA	64,546	SF	1.48 AC
MIN LOT SIZE	2,025.00	SF	0.05 AC
MAX LOT SIZE	11,261.21	SF	0.26 AC
AVERAGE LOT SIZE	3,585.88	SF	0.08 AC

LOT TABLE

LOT #	SF	AC	TYPE
1	5,004.13	0.11	TOWNHOUSE
2	2,250.00	0.05	TOWNHOUSE
3	2,250.00	0.05	TOWNHOUSE
4	2,250.00	0.05	TOWNHOUSE
5	2,250.00	0.05	TOWNHOUSE
6	2,340.00	0.05	TOWNHOUSE
7	3,726.00	0.09	TOWNHOUSE
8	2,025.00	0.05	TOWNHOUSE
9	2,025.00	0.05	TOWNHOUSE
10	2,640.33	0.06	TOWNHOUSE
11	5,872.54	0.13	STANDARD
12	2,628.99	0.06	TOWNHOUSE
13	4,114.11	0.09	TOWNHOUSE
14	2,253.61	0.05	TOWNHOUSE
15	2,251.20	0.05	TOWNHOUSE
16	11,261.21	0.26	STANDARD
17	6,312.98	0.14	TOWNHOUSE
18	3,090.81	0.07	TOWNHOUSE

1632 W Sylvester Street, Pasco WA 99301 | 509-547-2679 | HarmsEngineering.com
 Owner By: DUBUQUE
 Drawn By: TERRY
 Checked By: The Row At Ione plat
 Date: 04-21-2026 2:52:50 PM
 P: 202505181 | E: 1075 | Kennewick, WA 99301

SEC 01 TOWN R29E W4W

**THE ROW AT IONE
PRELIMINARY PLAT**

840 W KENNEWICK AVE, KENNEWICK, WA, PARCEL #1-0189-207-0025-000

Client/Project Information

**ZACHARIAH KELLOGG
(541) 969-1221**

7934 CARDINAL PEAK ST, WEST RICHLAND, WA 99353

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Date: 04-21-2026

Project Number: 25-109.1

Sheet Number: C1P

PRELIMINARY PLAT
SCALE: 1"=20'



NOTICE OF PUBLIC HEARING – June 8, 2026 6:00 P.M.

Proposal: A Preliminary Plat proposed to subdivide a 1.48-acre parcel into 18 lots - 16 townhome lots and 2 standard single-family lots. The project is located at 840 W Kennewick Ave. The site is zoned Residential, Low (RL). The file number is SUB-2026-0004. **PLAT MAP ON BACK**

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at **6:00 p.m. on June 8, 2026 at 210 W 6th Avenue, City Hall Council Chambers**. The meeting will be conducted in a hybrid format, which allows in person or virtual participation. To participate in the meeting virtually, use the link found at www.go2kennewick.com/244/Hearing-Examiner.

Environmental Documents and/or Studies Applicable to this Proposal: SEPA was not required for this proposal.

Determination of Completeness: The application was determined complete on March 20, 2026.

Project Permits Associated with this Proposal: Civil

Preliminary Determination of Regulations Used for Project Mitigation: Title 18 (Zoning), Title 17 (Subdivision), Title 4 (Administrative Procedures) of the Kennewick Municipal Code and the land use policies contained in the Kennewick Comprehensive Plan.

Estimated Date of Decision: Within 10 business days of the Hearing Date of June 8, 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.

Majenta Stuntebeck, 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 Majenta Stuntebeck at (509) 585-4223 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



To: Majenta Stuntebeck, Planner
 From: Jose Núñez, Development Review Technician
 Date: April 9th, 2026
 Re: Public Works Utility Comments
 Project: SUB-2026-0004 – 840 W Kennewick Ave

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 private 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. 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-foot wide paved access road shall be installed with 2" of HMA asphalt and 6" of compacted crushed surfacing top course rock. Easements must extend to 5 feet behind blow offs, water meters, fire hydrants, or other fixtures.
5. Permanent structures shall not be located over City of Kennewick (COK) utilities, or within any easement.
6. W Kennewick Ave has a Pavement Condition Index (PCI) rating equal to or above 75, therefore any trenching done on pavement will require a minimum 25-foot wide patch, the full width of each travel lane or shoulder disturbed per KMC 5.56.215.
7. N lone 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.
8. One 3/4-inch water meter serves the existing home on site from the 8-inch water main located in W Kennewick Ave, see COK Record Drawing A-1031.
9. 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.
10. Water and sewer services to be constructed per City of Kennewick (COK) Detail 3-6.

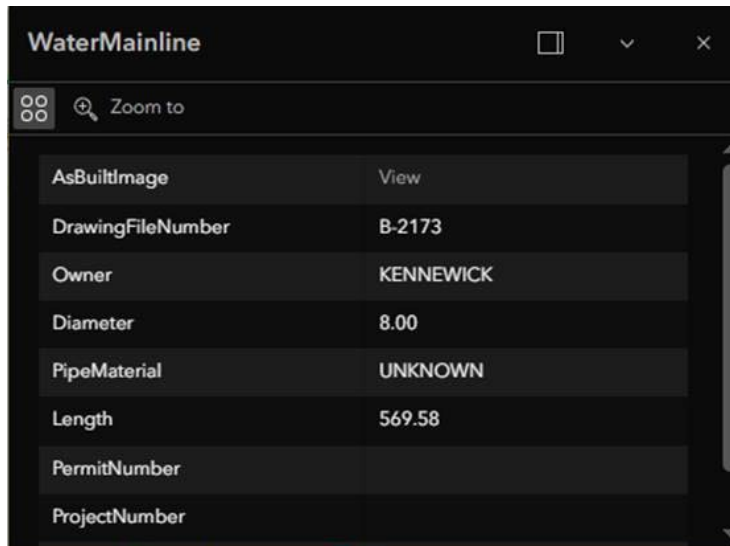
11. When a property is developed that has an existing water service(s), or mainline stubbed and development will not utilize the existing service or stub, the developer contractor shall expose the water main and remove the abandoned corporation stop and install a plug, or remove the abandoned valve and install a blind flange per COK Standard 4-3.01.
12. 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.
13. 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.
14. 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.
15. Provide backflow prevention assemblies on the building side of the water meter for commercial, multi-story, and sprinkled buildings per KMC 15.41.070.
16. Provide water lines and hydrants as required by Fire Department to meet fire protection.
17. Provide a "fire flow requirement" signature block on the civil plans. Fire flow block will call out the type of construction material to for the building, the required fire flow and duration based on that type of construction, a fire sprinkler indication, any reduction in fire flow as allowed by the IFC, and the net required fire flow remaining.
18. Mainlines may be required to be upsized to meet fire flow coverage for this development. Fire Hydrants cannot be served by the existing 4-inch water main. Hydraulic modeling may be required based on fire flow requirements.
19. 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.
20. 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.
21. 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.
22. There is an existing 8-inch sewer main located in W Kennewick Ave, however there is no record drawing for this main line. Sanitary sewer extension will be required to serve the site at developer's expense.
23. Every proposed parcel shall be separately connected with the public sewer per KMC 14.22.030(10). Private sewer cannot serve multiple lots.
24. Provide a Comprehensive Stormwater plan for the subdivision per KMC 14.28.045, City Standard Specifications Section 5-9 and Storm Management Manual of Eastern Washington (SMMEW). Design must include erosion control and conveyance of the upstream storm flow through the site as well as overflows at low points and the effect on downstream capacity. Infiltration tests are required at the location and depth of the planned infiltration structures along with a soils log to 5 feet below that point. All

underground infiltration structures must be designed and installed to meet the Washington State Underground Injection Control (UIC) Rule. Provide an assessment of the design against the UIC pretreatment requirements. Provide UIC registration numbers on the plans prior seeking the City's signature.

