



CITY OF KENNEWICK HEARING EXAMINER
James M. Driscoll, Hearing Examiner

AGENDA

**MONDAY, FEBRUARY 14, 2022
6:00 P.M.**

**CITY OF KENNEWICK – ONLINE VIRTUAL MEETING
210 W. 6TH AVE, KENNEWICK, WA 99336**

Procedure for Participation

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

I. CALL TO ORDER

II. PROCEDURAL INFORMATION

III. PUBLIC HEARING

- A. Preliminary Plat (SUB-2021-0005), "Mills End" proposing to subdivide 3.63 acres into 34 lots and 3 tracts. The site is generally located at 3900 Southridge Boulevard. The site is currently zoned Residential, Medium Density (RM), the Comprehensive Plan designation is Medium Density Residential. The applicant is Nathan Machiela, Knutzen Engineering, 5401 Ridgeline Dr., Suite 160, Kennewick, WA 99338, and property owner is Dustin Mahaffey, Columbia Basin Land Developers LLC, 1213 Clodfelter Rd., Kennewick, WA 99338

IV. ADJOURN



COMMUNITY PLANNING DEPARTMENT
STAFF REPORT AND RECOMMENDATION TO
THE HEARING EXAMINER
FILE No: SUB-2021-0005

Staff Report Date:	January 31, 2022
Public Hearing Date and Location:	February 14, 2022, Virtual Hearing
Report Prepared By:	Steve Donovan, AICP, Planning Manager
Report Reviewed By:	Anthony Muai, AICP, Community Planning Director
Summary Recommendation:	The City of Kennewick RECOMMENDS APPROVAL with conditions of Preliminary Plat SUB-2021-0005.
Summary of Proposal:	A Preliminary Plat proposed to subdivide 3.63 acres into 34 lots and 3 tracts.
Proposal Location:	3900 Southridge Boulevard, Parcel Number 1-1689-303-0000-031 and 1-1689-303-0003-000
Legal Description:	LOT 31 AND TRACT C, RIDGELINE ESTATES PHASE 2, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 480, UNDER AUDITOR'S FILE NUMBER 2015-008031, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON.
Property Owner(s):	Columbia Basin Land Developers, LLC Attn: Dustin Mahaffey 1213 S Clodfelter Road Kennewick, WA 99338
Applicant:	Knutzen Engineering Attn: Nathan Machiela 5401 Ridgeline Drive, Suite 160 Kennewick, WA 99338

Engineer: Knutzen Engineering
 Attn: Nathan Machiela
 5401 Ridgeline Drive, Suite 160
 Kennewick, WA 99338

Surveyor: AHBL
 Attn: John Becker
 5804 Road 90, Suite H
 Pasco, WA 99301

Approval Criteria:

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

Preliminary Plat Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	November 30, 2021
Determination of Completeness Issued	December 17, 2021
Notice of Application	December 17, 2021
Property Posting Sign	December 17, 2021
City Department Review Meeting	N/A
SEPA Threshold Determination Issued	January 12, 2022
SEPA Appeal Period Ends	January 26, 2022
Date of Published Notice of Public Hearing	January 30, 2022
Date of Mailed Notice of Public Hearing	January 27, 2022

Exhibits:

1. Staff Report
2. Application
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Preliminary Plat
5. Determination of Non-Significance EDENV D-2021-0002
6. Critical Aquifer Recharge Area Letter, dated 12/13/2021
7. Critical Area Report, dated 12/17/2021
8. Memorandum – Public Works Department, dated 12/30/2021
9. Traffic, Fire, Surveyor and GIS Comments
10. Bonneville Power Administration Comments, date 1/3/2021
11. Kennewick Irrigation District comments, dated 1/4/2022
12. Kennewick School District comments, dated 1/25/2022
13. Parks Department comments, dated 1/25/21

14. Surrounding Property Owners Comments

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (SUB-2021-0005) is a request for the subdivision of 3.63-acres into 34 lots and 3 tracts. The proposal is located at 3900 Southridge Boulevard and the site is vacant.

The site has a Comprehensive Plan Land-Use Designation of Medium Density Residential and is zoned Residential, Medium Density (RM).

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

Property History:

The City of Kennewick annexed the site on December 3, 1980, via Ordinance 2539. Current zoning for the site was established on February 21, 2012 via Ordinance 5405. The site was originally developed as Lot 31 and Tract C of Ridgeline Estates Phase 2, recorded 4/8/2014. The following note is on the recorded plat and it describes the type of development that was originally proposed for Lot 31: "Lot 31 is a multifamily lot with a minimum of 30 units. It will be owned and maintained by the developer until it is further developed. Half street improvements will be required at the time Lot 31 is developed."

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2), the RM zoning district has a maximum density of 13 units and a minimum lot size requirement of 4,000 square feet and a minimum lots size of 1,800 square feet for a Rowhouse/Townhouse. The proposed density for the entire site is 9 per acre.

The proposed development has a minimum residential lot area of 2,796 square feet, a maximum residential lot area of 5,520 square feet, with an overall lot average of 3,613 square feet.

Tract C is proposed as open space.

Staff Comment: The preliminary plat as proposed meets the Residential Development Standards contained in KMC 18.12.010(A.2), and is subject to the Residential Design Standards, Single-Family.

Traffic:

In Exhibit 9, the Traffic Engineering Division provided comments on the proposal. Due to the subdivision's projected traffic counts, the Traffic Engineering Division does not require a traffic impact analysis or traffic mitigation.

Storm Water:

Tracts A and B are proposed to be encumbered by storm water easements. Storm water design, construction and post construction must meet the requirements of KMC Section 14.28.045 and COK Standard Specification 5-8.

Streets & Utilities:

Proposed public roads, water services and sewer services must be constructed to applicable City of Kennewick Standard Specifications and Drawings.

Parks:

The proposed development is in Service Area 1. The Park Impact Fee for Service Area 1 is \$1009 per Single-Family Unit. The Park Impact Fee is due prior to the City issuing the certificate of occupancy, see Exhibit 13.

Critical Areas:

The site is designated as a Critical Aquifer Recharge Area and the applicant has verified that pursuant to KMC Section 18.60.050 and 18.60.060 no regulated or prohibited activities are proposed within the development, See Exhibit 6.

The applicant submitted a critical areas report that address the on-site slopes greater than 15% and the erosion hazard areas. Pursuant to the report, slope instability is considered low and there is a moderate risk for soil erosion. Soil erosion can be mitigated through project design, construction and maintenance, see Exhibit 7.

Schools:

The boundary schools for the proposed development are Sage Crest Elementary (Walking Zone), Chinook Middle School (Bussing Zone) and Southridge High School (Walking Zone).