25. If frontage improvement are required, provide a drywell or City Standard infiltration structure at the downgrade end of the public right of way. This shall be installed behind the curb and gutter, and may not be installed under the street pavement. Contact Martin Nelson at (509) 585-4306 with any questions.
26. All plans showing existing utilities shall call out the Record Drawing set number that installed the utilities. All plans need to clearly identify the size and type of water/sewer utility that is being proposed or connected to (i.e. "Existing 8-inch Water" or similar). Label private lines "Private".
27. All required infrastructure improvements must be substantially completed prior to Final Plat approval per KMC17.10.260 (2).
28. Any off site tracts, easements, or agreements required for the project shall be submitted with the civil plans for review. Before a permit can be issued for the project, a copy shall be provided to the Public Works Department. The Auditor File Number shall be added to the Final Record Drawings submitted at the end of construction.
29. This site will require a separate Public Works Construction permit. You may apply for this by submitting the information below for Civil Plan Review through the City of Kennewick's [Citizen Self Service Portal](#):
 - a. PDF copy of the Application for Civil Review and Storm Report.
 - b. One full size (24"x36") PDF copy of the construction plans.
 - c. Construction plans and the storm report shall be stamped by a Professional Engineer licensed in the state of Washington.
30. Construct all projects using current City Survey Data. After project completion, Record Drawings showing improvements made on the property will be required prior to acceptance of the construction permit(s). For detailed information on Kennewick Survey Data and Record Drawings go to COK website at <https://www.go2kennewick.com/314/Civil-Plan-Review>.
31. Please note that Public Works will not sign off on building permits until the Department of Public Works (DPW) construction permits for the buildings have been completed.



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





To: Majenta Stuntebeck, Planner
From: Kevin Biersner, Assistant Traffic Engineer
Date: April 8, 2026
Re: Traffic Engineering Comments for 840 W Kennewick Ave
Project: SUB-2026-0004

Project Description

840 W Kennewick Ave is dividing the existing lot into 18 lots.

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 District 3 Transportation Impact Fee for Single-family is \$1,289.19 per dwelling unit.
3. The District 3 Transportation Impact Fee for multi-family is \$729.24 per dwelling unit
4. The final fee will be assessed at the building permit for the structure as designed and is due prior to Certificate of Occupancy.

Traffic Operations

1. Trip generation and distribution analysis is not required at this time, but the Traffic department reserves the right to request one during the site plan and civil review.

EMAIL kevin.biersner@ci.kennewick.wa.us **PHONE** (509) 585-4524 **FAX** (509) 585-4445
ADDRESS 210 W 6th Ave. Kennewick, WA 99336 • PO Box 6108
WEBSITE go2kennewick.com



2. Kennewick Ave is Classified as a Major Arterial. If the existing structure is to be demolished then no access will be allowed from the development to Kennewick Ave.
3. Align the Private shared driveway with the alley across N lone St.
4. Sight triangles per KMC 18.27.060

Easements and Right-of-Way

1. 10' public sidewalk, utility and irrigation easements to be dedicated along the frontage of N lone St.
2. ½ street improvements along N lone St per COK std. dwg. 2-1. Including but not limited to, curb, gutter, sidewalk and HMA
3. HMA ramps will be needed at the end of the sidewalk on N lone St. See COK std. dwg. 2-11 for details.

Driveway

1. Driveways to be constructed to current city standards. See COK std. dwg. 2-9 for details.
2. Rolled curb along N lone St will be allowed. See COK std. dwg. 2-9 for details.

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. The existing street light will need to be updated to current City Standards, see COK std. dwg. 6-1 and 6-2 for details. N lone St is classified as a residential.



March 23, 2026

Steve Donovan
Development Services
City of Kennewick
210 W 6th Ave.
Kennewick, WA 99336

RE: The Row at Lone Preliminary Plat
840 W Kennewick Ave
Critical Aquifer Recharge Area

Project # 25-109

Dear Mr. Donovan:

The Row at Lone Preliminary Plat has been submitted to the City for review. In a Pre-Application Meeting held on 9/10/2025, PRE-2025-0067, the City indicated that the property is within the Critical Aquifer Recharge Area.

The development of attached and detached single-family homes and associated infrastructure does not include any prohibited uses or activities and will not adversely affect the recharging of the aquifer and will not cause contaminants to enter the aquifer. It will comply with the source water protection requirements and recommendations of the Environmental Protection Agency (EPA), the state Department of Health (DOH), the Benton County Health Department, and as provided in the City's wellhead protection plan.

Additionally, the project will be designed and constructed in accordance with erosion control and surface/stormwater management requirements in the current City regulations and per the Stormwater Management Manual of Eastern Washington.

If you have any questions or need any additional information, please contact me at 509-547-2679 or via email at christine@harmsengineering.com.

Sincerely,

A handwritten signature in black ink, appearing to read "Christine Batayola", is written over a light blue horizontal line.

Christine Batayola
3/23/26 09:38

Christine Batayola, PE



BENTON CLEAN AIR AGENCY

EXHIBIT 7

March 26, 2026,

Re: SUB-2026-0004

Majenta Stuntebeck
Assistant Planner
210 W 6th Ave
Kennewick, WA 99336

Applicant/Proponent: Harms Engineering
Attn: Christine Batayola
1632 Sylvester St
Pasco, WA 99301

Dear Ms. Stuntebeck:

It has come to our attention that you are reviewing a proposal for the above-mentioned project in which a structure will be renovated or demolished. We would like to take this opportunity to provide information to ensure that the applicant follows proper procedure for renovating a building within Benton County.

Prior to any renovation or demolition, the contractor or property owner must have a good faith survey performed by an AHERA certified inspector to determine the presence of asbestos. If asbestos is detected, it must be properly abated before the building is renovated. Additionally, a complete Notification of Demolition or Renovation must be submitted with our office. This form can be found and submitted on our website, www.bentoncleanair.org. This form must be submitted potentially up to ten (10) business days, depending on the work being performed, prior to the abatement and/or renovation taking place and all abatement work must be performed by a certified abatement contractor. The Notification of Demolition or Renovation must be submitted regardless of the presence of asbestos.

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



BENTON CLEAN AIR AGENCY

EXHIBIT 7

March 26, 2026

Re: SUB-2026-0004

Majenta Stuntebeck
Assistant Planner
210 W 6th Ave
Kennewick, WA 99336

Applicant/Proponent: Harms Engineering
Attn: Christine Batayola
1632 Sylvester St
Pasco, WA 99301

Dear Ms. Stuntebeck:

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

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

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

Sincerely,

Deon Steichen

Deon Steichen
Inspector



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

April 21, 2026

Majenta Stuntebeck, Assistant Planner
City of Kennewick - Development Services Division
 PO Box 6108
 Kennewick, WA 99336

Subject: Review Comments Row at lone Preliminary Plat (SUB-2026-0004)

Dear Majenta:

This letter provides Kennewick Irrigation District (KID) final review comments for the Row at lone Preliminary Plat (City Application No. SUB-2026-0004) submitted by Harms Engineering ("Applicant"¹) on behalf of Built on the Rocks Construction, LLC (Developer) and FKT Enterprises LLP (Owner). This letter supersedes the preliminary review comment letter dated April 8, 2026. The properties are generally located at 840 W Kennewick Avenue in the Northwest Quarter of Section 1, Township 8 North, Range 29 East, **W.M.**, Kennewick, Benton County, Washington, and includes the following parcels:

- 101892070025000 {1.48 **irrigable** acres)

The properties identified on the proposed preliminary plat are located within KID boundaries, are classified as irrigable land and consist of 1.48 irrigable acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

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

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

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

- 2) The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to KID upon completion, at the time of final plat.
 - a. KID may elect to upsize pipeline adjacent to or within the proposed subdivision in coordination with this development. The increased costs due to this upsizing will be at KID's option and expense.

- 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.
 - a. The connection of irrigation service for this development to KID's system will be accomplished by one of the following options. Please see the enclosed Connection Map showing connection locations.
 - i. **Option 1:** Connection point at the existing KID 6-inch PVC pipeline located in the alley parallel with and 180 feet northerly of West Kennewick Avenue, approximately 900 feet westerly of the center of North lone Street.
 1. Installation of approximately 964-feet of 6-inch C900 PVC pipe within the alley and South lone Street, extending from the connection point to the subject property.
 2. New 4-inch C900 PVC pipe will also be required within South lone Street to provide service to the proposed lots fronting South lone Street, and within the private shared driveway.
 3. Installation of 2-inch private poly pipe tail from the new services to rear lots is required.
 - ii. **Option 2:** Looped irrigation system.
 1. First connection point of the looped system will be the existing KID 3-inch PVC pipeline located in the alley parallel with and 180 feet northerly of West Kennewick Avenue, approximately 190 feet westerly of the center of North lone Street.
 2. Second connection point will be the KID 3-inch PVC pipeline running parallel with and 200 feet southerly of West Kennewick Avenue, within South lone Street.

3. Installation of new 6-inch C900 PVC pipe extending from each connection point towards the subject property.
 4. New 4-inch C900 PVC pipe will also be required within South lone Street to provide service to the proposed lots fronting South lone Street, and within the private shared driveway.
 5. Installation of 2-inch private poly pipe tail from the new services to rear lots is required.
- 4) Completion of all the facilities, consistent with an irrigation plan approved by KID, is required prior to KID signature on the final plat.
- a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
 - b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and rights-of-way. Such review and approval will be coordinated as part of City review and the final plat approval process.
 - c. KID must inspect any new irrigation system installations or modifications. The Applicant shall contact KID to schedule an inspection at least two business days in advance of the desired inspection date.
 - d. As an alternative to immediate construction prior to approval of the final plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with KID. The Applicant must still provide KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is \$350.00. The Applicant must establish an approved bonding mechanism with KID in an amount approved by KID.

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

- 5) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31st of a given year or submitted for review prior to May 31st but not submitted for final approval prior to June 15th, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.
- 6) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan payoff for **all parcels** owned by the property owner within the boundaries of the KID must be paid. According to KID records, the following property is currently owned by the property owner:
 - a. 101892070025000-1.48 acres- USBR Old Lands - \$17.77
 - b. 111894030002001- 0.34 acres - USBR Old lands - \$4.08
 - c. 133992060001013 - 0.22 acres - USBR Old Lands - \$2.64

- d. The current construction loan payoff rates provided by the USBR is \$12.01/acre (old lands). The total construction loan payoff amount for this project is **\$24.49**.
- 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 \$500 for the first 20 lots/tracts plus \$30 per lot/tract after 20 lots/tracts.
 - c. Final plat review fee for each phase of \$500.00.
- 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.O.
- 12) All subdivisions of land are required to be approved by the KID Board of Directors during a KID board meeting. KID board meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled board meeting to be considered at that meeting.

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

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

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

Sincerely,

J?=-W-1.A

Ben Woodard, P.E.
Engineering & Operations Manager

Enc: Sample Water Master Information
Connection Map

cc: LB\correspondence\File: [1-8-29]
Applicant via mail - Hams Engineering, ATTN: Christine Batayola, 1632 Sylvester St, Pasco, WA 99301

Sample Watermaster Election Process

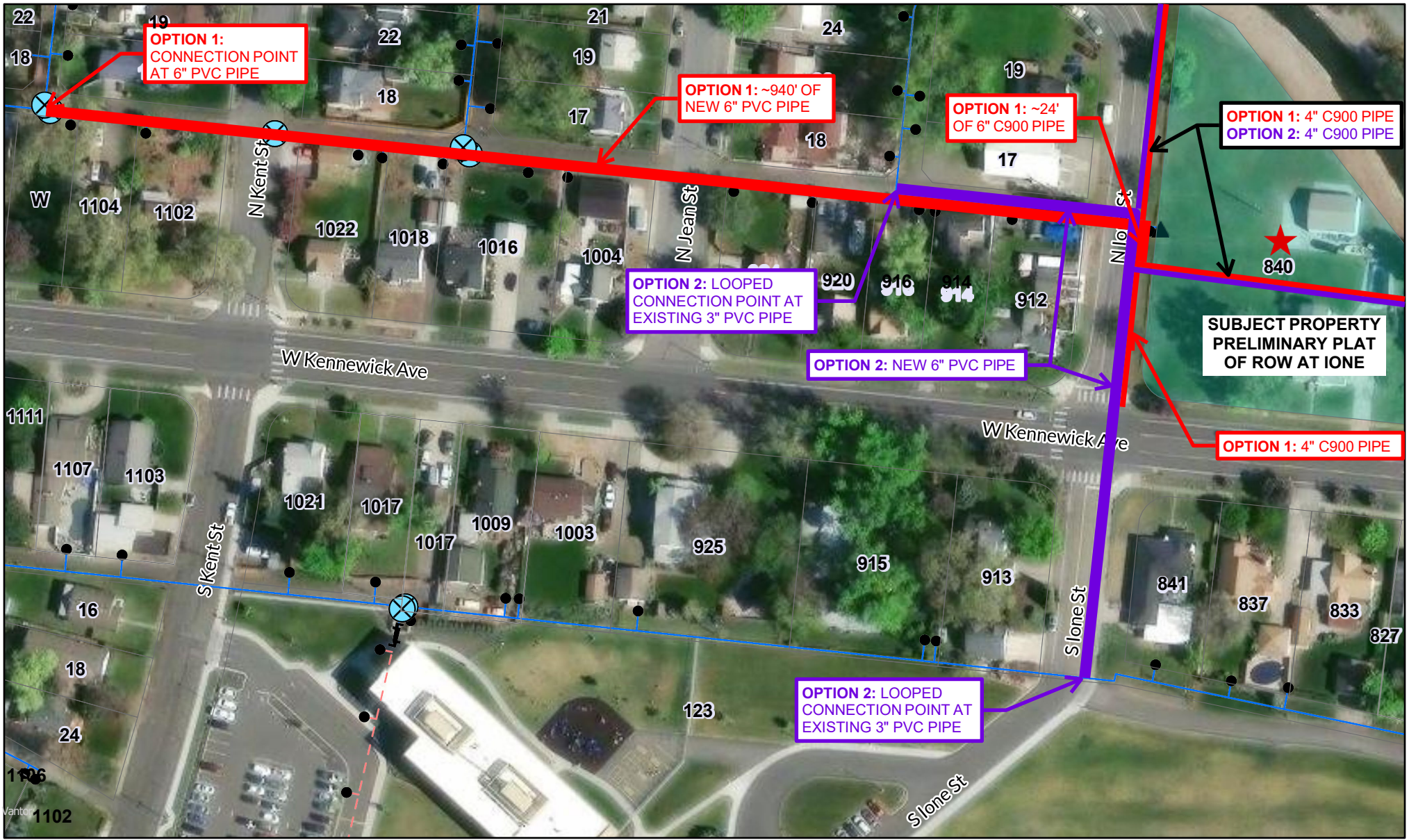
That the Water Users are deemed to agree as a condition of water delivery as follows::

- 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.

CONNECTION MAP



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





2015 South Ely Street
Kennewick, WA 99337
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www.kid.org

April 8, 2026

Majenta Stuntebeck, Assistant Planner
City of Kennewick - Development Services Division
PO Box 6108
Kennewick, WA 99336

Subject: Review Comments Row at lone Preliminary Plat (SUB-2026-0004}

Dear Majenta:

This letter provides Kennewick Irrigation District (KID) review comments for the Row at lone Preliminary Plat No. SUB-2026-0004 submitted by Harms Engineering ("Applicant"¹) on behalf of Built on the Rocks Construction, LLC (Developer} and FKT Enterprises LLP (Owner). **These comments are preliminary and subject to KID Board approval on April 21st, 2026. A final comment letter will be provided to the City after April 21st, 2026.** The properties are generally located at 840 W Kennewick Avenue in the Northwest Quarter of Section 1, Township 8 North, Range 29 East, W.M., Kennewick, Benton County, Washington, and includes the following parcels:

- 101892070025000 (1.48 **irrigable** acres)

The properties identified on the proposed preliminary plat are located within KID boundaries, are classified as irrigable land and consist of 1.48 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):

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

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

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- 14) KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions *to* protect KID system components for phases that are adjacent to KID's easements or ROW.
- 15) KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.
- 16) KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

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

Sincerely,



Ben Woodard, P.E.
Engineering & Operations Manager

Enc: Sample Water Master Information
Connection Map

cc: LB\correspondence\File: [1-8-29]
Applicant via mail - Harms Engineering, ATTN: Christine Batayola, 1632 Sylvester St, Pasco, WA 99301