The Kennewick School District has the capacity to add students at all three schools, see Exhibit 12.

Surrounding Property:

The properties to the south and west are zoned RM and consist of a developed subdivision. Properties to the east consist of two zoning districts, RM, which is developed into a single-family residential subdivision and Commercial, Community, which is vacant. The property to the north is zoned RM and a developed subdivision.

Provisions for Public Health, Safety, and Welfare:

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

Staff Comment: It is staff's opinion that appropriate provisions have been made for, but are not limited to, the public health, safety, and general welfare, for open spaces, drainage ways, streets or roads, alleys, public sidewalks, utility easements and other public ways, transit stops, potable water supplies, sanitary wastes, parks and recreation areas, playgrounds, schools and school grounds, and the proposed subdivision has considered all other relevant facts and other planning features that assure safe walking conditions for students who walk to and from school.

Public Comments:

Surrounding property owners have submitted opinions on how the proposed development will negatively affect the immediate area. The property owners have concerns about traffic, property values, loss views and loss of privacy, see Exhibit 14.

Staff Comment: The comments submitted on property values discussed multi-family residential. The site's zoning district does allow multi-family residential, the proposed development is designed for single-family residential. The Kennewick Municipal Code has no provisions to ensure views or prevent possible loss of privacy.

Comprehensive Plan:

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

Particularly the following:

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

Staff Comment: The proposed Preliminary Plat is consistent with the Comprehensive Plan Land Use and complies with development standards for Residential, Medium Density (RM) zoning district. The applicant still intends to provide single-family residential even though the lots will be used for town homes.

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

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

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

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

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

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

POLICY 3: "Residential Medium Density: Place areas that can support high-quality, compact urban development with access to urban services, transit, and infrastructure, whether through new development or through infill.

Staff Comment: As proposed, the development meets Goal 3 and Policy 3 by providing single-family townhome lots that are adjacent to single-family residential on larger lots.

The City of Kennewick hereby RECOMMENDS that Preliminary Plat SUB-2021-0005 be APPROVED with the following conditions:

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Residential Design Standards – Single-Family Residential.
2. A landscape plan must be submitted for approval of all common areas, open spaces and rights-of-way, listing the number, location, and species of trees, sizes of plant material, and ground cover prior to final plat approval. Street trees shall be placed at 40-foot intervals and within five feet of the back of sidewalk for curb tight sidewalks. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.
3. A landscaping strip, no less than five feet and consisting of ground cover and street trees every 40 feet, is required along Southridge Boulevard.
4. Provide a bond or cash deposit for incomplete sidewalks and applicable landscaping prior to final plat approval. Trees for the individual residential lots shall be planted prior to receiving certificate of occupancy for each new home.
5. All fencing along Southridge Boulevard Parkway shall be a minimum of ten feet from the back of the sidewalk.
6. All fees required by the City shall be paid prior to approval of the final plat.

7. All development of the plat shall be in conformance and consistent with the plat drawing which was admitted as Exhibit 4.
8. As recommended by the Critical Areas Report dated 12/17/2021, a geo-technical exploration and valuation report for site and structure-specific design-level must be submitted prior site development or Final Plat approval.
9. The Building Department requires a geo-tech report stating the bearing capacity of the soil for each structure. The study can be either a mass report for all building sites submitted with the final plat or individual reports for each lot, required prior to the approval of the footing inspection, as they are built out.
10. Comply with the Memorandum – Public Works Department. Exhibit 8
11. Comply with the Traffic Engineering, Fire, Surveyor and GIS plat survey comments. Exhibit 9
12. Comply with the applicable requirements of Kennewick Irrigation District comments. Exhibit 11
13. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
14. The applicant and/or all of its successors must execute a written agreement to the satisfaction of the City Attorney, which will allow the City to establish enforceable arrangements for maintenance of any common areas, open spaces, private roads and common landscape areas, should the Homeowner's Association fail or refuse to maintain these areas.
15. The Preliminary Plat (SUB-2021-0005) expires 5 years from the approval date. The City may grant an extension, but any extension application must be applied for before the approved preliminary plat expires.



PP _____ / PLN- _____ - _____ Fee \$ _____

Preliminary Plat ApplicationDate: 11/08/21 Name Of Plat Mills End ResidentialArea Of Plat: 3.63 Acres Zoning: RM #/Lots: 34Min. Lot Size: 2,957 sf Average Lot Size: 3,767 sfProposed Land Use: RM-compliant townhome lotsGeneral Location: 3900 Southridge Blvd, Kennewick, WA 99338Parent Parcel Numbers: 116893030000031Applicant Name: Nathan Machiela (Knutzen Engineering)Address: 5401 Ridgeline Dr, Suite 160City, State, Zip: Kennewick, WA 99338Phone Number: 509-222-0959 E-mail nathan@knutzenengineering.comOwner's Name: Columbia Basin Land Developers LLCAddress: 1213 S Clodfelter RdCity, State, Zip: Kennewick, WA 99338Phone Number: 509-627-4593 E-mail joe@mahaffeyinc.comSurveyor's Name: John Becker (AHBL)Address: 5804 Rd 90, Suite HCity, State, Zip: Pasco, WA 99301Phone Number: 509-316-7137 E-mail jbecker@ahbl.comEngineer's Name: Nathan Machiela (Knutzen Engineering)Address: 5401 Ridgeline Dr, Suite 160City, State, Zip: Kennewick, WA 99338Phone Number: 509-222-0959 E-mail nathan@knutzenengineering.com

Plat Will Be Served By: (Check Those Which Apply)

Telephone Co:	Verizon	☐	Other	<u>Charter / Ziply</u>
Water System:	Well	☐	Private	☐ City ☒
Sewer System:	Septic	☒	City	☒
Natural Gas:	Yes	☒	No	☐
Cable Tv:	Yes	☒	No	☐

Irrigation District: Kennewick Irrigation District Power: PUD BPUD

I certify that the information given above is true and complete to the best of my knowledge.

SIGNATURE OF APPLICANT: _____

This preliminary plat is being submitted with my consent.

SIGNATURE OF OWNER: _____

Received by: _____ Date: _____ Fee paid: _____

SEPA Checklist

ESA Supplement

Ownership Report

Date Received Stamp



NOTICE OF MAILING

I, Steve Donovan, on January 27, 2022
mailed 58 copies of Notice of Public Hearing
for SUB-2021-0005
to all property owners within 300 feet of the proposal
as shown on the attached list.



Signature

Exhibit 3

37

COLUMBIA BASIN LAND DEVELOPERS LLC
3900 SOUTHRIDGE BLVD
Kennewick WA 99338

37

LOTS BETTER BUILT HOMES INC
7513 W KENNEWICK AVE
Kennewick WA 99336

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Lanette K Adams
4009 S KELLOGG
Kennewick WA 99338

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David M and Nancy J Schmitz
5817 W 37TH PL
Kennewick WA 99338

37

Gabriel G and Stephanie L Galbraith
5742 W 41ST AVE
Kennewick WA 99338

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Jayson D and Sarena L Dick / Sloot
5810 W 38TH CT
Kennewick WA 99338

37

Brandon Pacheco
5721 W 37TH PLACE
Kennewick WA 99338

37

VANHOLLEBEKE TRUSTEES NICHOLAS A &
ELAYNE N
4067 S KELLOGG ST
Kennewick WA 99338

37

Matthew and Kristi K Edwards / Sharp
4018 S KELLOGG ST
Kennewick WA 99338

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Jenneke and Krmpotic Hrvoje Heerink
725 N CENTER PKWY G101
Kennewick WA 99336

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MILLS END CENTER LLC
PO BOX 6317 KENNEWICK
Kennewick WA 99336

37

Jeremy J and Jennifer M Holbrook
3971 S KELLOGG
Kennewick WA 99338

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George A and Courtney Lynn Guerra
5347 GEMSBUCK CHASE
San Antonio TX 78251

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Jennifer R and Edwardo F Medelez
5815 W 38TH CT
Kennewick WA 99338

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Terry W and Dindi M Gould
5694 W 41ST AVE
Kennewick WA 99338

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David L and Brenda M Stephens
5670 W 41ST AVE
Kennewick WA 99338

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Joseph Thomas Jr and Mary E Worley
3954 S KELLOGG ST
Kennewick WA 99338

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Hollie L Logan
5843 W 38TH CT
Kennewick WA 99338

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Maria J Guisasola
5705 W 37TH PL
Kennewick WA 99338

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Jonathan and Desiree M Christensen
4050 S KELLOGG STREET
Kennewick WA 99338

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BRL DEVELOPMENT LLC
C/O HFG FAMILY OFFICE 8131 W
GRANDRIDGE BLVD STE 210
Kennewick WA 99336

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Anne Caroline Katzaroff
3933 S KELLOGG ST
Kennewick WA 99338

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Marisol and Jesse A Tijerina
5722 W 40TH AVE
Kennewick WA 99338

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Jeffery A and Geneva L Hart
5718 W 41ST AVE
Kennewick WA 99338

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Charlette and Feliciano Cilot
4031 S KELLOGG ST
Kennewick WA 99338

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Jefferey P and Karin R Grinzel
5698 W 40TH AVE
Kennewick WA 99338

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Jeanette Beardsley
3986 S KELLOGG
Kennewick WA 99338

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Rick A and Vicki A Melling
3922 S KELLOGG ST
Kennewick WA 99338

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Micheal S and Dana K Dean / Phariss
5828 W 38TH CT
Kennewick WA 99338

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David E Deck
5745 W 37TH PL
Kennewick WA 99338

Exhibit 3

37

Nicole Renae and Matthew John Hagner
5719 W 41ST AVE
Kennewick WA 99338

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Siva Sankar and Koppu Janaki Gunda
5647 W 41ST AVE
Kennewick WA 99338

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Jason T and Carla A Rose
3858 S KELLOGG ST
Kennewick WA 99338

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William J and Terri J Keough
8517 W 9TH AVE
Kennewick WA 99336

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Arnell and Samantha Garza
3911 LINCOLN ST
Kennewick WA 99338

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Mark J and Julie B Bafus
5864 W 38TH CT
Kennewick WA 99338

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Laura Marquina
505 S OLYMPIA ST OFC M3
Kennewick WA 99336

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Micheal and Sally Strauss
3943 LINCOLN ST
Kennewick WA 99338

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Casey B and Jennifer Hughes
3895 S LINCOLN ST
Kennewick WA 99338

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Kimberly Dawn and Corey Lee Fox
5769 W 37TH PLACE
Kennewick WA 99338

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Bradley A Allred
5702 W 37TH PL
Kennewick WA 99338

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Trevor John Hard
5924 W 41ST AVE
Kennewick WA 99338

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Micheal and Allison Zuniga
5767 W 41ST AVE
Kennewick WA 99338

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James and Roberta Bradfield
5790 W 37TH PL
Kennewick WA 99338

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Joshua W and Nichele Duquist
5853 W 41ST AVE
Kennewick WA 99338

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Ron E and Debbie L Kulm
PO BOX 237
Lind WA 99341

37

Leslie W and Joel S Rolph
3873 S LINCOLN ST
Kennewick WA 99338

37

RIDGELINE ESTATES ONE HOMEOWNERS
ASSOCIATION
C/O DEAN CURTIS, TREAS.
5886 W 37TH PL
Kennewick WA 99338

37

Tara L Divers
3826 S KELLOGG
Kennewick WA 99338

37

David E and Linda A Bean
5889 W 41ST AVE
Kennewick WA 99338

37

Theresa L Colton
5882 W 38TH CT
Kennewick WA 99338

37

Paul Allen and Kelli Christine Foos
5907 W 41ST AVE
Kennewick WA 99338

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William Christian and Amity Sue Amacker
5793 W 37TH PL
Kennewick WA 99338

37

Jordan P and Emily Boisselle
5718 W 37TH PL
Kennewick WA 99338

37

CIRCLE ONE PROPERTIES LLC
18706 S CLODFELTER RD
Kennewick WA 99338

37

Paul and Clemma D Turner
5742 W 37TH PL
Kennewick WA 99338

37

Stephen Hurst
5766 W 37TH PL
Kennewick WA 99337

37

WILLIAM SMITH PROPERTIES INC &
KENNEWICK ACQUISITION COMPANY III LLC
15 SW COLORADO STE 1
Bend OR 97702



NOTICE OF PUBLIC HEARING – FEBRUARY 14, 2022, 6:00 P.M.

Proposal: Knutzen Engineering, c/o Nathan Machiela submitted a preliminary plat application to subdivide 3.63-acres into 34 lots and 3 tracts, located at 3900 Southridge Boulevard. The Comprehensive Plan Designation for the site is Medium Density Residential. The site is zoned Residential, Medium Density (RM) and is subject to Residential Design Standards. The file number is SUB-2021-0005. **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 February 14, 2022**. In response to the COVID-19 emergency, testimony will be taken online. To participate in the meeting, use the link found at www.go2kennewick.com/244/Hearing-Examiner.