Sample Watermaster Election Process

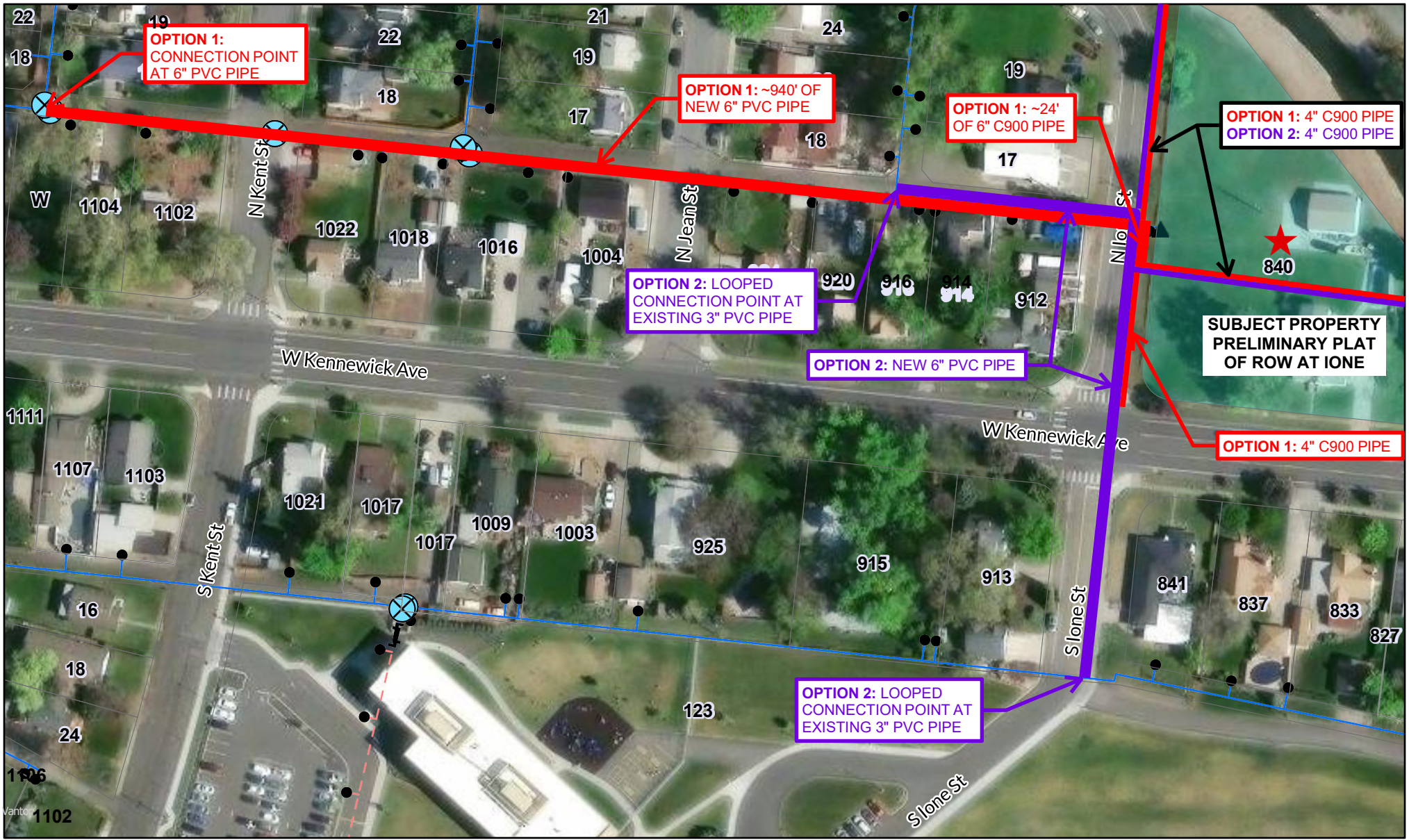
That the Water Users are deemed to agree as a condition of water delivery as follows::

- 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.

CONNECTION MAP



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



From: Gail Blegen-Frost <gailbf123@gmail.com>
Sent: Friday, April 10, 2026 2:33 PM
To: Majenta Stuntebeck
Subject: Plat application SUB-2026-0004

Hello - I am a Kennewick resident with a home at 609 W. Albany Ave which is very near the property at 840 W. Kennewick Ave and lone. I wish to comment on the proposal as posted on a sign at the property.

While I am not opposed to the property being subdivided and I do not like the plan to divide it into 18 lots. Presumably the homes built on these lots would be townhouses. I do not understand how that still could be considered 'residential, LOW density'!

I appreciate the historic, vintage feel this neighborhood provides and believe it offers residents who live here and those that are traveling through a unique experience offering a bit of local history not found in other parts of the Tri-Cities.. New construction of any sort will stick out like a sore thumb; a parcel full of new townhouses definitely will be detrimental to the character and the atmosphere of the area.

Another concern I have is the effect this development would have on the traffic in this area. As it is, it is very difficult to make a left turn onto Kennewick Ave from lone. Presumably the new homes could bring in at least 18 more vehicles that need to utilize the streets. In order to deal with the added traffic and keep drivers, bicyclists and pedestrians safe I hope some plans will include traffic lights at the intersection of lone and Kennewick Ave.

I do appreciate the fact that we have a housing shortage, especially housing that is affordable. I would be less opposed if the number of homes in this plan were reduced in half..

Thank you for considering my comments. I will be following the progress on this plan.

Gail Blegen-Frost
509-366-7795

From: drhostick@charter.net
Sent: Monday, April 6, 2026 5:41 PM
To: Majenta Stuntebeck
Subject: 840 W Kennewick Ave Comments

My name is Dean Hostick, and I live on West Kennewick Avenue. I would like to make comments on the proposed developments on 840 W Kennewick Avenue, and voice my support for not going through with the proposition, as I've come to understand it from discussing it with the neighbors.

1. First and foremost, traffic. To access parking for my house, I have to go through the alley between lone and Jean. I do not want to have to deal with anywhere from 18-36 more vehicles also coming and going on a regular basis, or having trouble parking at my own home if there's any parking spillover. The lot is simply not big enough to accommodate both housing and parking, and I would fully expect there to be overflow if residents of the proposed town homes had guests over. I've had problems with people parking in my driveway multiple times due to how crowded it can get when there's an event, and that's without more than a dozen new families moving in to such a condensed space. Every Sunday, there's already overflow onto lone in parking from the church that would be right across from the proposed development.
2. Secondly, the increased activity is also a major concern of mine. Kennewick Avenue can be very quiet at night, due to the low density housing, which I and others massively enjoy. More residents in the area means more activity, more noise, more everything, which starts to erode the identity of the community. That also leads into my third point.
3. Following off of the second, town homes usually mean more renters instead of owners. More renters means higher turnover, causing weaker neighborhood relationships as people move in and out instead of establishing themselves in the local community.
4. The strain on services will only increase. Amistad Elementary has had capacity problems, going as far back as to when I attended there, and a bunch of town homes suddenly popping up wouldn't help that. Not to mention the further strain on water/sewer systems and irrigation, and all the disruption to those who live here to hook the new lots up and maintain them.
5. Kennewick Avenue has a very historic component to it, with many homes, including my own, being built before the 60s. The new, dense construction would harshly contrast with the low density, older construction of the surrounding area. I would be fine if the lot was being divided into 4-5 smaller lots, but a proposal for as many as it is feels like it is an insult to the neighborhood and just maximizes density beyond what is appropriate for the area, with no regards for the people who live here and the area's identity.
6. This would only introduce precedent for other developers in the area looking to further erode our historic identity, if this proposition is approved and goes through, what would stop the next? The area is low density, with older fashioned housing, and this entire project goes against it. However, again, development isn't necessarily a bad thing. Should the lot be broken up into 4 or 5 smaller lots, that still maintain the quieter, lower density identity, there's nothing wrong with that, as 840 W Kennewick Ave is a large plot of land, just not the right plot of land for this kind of development.

From: Kiara G <kiaraay@gmail.com>
Sent: Friday, April 10, 2026 11:47 AM
To: Majenta Stuntebeck
Subject: Concerns Regarding Proposed Subdivision at 820 W Kennewick Ave

Dear Majenta Stuntebeck and City of Kennewick Community Planning Department,

I am writing to express my concerns regarding the proposed subdivision at 820 W Kennewick Ave to develop 18 townhome lots.

I chose to live in this part of Kennewick because of its strong sense of community. I grew up in a small town, and this neighborhood reflects that same feeling. Neighbors know each other, look out for one another, and take pride in maintaining a welcoming environment for families. This proposal, as it stands, does not align with that character.

The existing homes in this area, many of which date back to the 1940s, are built on larger lots that support family living. These spaces provide room for children to play safely, for families to have pets, gather for barbecues, and create simple memories, like kids building a snowman in the winter. Replacing this type of housing with high-density townhomes removes those opportunities and changes the fundamental nature of the neighborhood.

Additionally, this area already experiences significant traffic due to its proximity to a nearby school. Increasing density to 18 units in this location will only add to congestion and raise safety concerns for both residents and students/children.