Submitting Written Comments

- The City asks all members of the public that would like to comment regarding the Public Hearing to fill out an online form at <https://www.go2kennewick.com/244/Hearing-Examiner> no later than 5:00 p.m. on Friday, February 11th to be included in the Hearing Examiner packet for the record.
- Interested parties may also submit written comments to P.O. Box 6108, Kennewick, WA 99336; or e-mail steve.donovan@ci.kennewick.wa.us no later than 5:00 p.m. on Friday, February 11th to be included in the Hearing Examiner packet for the record.

Commenting at the Meeting

- If you wish to comment during the Public Hearing, please register at <https://www.go2kennewick.com/244/Hearing-Examiner>. Registrations must be received by 4:00 p.m. on Monday, February 14th.

Environmental Documents and/or Studies Applicable to this Proposal: A Determination of Non-significance, EDENV-2021-000 was issued on January 12, 2022. Critical Areas Supplement, Mill End Preliminary Plat dated December 17, 2021.

Determination of Completeness: The application was determined complete on December 17, 2021 for processing.

Project Permits Associated with this Proposal: Civil

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

Estimated Date of Decision: Within 10 business days of the Hearing Date of February 14, 2022.

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.

Steve Donovan, Planning Manager

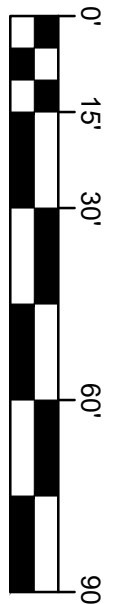
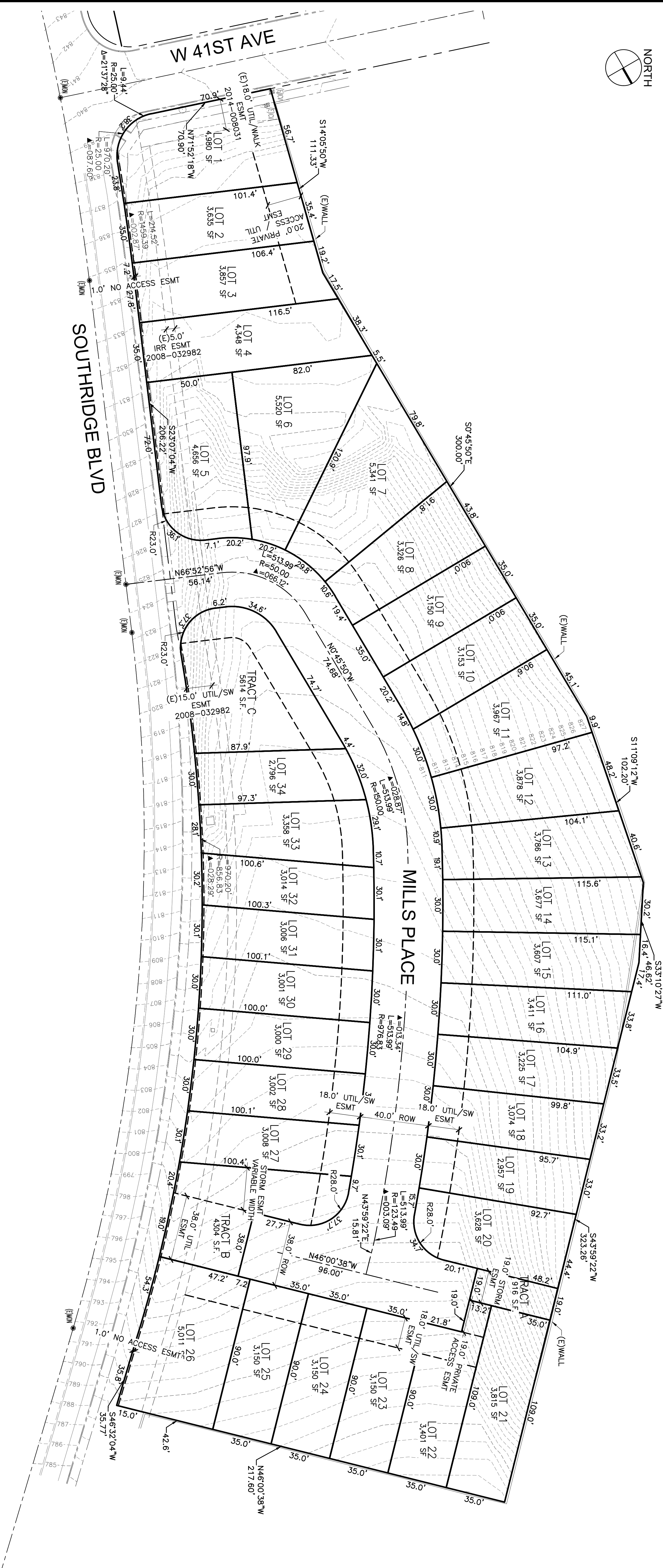
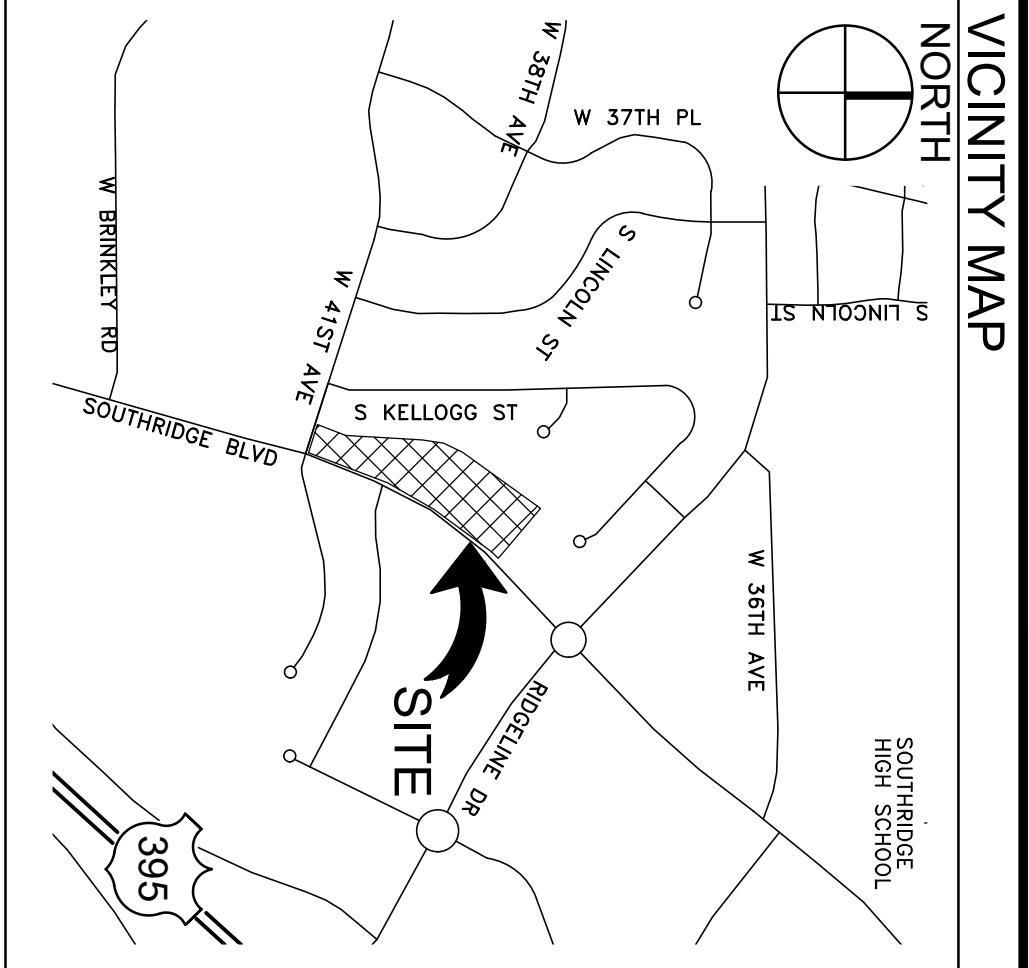
The City of Kennewick welcomes full participation in public meetings by all citizens and does not discriminate on the basis of disability, pursuant to the requirements of the American with Disabilities Act of 1990, pub. L 101-336. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the City of Kennewick, Steve Donovan, Development Services Department at (509) 585-4361 or TDD (509) 585-4425 or through the Washington Relay Service Center TTY at #711 at least ten days prior to the date of the meeting to make arrangements for special needs.

CONTACT INFO	
OWNER/DEVELOPER: COLUMBIA BASIN LAND DEVELOPERS, LLC ATTN: DUSTIN MAHAFFEY 1213 S CLODFELTER RD KENNEWICK, WA 99338 PHONE: (509)627-4593	SURVEYOR: AHBL JOHN BECKER ATTN: NATHAN MACHELA 5604 RD 90 SUITE H KENNEWICK, WA 99330 PHONE: 509-318-7137
ENGINEER: KNUTZEN ENGINEERING 5401 RIDGELINE DRIVE SUITE 160 KENNEWICK, WA 99338 PHONE:(509)222-0959	
BASIS OF BEARINGS NAD 1983/11 WASHINGTON STATE PLAN SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AID GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.	
BASIS OF ELEVATION NAVD 88 CITY OF KENNEWICK VERTICAL BENCHMARK 882 ALUMINUM DISK EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 E, W.M.	
LEGAL DESCRIPTION LOT 31, RIDGELINE ESTATES PHASE 2, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 480, UNDER AUDITOR'S FILE NUMBER 2015-008031, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON.	
PARENT PARCEL: 116893030000031	

LAND USE SUMMARY	
GROSS ACREAGE:	3.63 ACRES
NET LOT ACREAGE:	2.82 ACRES
NET TRACT ACREAGE:	0.25 ACRES
AREA OF PUBLIC ROADS:	0.56 ACRES
TOTAL NUMBER OF LOTS:	34 LOTS
AVERAGE LOT SIZE:	3,613 SF
LARGEST LOT AREA:	5,520 SF
SMALLEST LOT AREA:	2,796 SF
AVERAGE DENSITY:	12.1 UNITS/ACRE
PRESENT ZONING:	RM
TYPE OF WATER SERVICE:	CITY
TYPE OF SEWER SERVICE:	CITY

MILLS END

PRELIMINARY PLAT



CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG

A1 PRELIMINARY PLAT

SCALE: 1" = 30'-0"

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

No.	REVISIONS	DATE	DESIGN	CHKD	APPD

11/30/21

PRELIMINARY PLAT

MAHAFFEY ENTERPRISES

MILLS END

3900 SOUTHRIDGE BLVD, KENNEWICK, WA 99338

APPROVAL

DESIGN	RAV	11/30/21
CHECKED	NJM	11/30/21
APPROVED	NJM	11/30/21

SCALE: AS NOTED

CDTITLE: 21258PP01

JOB NO. 21258

DWG. NO. PP01

REV. 1



DWG. No.

PPO1

**CALL 811
2 BUSINESS DAYS
BEFORE YOU DIG**

SCALE: AS NOTED

DATE	11/11/2011
TIME	11:11
LOCATION	1111
DESCRIPTION	1111
REMARKS	1111
SIGNATURE	1111
DATE	11/11/2011
TIME	11:11
LOCATION	1111
DESCRIPTION	1111
REMARKS	1111
SIGNATURE	1111

DESIGN	RAM	11/30/21
CHECKED	NJM	11/30/21
APPROVED	NJM	11/30/21

APPROVAL

PRELIMINARY PLAT
MAHAFFEY ENTERPRISES
MILLS END

3900 SOUTHRIDGE BLVD, KENNEDICK, WA 99338

11/30/21

[illegible]