While I understand that recent changes in Washington State law have made it easier to subdivide land, I believe there should still be thoughtful consideration of how developments fit within existing communities. Not every location is appropriate for high-density housing.

I have also spoken with others in the surrounding area, and there is a shared concern that 18 townhomes is excessive for this property. A lower-density development. Such as a small number of single-family homes that match the existing neighborhood would be far more appropriate. For example, a plan with approximately five homes would better preserve the character of the area while still allowing for development.

I respectfully ask that you take these concerns into account and reconsider the scale and type of this proposal to better align with the established community.

Thank you for your time and consideration.

Sincerely,

Kiara Areli Gonzalez

916 W. Kennewick Ave, Kennewick WA

From: djhostick@charter.net
Sent: Sunday, April 5, 2026 8:25 PM
To: Majenta Stuntebeck
Subject: Comment on public notice posted at 840 W Kennewick Ave

Hello-

As an across the street/neighboring property owner, I would like to express concerns about the proposed subdivision of the lot at 840 W Kennewick Ave into 18 lots, which appears to move the zoning from Residential Low Density to Residential High Density. I have two primary concerns:

- 1) Increased traffic. Depending on the type of housing, it's possible for an average of 2 additional cars per household, or potentially 36 more vehicles that would be accessing the area. From the intersection of Lone and Kennewick (which borders this lot, and which would bear the brunt of the increased traffic), there are currently about 16 houses a block in each direction, so the new lots would more than double the residential footprint.
- 2) Neighborhood character. Kennewick Avenue is known for historic houses, and at least three of the neighboring houses have previously been on the historic homes tour. Most houses in this area were built prior to 1950, lending to the unique character of the downtown Kennewick area and the surrounding neighborhoods. Densely packed housing will appear out of place, particularly if the designs are more "modern".

In considering whether to allow this proposal to proceed, I am requesting that the City of Kennewick take into account the current makeup of the neighborhood and current traffic load. Thank you for the opportunity to provide comment.

Sincerely,
Donna Hostick

April 6, 2026

Concerning the property development at 840 W Kennewick Ave, proposal of splitting into 18 lots

My name is Joyce Scharold, My husband Paul and I have owned and renovated 5 historic properties in downtown Kennewick. Paul served on the Historic Preservation Commission for the city of Kennewick until his untimely death in 2024.

I live on the same block of 840 W Kennewick Avenue.

I am not pleased with the proposal of splitting the 840 W Kennewick property into 18 lots. The area we live in has historically been one of single family homes. There are very few multi-family units in our area: Amons addition and the Olmsted addition. In the past there seemed to be better planning for our cities than what is currently allowed by the politicians in Olympia.

I see on the Benton county Assessors site that the parcel# 101892070025000, 840 W Kennewick Ave, has a N next to Multi-Family Redevelopment I assume that meant No in the past for placing Multi-Family units on this parcel?

Looking at the proposed plat map that the owners are requesting to be approved gives no indication of parking for the 18 units, Is there a single road off of lone? Are the units using Kennewick Ave and lone as accesss to their dwellings? Is the required set-back for the Columbia Irrigation District Canal being observed? Are these 2 or 3 story dwellings or even taller? What kind of income will the proposed tenants have to have in order to rent the units? Since our current economy makes it difficult to afford housing will the property allow multiple non-family residents/unit?

Since my properties are below the grade level of the Columbia Irrigation District Canal and in my lifetime here we have never had a breach of the canal to flood downtown Kennewick, I am concerned about the possibility of a break in the canal due to the vibrations from construction on the 840 W Kennewick Ave property.

Just because Olympia allows random multi-family development doesn't mean it's a good thing in all areas, I urge you to consider the long-term affects of allowing 18 lots put in such a small foot print in our single-family home area and discourage such high density housing developments.

Joyce Scharold

From: Majenta Stuntebeck
Sent: Tuesday, April 7, 2026 7:42 AM
To: 'Joyce Scharold'
Subject: RE: 840 W Kennewick Ave property development

Good Morning Joyce,

Thank you for your comments. They will be added to the application for consideration. Here are answers to some of your questions:

The parcel in question is zoned Residential, Low Density (RL). Higher density multi-family developments (like large apartment buildings) are not permitted in this zone. The applicant has proposed townhomes, which were permitted in RS, RL, RM, RH, and RMH zones before Middle Housing passed in the city and are considered attached single-family dwellings, not multi-family, as each dwelling unit will exist on its own lot. Two of those units would be within the existing home on the lot, which is proposed to be split into a duplex.

We require a minimum of two off-street parking spaces per dwelling unit. Generally in developments like this that looks like a single car garage plus a driveway, which would not typically be shown on a plat map like this. The applicant is proposing to access the development from a shared private driveway off of N lone.

There are no existing CID easements in the lot, but CID also has the opportunity to review the application and submit comments, so if they have any concerns about this development we'll know.

No building permits have been submitted yet so I don't know how tall the townhomes will be, but there is a maximum height of 35' or 2.5 stories (whichever is less) within the RL zone, so they would not be taller than that.

I don't know what income level this development will be targeting, of if they're planning to utilize them as rental or owner-occupied units. Multiple non-family residents per unit is allowed everywhere in the City of Kennewick.

If you have any additional questions feel free to reply to this email or give me a call.

Best,



Majenta Stuntebeck

Assistant Planner

Office 509.585.4223

Email majenta.stuntebeck@ci.kennewick.wa.us

210 W 6th Ave. Kennewick, WA 99336



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

From: Joyce Scharold <joyce@scharold.net>
Sent: Tuesday, April 7, 2026 12:20 AM
To: Majenta Stuntebeck <Majenta.Stuntebeck@ci.kennewick.wa.us>
Subject: 840 W Kennewick Ave property development

Sent from my iPhone

From: Karah ^_^ <kara.v.e.scharold@gmail.com>
Sent: Friday, April 10, 2026 3:00 PM
To: Majenta Stuntebeck
Subject: SUB-2026-0004 - Comment on Proposal

To whom it may concern in regard to SUB-2026-0004,

The proposal to subdivide 840 W Kennewick Ave has been brought to my, a resident down the street on Kennewick Ave, attention and has brought on concerns for the community. According to the proposal, the suggestion is for 18 lots of mediocre size, and considering there is currently only about that same number of houses on the surrounding "block" (north lone St to Fruitland St) that 840 resides on, a 100% increase of residencies in this area is superfluous. One of the joys of the downtown area, and older developments, is how private the lots feel in relation to your neighbors. This property brings with it a testament to the currently quiet ambiance of the neighborhood and pleasant agriculture that complements the migration of local wildlife that make use of the surrounding canal. For years this has been a great site to bird watch and I would hate for the introduction of major construction to disrupt the ecosystems that inhabit that landscape.

One of the selling points of the surrounding Historic Downtown Kennewick Residential areas is the unique houses and the characteristic architecture throughout the years of earlier development of Kennewick as a city. An addition of what can be expected to be all the same construction will inevitably take away from that significance of this part of town, not compliment. As a community member I hope to see the surrounding downtown area flourish in its historic preservation.

Thank you,

Kara Scharold

From: Peter Van Denend <peter@fulcrumelectric.com>
Sent: Tuesday, March 31, 2026 11:42 AM
To: Majenta Stuntebeck
Subject: 840 W Kennewick Ave [proposed development]

Majenta,

I am writing in the capacity of a local homeowner, as regards the proposed development of 840 W Kennewick Ave into 18 lots for "rowhouses."

My family and I live just across the canal at 815 W Albany Ave. We have been at our home for 8 years and have appreciated many things about our neighborhood... its long term residents, established trees, proximity to the historic Kennewick downtown, and no large development projects (the closest condensed development is further east, around 4th and Olympia).

Preservation of the local neighborhood character of single family homes and a few duplexes is in the best interest of the City and area residents. The Van Denend family urges the City to reject the proposed 840 W Kennewick Ave property subdivision in favor of a more reasonable development approach of no more than 5 single family homes.

Thank you for your consideration.

Peter Van Denend *Project Manager*

[Peter@fulcrumelectric.com](mailto:peter@fulcrumelectric.com)

509-572-8005



From: Edwin Frost <edwinfrosto123@gmail.com>
Sent: Friday, April 10, 2026 4:03 PM
To: Majenta Stuntebeck
Subject: SUB-2026-004

I reside at 609 W Albany, quite close to this proposed project at Kennewick Ave and Ione.