www.knutzenengineering.com

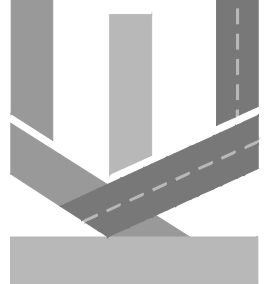
1-509-222-0959

KENNEWICK, WA 99338

SUITE 160

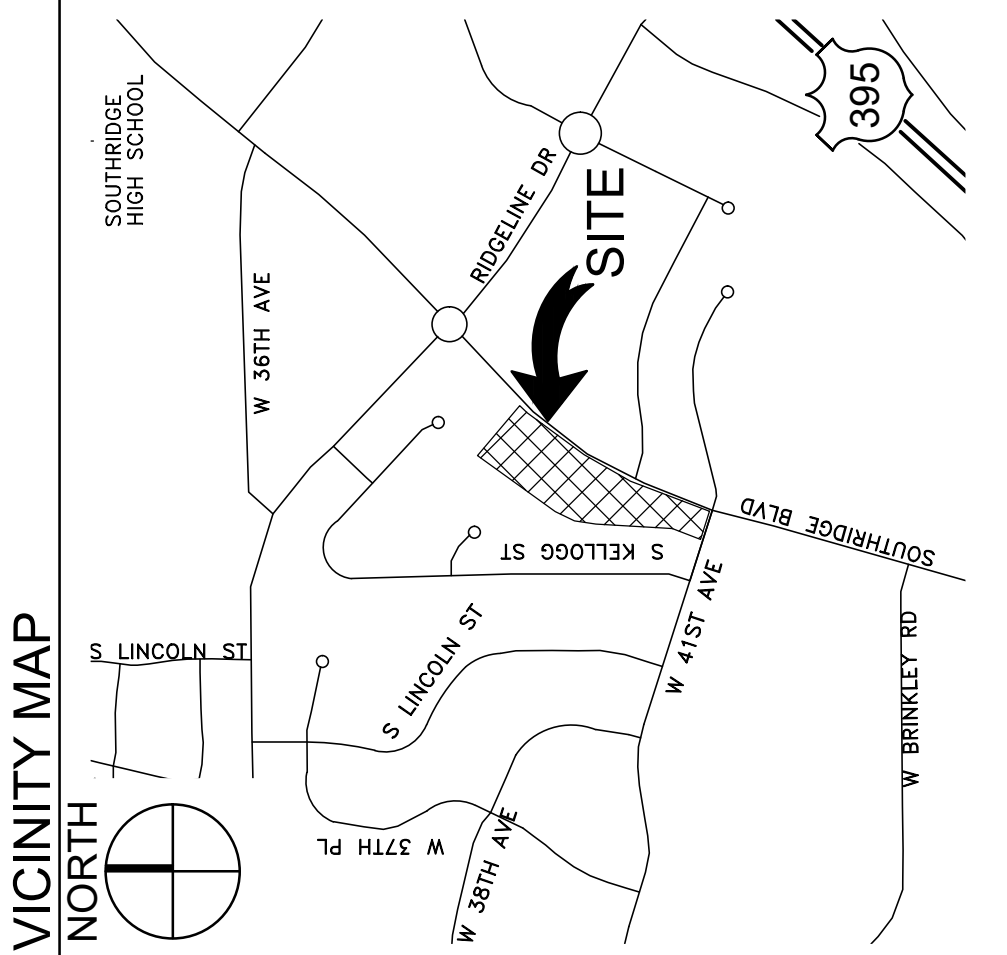
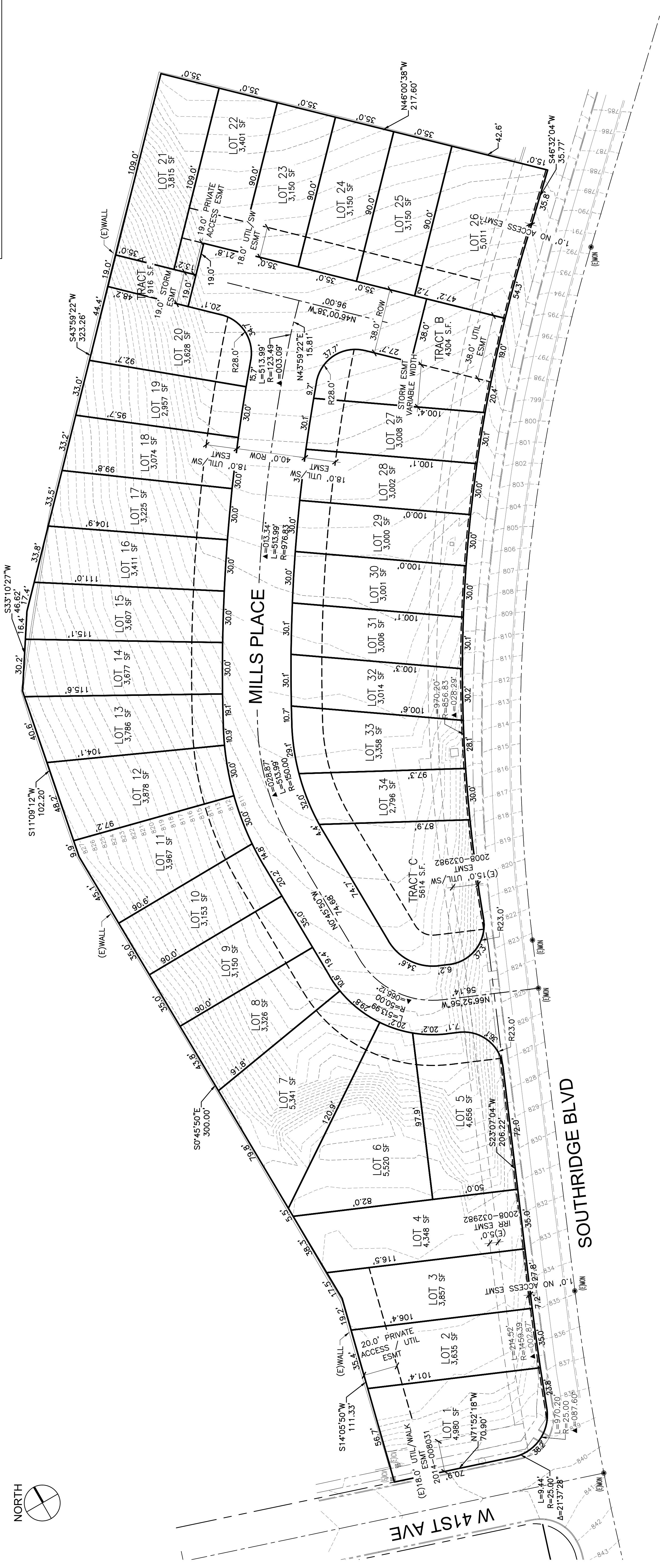
5401 RIDGELINE DR.

**KNUTZEN
ENGINEERING**



MILLS END
PRELIMINARY PLAT

KNENICK, WA 99338 PHONE: (509)627-4593		KNENICK, WA 99338 PHONE:(509)222-0959		LAND USE SUMMARY	
BASIS OF BEARINGS NAD 1983/11 WASHINGTON STATE PLAN SOUTH PROJECTION, BASED ON GPS OBSERVATIONS USING WSRN AND GEOID 2012A. UNITS OF MEASUREMENT ARE US SURVEY FEET.		GROSS ACREAGE:		3.63 ACRES	
		NET LOT ACREAGE:		2.82 ACRES	
		NET TRACT ACREAGE:		0.25 ACRES	
		AREA OF PUBLIC ROADS:		0.56 ACRES	
		TOTAL NUMBER OF LOTS:		34 LOTS	
BASIS OF ELEVATION NAVD 88 CITY OF KENNEWICK VERTICAL BENCHMARK 822 ALUMINUM DISK EAST QUARTER CORNER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 E, W.M.		AVERAGE LOT SIZE:		3,613 SF	
		LARGEST LOT AREA:		5,520 SF	
		SMALLEST LOT AREA:		2,796 SF	
		AVERAGE DENSITY:		12.1 UNITS/ACRE	
		PRESENT ZONING:		RM	
LEGAL DESCRIPTION LOT 31, RIDGELINE ESTATES PHASE 2, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 480, UNDER AUDITOR'S FILE NUMBER 2015-008031, RECORDS OF BENTON COUNTY, STATE OF WASHINGTON.		TYPE OF WATER SERVICE:		CITY	
		TYPE OF SEWER SERVICE:		CITY	
		PARENT PARCEL: 1168930300000031			





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

FILE/PROJECT NUMBER: EDENV D-2021-0002

DESCRIPTION OF PROPOSAL: To develop a 34-Lot, three tract residential subdivision.

PROPOSER: Knutzen Engineering, c/o Robert McLeod, 5401 Ridgeline Drive, Suite 160, Kennewick, WA 99338

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 3900 Southridge Boulevard

LEAD AGENCY: City of Kennewick

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

☒ There is no comment period for this DNS.

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

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

RESPONSIBLE OFFICIAL: Anthony Muai, AICP

POSITION/TITLE: Planning Director

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

PHONE: (509) 585-4386

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

This DNS is subject to the attached conditions:

☒ No conditions.

☐ See attached condition(s).

Date: January 12, 2022

Signature: _____

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

Copies of this DNS were mailed to:

Dept. of Ecology
WA Dept. of Fish & Wildlife
WSDOT
Yakama Nation
CTUIR
EDENV D-2021-0002 File
Parties of Record



December 13, 2021

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

RE: SUB-2021-0005, 3900 Southridge Boulevard Critical Aquifer Recharge Area

Dear Mr. Donovan:

Knutzen Engineering is performing a civil engineering design for the project located at 3900 Southridge Blvd.

Per your request, I have reviewed chapter 18.60.040 of the City of Kennewick (City) municipal code regarding Critical Aquifer Recharge Areas and the current map of these areas within the City and understand that the Project is located within this critical area.

The Kennewick Municipal Code (KMC) 18.60.040 lists the general performance standards required for activities within this area. The activity of placing fill on this site and developing the property with the proposed residential development will not adversely affect the recharging of the aquifer, nor cause contaminants to enter the aquifer. The plans will be designed in compliance with water source protection requirements and recommendations of the federal EPA, state DOH, and the Benton County Health Department, and as provided in the City's wellhead protection plan. An erosion and sediment control plan and storm water disposal plan will also be prepared in compliance with the state DOE and City requirements.

Please feel free to contact me at 509-222-0959 if you have any questions, comments, or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'N. Machiela'.

Nathan Machiela, PE
Principal Engineer



December 17, 2021

Columbia Basin Land Development, LLC
1213 S. Clodfelter Road
Kennewick, WA 99338

Attn: Nathan Machiela, PE, Senior Engineer, Knutzen Engineering

**Subject: Critical Areas Supplement
Mills End Preliminary Plat
Assessor's Parcel No. 116893030000031
3900 Southridge Boulevard, Kennewick, WA**

GNN Project No. 219-1161

Reference: GN Northern, Inc., April 4, 2012, *Geologic Hazards Assessment and Critical Areas Report, Proposed Ridgeline Estates Residential Subdivision – PP 12-04/PLN-2012-00455, West of Southridge Boulevard & South of W. 36th Avenue, Kennewick, Washington*, GNN Project No. 212-251

Knutzen Engineering, *Mills End - Preliminary Plat*, Drawing No. PP01, dated 11-30/21

Gentlemen,

At your request, GN Northern, Inc. (GNN) has prepared this Critical Area Supplement report for the site of the proposed Mills End Preliminary Plat project located at 3900 Southridge Blvd. in the City of Kennewick, Washington (see Figure 1). This report has been prepared in general accordance with our *Proposal for Additional Geotechnical Services* dated October 1, 2019 and serves as a supplement to the above referenced Report. This report does not constitute a geotechnical evaluation of the project site for purposes of any future development beyond the proposed preliminary plat.

A portion of the project site is mapped within the City of Kennewick's Critical Areas, specifically under Geologically Hazardous Areas for *Erosion Hazard* due to easily-erodible soils on slopes >15%. This portion of the site is also mapped by the U.S. Department of Agriculture - Natural Resources Conservation Service (USDA-NRCS) as *severely eroded*. Our evaluation has been completed in general accordance with the requirements of the City of Kennewick's Critical Areas Ordinance No. 5206, and

722 N 16th Avenue, Suite 31
Yakima WA 98902
509-248-9798

2618 W Kennewick Ave
Kennewick WA 99336
509-734-9320

11115 E. Montgomery, Ste C
Spokane Valley WA 99206
509-893-9400

PO Box 1922
Hood River OR 97031
541-387-3387

PO Box 1922
Hermiston OR 97838
541/564-0991

Chapters 18.58 and 18.62 of the Kennewick Municipal Code (KMC). GNN previously completed a *Geologic Hazards Assessment and Critical Areas Report* (referenced above) for a larger proposed residential subdivision project that previously incorporated the current subject site.

Based on a review of the *Grading Plan* (dated 9/24/19) and *Erosion Control Plan* (dated 9/25/19) prepared by Knutzen Engineering, we understand approximately 4,822 cubic feet of import soils are planned for placement to fill in the low areas in the southern portion of the site. We understand that the planned source of this new import fill material will consist of excess material generate from the adjacent project site located east of Southridge Boulevard. Proposed finished slope gradients across the site will range from less than 5% to maximum 20%. Based on our review of the preliminary plat map (referenced above), we understand that proposed development of the site will include thirty-four (34) residential lots, accessed from Southridge Boulevard via a hammerhead *cud-de-sac* drive, along with associated infrastructure improvements.

Site Conditions & Observations

The subject property currently consists of an irregular shaped 3.37-acre parcel (Parcel No. 116893030000031) located north of the intersection of W. 41st Avenue and Southridge Boulevard. The site is bound by back-yard fences of existing single-family residential lots to the west, north and northeast, W. 41st Avenue to the south, and Southridge Boulevard to the east/southeast. Surface conditions generally include a moderate growth of native grasses and desert brush. Current surface topography is generally characterized by a relatively shallow valley that slopes down from south to north. Site elevations range from approximately 836' near the south end, sloping down to a low of about 783' in the northern portion, for a total grade change of approximately 53 feet. Existing slopes across the site typically range from less than 5% to maximum 38% (~2.65H:1V), with steepest slopes generally representing areas of relatively undisturbed native and/or regraded cut slopes associated with the adjacent residential subdivision project. A lobe of secondary loose side-cast fill soils was observed along the backyard fences of the existing single-family residential lots adjacent to the southwest portion of the site. Large stockpiles of rocky soil material with cobble and boulders, excavated and transported to the site from the adjacent development east of Southridge Boulevard, have recently been placed in the southern portion of the parcel.