PEOPLE NEED TO LIVE SOMEWHERE!

I am strongly in favor of this project. Residential density is less expensive for the city to serve and the density makes for more efficient and effective public transportation.

Because of the number of units proposed, I would expect that this project should increase the amount of affordable housing.

My only reservation is that with this development, a traffic signal should be installed at the Ione intersection.

Regards

Ed Frost, 609 W Albany Ave (509) 586-3251

--

Justice will not be served until those who are unaffected are as outraged as those who are.

Benjamin Franklin

From: Barbara Ash <barbaraash25@gmail.com>
Sent: Monday, April 13, 2026 11:52 AM
To: Majenta Stuntebeck
Subject: subdivision of neighborhood parcel

I am a resident of Amon's addition, concerned about the preliminary plat application SUB-2026-0004, the Walker property at 840 W Kennewick Ave. This parcel is zoned as residential, low density. It seems that 18 lots is too many for this land. This configuration detracts from the historical preservation nature of the neighborhood. There is also the safety concern of the unfenced CID canal alongside this property. I would rather see 6 single family homes for the elderly in this area if any have to be built. Preference would be to leave it as a single family parcel. I understand the need for homes for people to live in but don't believe 18 is an appropriate number of lots for this land.

Thank you for your time.

=====

Barbara Ash
barbaraash25@gmail.com

Mr. Steve Donovan, Hearing Examiner

June 3, 2026

RE: Public Hearing Regarding Proposed Development at 840 West Kennewick Avenue, Kennewick, WA 99336

The proposed development at the corner of North Carmichael Dr. and West Kennewick Ave. is not at all consistent with the surrounding low-density neighborhood.

That neighborhood consists of single-family homes, some of which sit on more than one building lot. Many of the homes date back to the early 20th century and represent the legacy of the city of Kennewick. To construct a modern high-density community in the midst of a bucolic neighborhood would destroy a piece of the city's history.

Two or three homes in the proposed development would fit nicely into the existing neighborhood, but not eighteen living units. And it's not as if there is a lack of new condos and homes in the Tri-Cities area. There is currently a massive amount of ongoing construction. In Q1 of this year, builders secured over 400 single-family and townhome permits. There is absolutely no need to cram a bunch of living units onto a tiny plot of land and ruin the character of the long-established Olmstead Addition neighborhood.

There would be a traffic congestion/safety issue. The proposed development would be situated immediately at the intersection of South Ione St. and West Kennewick Ave. There is no traffic control light there, exactly where school buses enter and exit (at S. Ione St.) the largest elementary school in Kennewick, Amistad. It is an intersection that children walking to school have to negotiate, thus presenting an enhanced safety issue.

A high-density development would also increase street parking along a very narrow street, North Carmichael, that is already challenging to drive on if vehicles are parked on the shoulders.

Finally, a development that does not fit into the already existing neighborhood would lower property values significantly. That is certainly not acceptable to current homeowners and not healthy for the municipal tax base.

Sincerely,



Barbara Brauer Bernard & H.W. "Buzz" Bernard

915 West Kennewick Avenue

Kennewick, WA 99336

From: Steve Donovan
Sent: Monday, June 8, 2026 7:09 AM
To: Majenta Stuntebeck
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments

Majenta,

Below are some additional comments for tonight’s hearing.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Thursday, June 4, 2026 8:15 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Thomas
Last Name	Moak
Hearing Examiner Meeting Date	6/8/2026
Address	418 W Kennewick Ave
City	Kennewick
Email Address	tmoak@charter.net
Phone Number (optional)	509-628-7319
Comments	RE: SUB-2026-0004

As a former commissioner with the Kennewick Housing Authority, I certainly recognize the need for more affordable housing options in our community. As a former Kennewick Historic Preservation Commissioner, I am pleased to see that the historic 86-year-old Mokler home (which was in the same family for 85 of those years) will remain (and be fixed up) as it does have historic significance in the city. It appears the new driveway for the home will be on the current front yard of the

home, removing the existing driveway. I am not in favor.

I am concerned with design and how this fits within an historic area of the city. The homes west of the property were built in the 1940s and many of the properties east of the subject property were mostly built earlier than that. There are ways in which townhouses could blend into such a neighborhood, but I don't know whether there are any design criteria that would require that. (There should.)

There does not appear to be any analysis of need for traffic control devices at Kennewick Avenue and Lone Street. I think there should be.

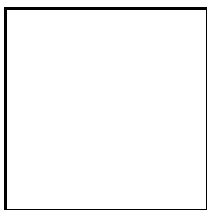
I couldn't see that there was any plan to fence the property from the CID Canal.

I couldn't tell what sort of open space there would be remaining on the property, either for kids to play in or for pets to go outside or for residents to have a barbecue. I think there is an importance to having open space in higher-density neighborhoods.

I think the conditions placed on approval by the city and the other entities are reasonable, but a few more would make the project even better.

Thank you for allowing comments.

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From: Steve Donovan
Sent: Monday, June 8, 2026 7:12 AM
To: Majenta Stuntebeck
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments

Here is another one.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, June 5, 2026 10:38 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

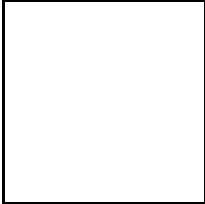
Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Scott
Last Name	Hansen
Hearing Examiner Meeting Date	6/8/2026
Address	813 W Kennewick Ave
City	Kennewick
Email Address	scooter6372@hotmail.com
Phone Number (optional)	<i>Field not completed.</i>
Comments	<p>It's a protected wildlife area. It has a sign on the telephone pole that says this. This street from Olypia st. all the way downtown is called Historic Downtown Kennewick for a reason, OLD HOUSES and buildings!! This is one of the safest neighborhoods in Kennewick and with that many people crammed into that little of space you know there will be more crime. There are PLENTY of areas around Kennewick to expand so you don't have to cramb people together. I mean what are we going for here another Portland or Seattle downtown? Property values will plummet, investors will buy up all the Historic houses with the big yards and stuff more housing in with mass people. WHY! There was even that movie</p>

that filmed on this part of Kennewick ave due to its old neighborhood look and feel.

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From: Steve Donovan
Sent: Monday, June 8, 2026 7:13 AM
To: Majenta Stuntebeck
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments

And another one.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, June 5, 2026 11:00 AM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Tracy
Last Name	Seybold
Hearing Examiner Meeting Date	6/8/2026
Address	813 W Kennewick Ave
City	Kennewick
Email Address	tseybold@yahoo.com
Phone Number (optional)	<i>Field not completed.</i>
Comments	Ive lived here all my life 64 years old....i live directly across from proposed site. Absolutely heartbreaking that anyone would destroy historical downtown kennewick for the 18 unit building on kennewick Avenue. Traffic would become congested, wildlife preservation on canal would be destroyed, crime would skyrocket. Value of are home will decline. Noise, absentee landlords.Area is for single family homes. Gorgeous street with old unique homes.DONT APPROVE!!!!

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

From: Steve Donovan
Sent: Monday, June 8, 2026 7:17 AM
To: Majenta Stuntebeck
Subject: FW: 840 Kennewick Ave - The Row at Lone - is bad for the city

And more to come.

From: M.S. Terrass <msterrass@gmail.com>
Sent: Friday, June 5, 2026 12:58 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: 840 Kennewick Ave - The Row at Lone - is bad for the city

Hello,

The proposed development on the 840 Kennewick Ave site is inappropriate for the location and will harm the long term prospects for the old downtown area. As the merchants on Kennewick Ave and First try to revitalize, this development will damage their efforts, by changing the character of the entry to the business district.

I moved to Tri-Cities in 2012 to care for my elderly father, and to Kennewick Ave in 2017 following his death. I own a home in Silicon Valley, California and therefore could have easily returned there. But I have seen first hand the destruction that such developments, wrongly placed, cause to communities and I chose to stay in a city that is also still a town.

Kennewick Ave east of Olympia consists of single family homes, many, if not most, on ¼ acre lots. While apparently this proposal meets the city's definition of low-density, 18 units, each on the absolute minimum lot size allowed under that designation, is not low-density for the neighborhood. Putting 18 units on a lot that should have perhaps 6-8 houses is not appropriate, nor good for the neighborhood or the city in the long run.

I live far enough west of this development that it will not directly impact me as much as nearer neighbors. However, I see the traffic that already flows down the street, and as a walker I have come close to being hit by cars multiple times, just because drivers did not even look for pedestrians. KPD has been patrolling a bit more recently outside of just school zone times, but not enough to stop the speeding. I enjoy my walks to the business district to patronize the businesses there, but a development of this scale will diminish my desire to do so.

There are many other locations in the Tri-Cities that would be more appropriate for a development of this type, and would not destroy the neighborhood. There also appears to be no requirement of any kind for these units to be within reach of low-income individuals, those most in need of housing in this area.

If this project is approved as drafted - which I sincerely hope it will not be - I hope, as someone who grows the food I depend on, that the KID work will be done in the

offseason and in such a way as to minimize water disruption. If Option 1 of KID's map is chosen, I hope that the city makes provisions to pave the alley, or for the developer to do so. It is in sad disrepair. A long KID shutdown would further irritate neighbors already opposed to this project.

While they use a Kennewick address, the developers do not appear to be local or long-term and obviously are interested in maximizing profit, not the good of the area.

The city should have the long term interests of all residents as their priority and while apparently this project meets the letter of the law and stated goals of the city, it is ill-advised for the location.

Please stop it. Not all development is good development.

C. Leigh Terrass

1102 W Kennewick Ave

(650)380-9151

From: Steve Donovan
Sent: Monday, June 8, 2026 7:17 AM
To: Majenta Stuntebeck
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments

Here you go.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, June 5, 2026 1:18 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Sandra
Last Name	Nusbaum
Hearing Examiner Meeting Date	6/8/2026
Address	912 w kennewick ave
City	kennewick
Email Address	Mnusbaums@aol.com
Phone Number (optional)	.
Comments	<p>The planned construction of multi townhouse in this area will undoubtedly produce increased traffic.</p> <p>My main concern; and a concern that most parents have expressed and that is the safety of the many students at Amistad Elementary School who walk back each day from the school campus.</p> <p>This should be an important concern of city officials.</p>

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From: Steve Donovan
Sent: Monday, June 8, 2026 7:18 AM
To: Majenta Stuntebeck
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments

A few more to go.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, June 5, 2026 1:32 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Russell
Last Name	Shiplot
Hearing Examiner Meeting Date	6/8/2026
Address	912 West Kennewick Avenue
City	Kennewick
Email Address	upandmovin@gmail.com
Phone Number (optional)	<i>Field not completed.</i>
Comments	<p>This is a historic downtown kennewick area. 16 townhomes and 2 duplexes will put potentially 36 or more cars in the area. With Amistad elementary school and all the traffic, busses and children it will make more of mess in this area. I've had to give police video of kids being hit here already. Downtown kennewick is already suffering. This certainly will not help.</p> <p>Obviously the property values will suffer also. The crime rate is bad enough and this wont help matters. We have no problem with the 2nd proposal of the 8 family homes. 16 is overkill for any neighborhood</p>

M. Susan Mikels
 925 W Kennewick Ave
 Kennewick WA 99336

June 5, 2026

City of Kennewick
 Steve Donovan, AICP
 Planning Manager

via Email: Steve.Donovan@ci.Kennewick.wa.us

RE: Comments on SUB-2026-0004 Preliminary Plat "The Row at Lone"

I am writing to comment on the subject project, "The Row at Lone." In general, I am completely against the City approving this project.

The following list is just a few of the issues related to the proposed development.

1. The extremely small lot sizes are not compatible with the existing lot sizes in the neighborhood.
2. The occupant density of this development is not compatible with the neighborhood.
3. There is insufficient parking to accommodate guests that may visit the eighteen dwellings. Overflow vehicles will cause problems for the neighboring properties.
4. The development will adversely affect the historic downtown district of Kennewick.

The City of Kennewick has very few neighborhoods that can be considered "historic" and Kennewick Avenue east of Olympia St is one of them. The City should make every effort to preserve this historic neighborhood.

In the City's Staff Report, they reference several Residential/Housing Goals & Policies from the City's Comprehensive Plan (the Plan) and then comment that the development is consistent with the Plan.

However, the proposed development appears to be in direct conflict with other policies in the Plan. For example, Goal 1 on page 47 list the following 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.

Although, we (the public) have not seen an artist's rendering of the development, it is highly likely that the development does not align with these two policies.

On page 90 of the Plan, under the heading "Preservation, Improvement & Development, the Plan states:

"The City supports preservation of the existing housing stock whenever possible. Goal 2 of Housing encourages preservation of the existing housing stock through public and private investments. This goal is implemented with two specific policies: the City

supports the Historic Preservation Commission and private efforts to preserve local historic residential properties.”

Further, on page 93 of the Plan, the following policies are listed:

Under “Goal 1”

6. Maintain Design Guidelines to ensure new residential development is consistent with the character of existing neighborhoods.

And Under “Goal 2”

2. Support the Historic Preservation Commission and private efforts to preserve local historic residential properties.

I realize the property owner has rights to develop the property, but maybe they could design housing that better fits the neighborhood. The number of lots for this development is totally incompatible with the existing neighborhood.

Thank you for your consideration of my comments.



Susan Mikels

From: Steve Donovan
Sent: Monday, June 8, 2026 7:21 AM
To: Majenta Stuntebeck
Subject: FW: Written comments regarding subdivision of 840 W Kennewick Avenue

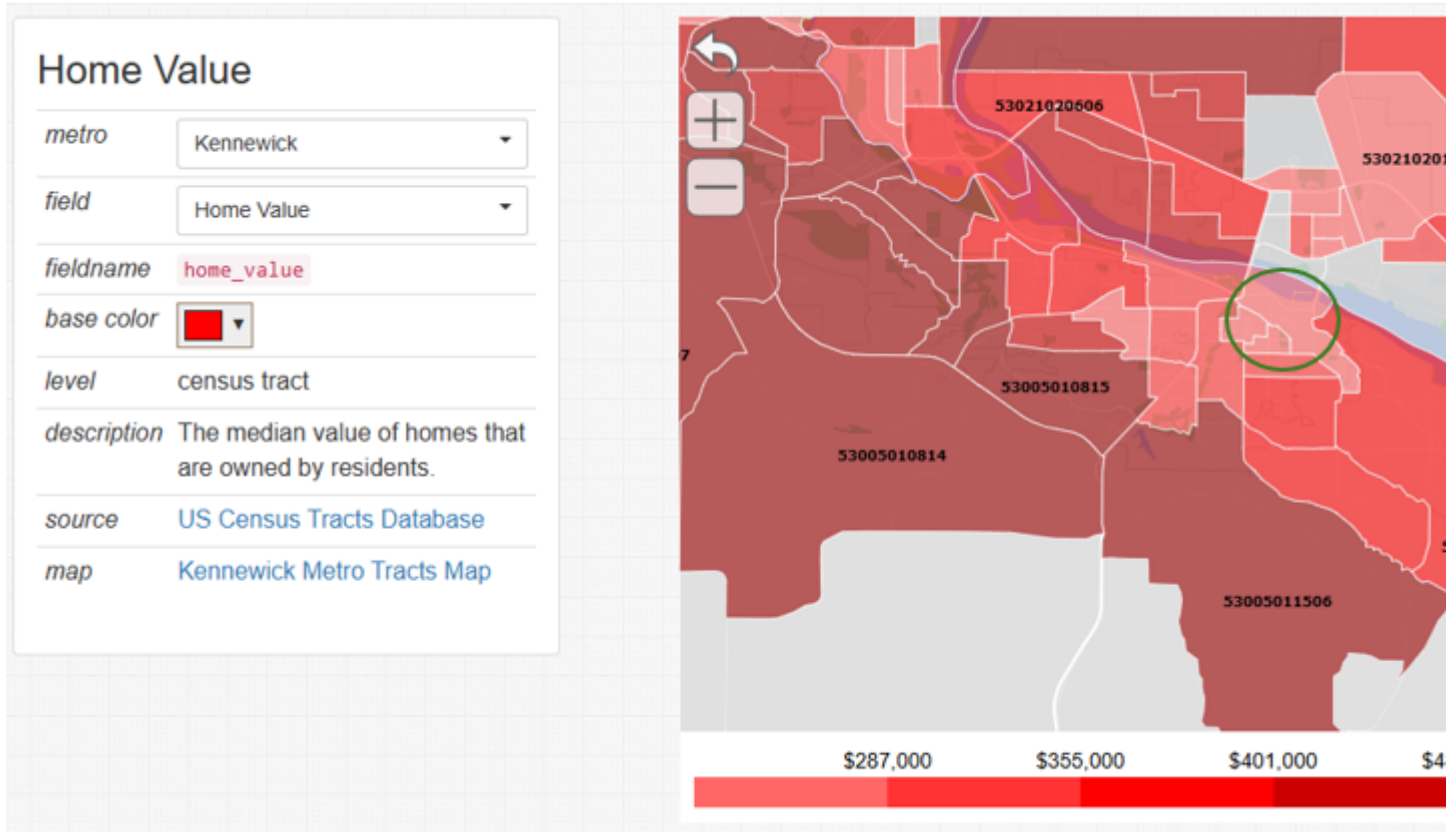
Three more.

From: djhostick@charter.net <djhostick@charter.net>
Sent: Friday, June 5, 2026 1:58 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Written comments regarding subdivision of 840 W Kennewick Avenue

Hello-

Thank you for providing additional time to submit comments regarding the proposed subdivision of the lot at 840 W. Kennewick Avenue.

Kennewick has some iconic neighborhoods, including the stretch of Canal Drive, Christmas Carol Lane, and the portion of Kennewick Avenue that stretches from Olympia to downtown. This stretch of Kennewick Avenue is known for its historical homes, tree-lined areas, and slightly larger lots. The downtown area also has some of the most affordable single-family housing in Kennewick (see figure below). A pull from Zillow provides a median sales price for single family homes in the Amistad elementary school boundary of \$313,000 over the last three years. Comparing these prices to the new town homes being built on Canal (Canal Landing), which are listed on their website as starting at \$359,900, single family homes in the downtown area are much more affordable than new townhomes. My concern with allowing this subdivision to move forward is that this will set a precedent for the downtown area, where investors will be able to outbid would-be homeowners wishing to purchase a home to live in, and then demolish the older home(s) in existence and subdivide the lot to build multiple townhomes.



I am also concerned about the potential increase in traffic (noting that the bus loop for Amistad Elementary has its entrance at Kennewick Avenue and Lone), decrease in available street parking along Lone (particularly when the church on Lone is in use), potential increase in neighborhood noise, and impact to the look of our historic neighborhood, which is comprised of single-family homes dating from the early 1900s to the mid-1950s. I would not be opposed to subdividing the lot into around 6 single-family house lots, which would make it comparable to the rest of the neighborhood – one could even have some sort of “contest” or “street of dreams” type of thing with local builders, allowing them to create period-style houses that would fit into the neighborhood.

Thank you for your consideration.

-Donna Hostick
913 W Kennewick Ave.

From: Steve Donovan
Sent: Monday, June 8, 2026 7:21 AM
To: Majenta Stuntebeck
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments

Two more.

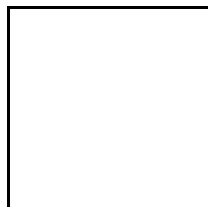
From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, June 5, 2026 2:11 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Cory
Last Name	Eastland
Hearing Examiner Meeting Date	6/8/2026
Address	912 West Kennewick Avenue
City	Kennewick
Email Address	coryeastland84@gmail.com
Phone Number (optional)	5092229421
Comments	This property should be single family homes, not townhouses. Some preservation of the history needs to be maintained.

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From: Steve Donovan
Sent: Monday, June 8, 2026 7:22 AM
To: Majenta Stuntebeck
Subject: FW: Online Form Submittal: Hearing Examiner Public Hearing Comments

One more.

From: noreply@civicplus.com <noreply@civicplus.com>
Sent: Friday, June 5, 2026 2:45 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: Online Form Submittal: Hearing Examiner Public Hearing Comments

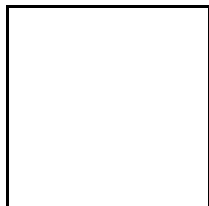
Hearing Examiner Public Hearing Comments

Public Hearing Comments

First Name	Heidi
Last Name	Swihart
Hearing Examiner Meeting Date	6/8/2026
Address	603 W 12th Ave
City	Kennewick
Email Address	Heidigswihart@gmail.com
Phone Number (optional)	5094609755
Comments	Regarding the planned subdivision of 840 W Kennewick Ave, I think this would be a mistake! I grew up on Kennewick Ave. and my father still lives at 1003 W. Kennewick Ave. We often walk over to his house and we enjoy the walk past beautifully maintained historic houses and neighborhoods of single family homes. We feel that the addition of 16 townhouses would degrade this neighborhood and bring additional traffic that will not be safe for the children, especially so close to the elementary school. We have been so encouraged to see the purchase of many single family homes in the area that are being restored and cared for. Along with the new fire station, remodeled high school, treatment center that has revived the

hospital, and additional businesses such as Wheat Head on the Water joining the wine village downtown which is bringing in positive business, we are delighted to see what feels like a revival of the downtown area. We fear that dividing the lot into so many dwellings will be a step in the wrong direction.

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From: Steve Donovan
Sent: Monday, June 8, 2026 7:24 AM
To: Majenta Stuntebeck
Subject: FW: 840 W Kennewick Development Comments

Last one.

From: Dean Hostick <drhostick@protonmail.com>
Sent: Friday, June 5, 2026 3:49 PM
To: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Subject: 840 W Kennewick Development Comments

I had noticed that my previous comments didn't seem to be posted alongside with the others found at <https://kennewickwa.portal.civicclerk.com/event/2219/files/attachment/4174>, so I shall send them again.

My name is Dean Hostick, and I live on West Kennewick Avenue. I would like to make comments on the proposed developments on 840 W Kennewick Avenue, and voice my support for not going through with the proposition, as I've come to understand it from discussing it with the neighbors.

1. First and foremost, traffic. To access parking for my house, I have to go through the alley between lone and Jean. I do not want to have to deal with anywhere from 18-36 more vehicles also coming and going on a regular basis, or having trouble parking at my own home if there's any parking spillover. The lot is simply not big enough to accommodate both housing and parking, and I would fully expect there to be overflow if residents of the proposed town homes had guests over. I've had problems with people parking in my driveway multiple times due to how crowded it can get when there's an event, and that's without more than a dozen new families moving in to such a condensed space. Every Sunday, there's already overflow onto lone in parking from the church that would be right across from the proposed development.
2. Secondly, the increased activity is also a major concern of mine. Kennewick Avenue can be very quiet at night, due to the low density housing, which I and others massively enjoy. More residents in the area means more activity, more noise, more everything, which starts to erode the identity of the community. That also leads into my third point.
3. Following off of the second, town homes usually mean more renters instead of owners. More renters means higher turnover, causing weaker neighborhood relationships as people move in and out instead of establishing themselves in the local community. I do not know if the town homes will be for rent or for to own, I would hope that they are owner occupied.
4. The strain on services will only increase. Amistad Elementary has had capacity problems, going as far back as to when I attended there, and a bunch of town homes suddenly popping up wouldn't help that. Not to mention the further strain on water/sewer systems and irrigation, and all the disruption to those who live here to hook the new lots up and maintain them.
5. Kennewick Avenue has a very historic component to it, with many homes, including my own, being built before the 60s. The new, dense construction would harshly contrast with the low density, older construction of the surrounding area. I would be fine if the lot was

being divided into 4-5 smaller lots, but a proposal for as many as it is feels like it is an insult to the neighborhood and just maximizes density beyond what is appropriate for the area, with no regards for the people who live here and the area's identity.

6. This would only introduce precedent for other developers in the area looking to further erode our historic identity, if this proposition is approved and goes through, what would stop the next? The area is low density, with older fashioned housing, and this entire project goes against it. However, again, development isn't necessarily a bad thing. Should the lot be broken up into 4 or 5 smaller lots, that still maintain the quieter, lower density identity, there's nothing wrong with that, as 840 W Kennewick Ave is a large plot of land, just not the right plot of land for this kind of development.
7. As I've recently found out, there are town homes going up that are actually more expensive to own than single family houses in the same area. If the goal of constructing middle housing is to also create affordable housing, this ultimately fails that goal, and feels like it is abusing a push for affordable housing.

Those are the original comments, except for number 7. I realize that this is most likely going through no matter what the surrounding community says, as disheartening as that is. I'd just prefer the town homes to be owner occupied and attempt to fit in with the historic look of the other surrounding homes at this point. As I said earlier, I am not against development, I just feel that this level of development is inappropriate, and too large of a scale for the low density historic neighborhood it is taking place in.