Field Exploration & Site Reconnaissance

As part of this supplemental evaluation, we completed five (5) exploratory test-pits at the site. Test-pits were completed at selected locations to collect subsurface soil data, as shown on the attached Figure 2. Exploratory test-pits were excavated by Big D's Construction using a Case CX 145DSR excavator to depths of approximately 9.5 to 14 feet below ground surface (BGS) and logged by a GNN field engineer. Representative samples obtained in the field during our subsurface exploration were selected for testing to determine the index properties of the soils, including Wash Sieve (ASTM D1140) and Natural Moisture Content (ASTM D2216). Results of laboratory tests are included on the test-pit logs.

Subsurface Soil/Rock Conditions

Based on the findings of our subsurface exploration, the site currently includes historic fill soils across a majority of the parcel. At the locations of the test-pits, depth of fill materials ranged from approximately 6 to 10 feet BGS. Fill soils typically consisted of silts with varying amounts of gravels, cobbles and some boulders, and also included some roots and miscellaneous trash/debris (concrete, wire, etc.). While we are currently unaware of the means and methods of placement and compaction of these existing fill soils, based on visual observation the fill soils appeared loose to medium dense. The underlying apparent native soils were generally classified as Silt with Sand (ML) that appeared loose to medium dense. Unique to test-pit TP-4, the upper approximately 4 feet of the buried native soils were distinctly identified as gray-colored silt with significant roots and odor of organics. Test-pit TP-1 near the southern portion encountered apparent basalt bedrock at approximately 12 feet BGS. No groundwater was encountered to the maximum depths of the test-pits at time of our exploration. The attached test-pit logs include more detailed descriptions of the soils encountered.

Site History

In order to investigate the history of the noted site grading alterations including fill placement, we reviewed available historic information. Historic USGS maps depict the subject site with an incised draw generally extending parallel to the adjacent roadway (Southridge Boulevard; previously identified as Union Loop Road) with a noted intermittent blue-line drainage. The US Fish & Wildlife Service's National Wetlands Inventory map depicts an identified riverine crossing the subject site aligning with



the noted historic drainage. Available Google Earth historic aerial photos show indications of grading activity and fill placement at the site during 2012-2013, primarily along the historic drainage alignment.

Furthermore, a comparison between the apparent native ground topography and the current existing surface grades was conducted. For this purpose, we overlayed the current existing topography from the referenced grading plan prepared by Knutzen Engineering on the older *Preliminary Grading Plan* for the Southridge Subdivision (prepared by Meier Architecture Engineering, March 15, 2012) to compare surface grades. Based on this comparison, we have prepared the attached *Existing Fill Contour Map* (Figure 3) showing the approximate extent and thickness of the existing fill material across the subject site. Based on this comparison, it appears that approximate thicknesses of existing buried fill materials across the site range from less than 2 feet to as great as 14 feet, with the deepest fills clearly aligning with the noted historic drainage.

Geologic Hazards

This report serves as a supplement to the referenced *Critical Areas Report* that includes a full review of potential geologic hazards for the larger subdivision property that included the smaller portion that was not planned for development at the time that currently represents the subject site. Except as supplemented herein, the findings, conclusion and recommendations of the referenced report remain valid and appropriate.

Aside from the noted temporary stockpiles of imported rocky soils in the southern portion of the site, existing native and/or regraded slopes across the project site currently ranging from less than 5% to a maximum 28% (~2.65H:1V). A field reconnaissance of the project site was performed to observe site conditions and correlate the information gathered from our preliminary research. During our reconnaissance we looked for common geomorphic features of landslides as well as indications of possible signs demonstrating recent activity and instability of slide masses. Aside from shallow sloughing of the loose side-casted fills along the southwestern portion of the site, no indications of any significant slope instability within the native or altered slope conditions were noted at the site. Furthermore, based on our previous stability analyses of slopes across the project area (see referenced report), slopes with a total net height of 20 feet or less, at gradients of 2H:1V, meet or exceed minimum recommended factors of safety under static and seismic loading conditions. Therefore, the risk from slope instability at the site is considered very low.



Soil erodibility is only one of several factors affecting the erosion susceptibility. Erosion susceptibility from water is based on several factors, including the intensity of rainfall and runoff, soil erodibility, length and steepness of slopes, and surface condition. The erodibility factor of the soils is a measure of the soils resistance to erosion based on its physical characteristics. Typically, very fine sand, silt and clay soils are generally susceptible to erosion. Based on site specific field exploration, observations, and laboratory testing, surficial soils at the project site consist primarily of silt with fine sand. Therefore near-surface site soils and surface conditions are known to exhibit a moderate risk for erosion.

The need for and design of erosion protection measures is within the purview of the design Civil Engineer. Appropriate erosion and sediment control plan(s) and a drainage plan shall be prepared by the project civil engineer with the final construction drawings. Erosion should be mitigated with appropriate BMPs consisting of proper drainage design including collecting and disposal (conveyance) of water to approved points of discharge in a non-erosive manner. Appropriate project design, construction, and maintenance will be necessary to mitigate the risk from site erosion.

Summary of Conclusions & Recommendations

Except as supplemented herein, the findings, conclusion and recommendations of the referenced report remain valid and appropriate as it relates to the proposed mass grading at the site. Proposed mass grading at the project site to develop the proposed plat shall consist of suitable import soils placed as engineered fill with appropriate keying and benching into existing sloping ground in accordance with the recommendations of the referenced report. Suitable import fill shall be free of deleterious matter and oversized rocks greater than 8-inches. Larger sized rocks may be placed within the lower portion of the fill provided a sufficient quantity of soil matrix is also placed to prevent nesting. Site grading shall adhere to requirements of Appendix J of the 2018 International Building Code (IBC) as adopted by the City of Kennewick.

We are currently unaware of any proposed structural and construction details for the planned residential plat at the project site beyond the currently proposed grading. This report does not constitute a geotechnical evaluation of the project site for purposes of any future development beyond the proposed site filling and mass grading. Additional site- and structure-specific design-level geotechnical exploration and evaluation is required in order to prepare recommendations for appropriate foundation/structure subgrade support including remedial grading and for drainage design, as necessary.

In our professional opinion, the proposed residential plat grading at the site will not pose a threat to the health or safety of the citizens, and will not pose a risk of increased hazards to the surrounding properties. Based on our evaluation, the proposed mass grading will not be subject to a significant threat of slope instability and erosion, provided that the recommendations within this report, GNN's 2012 site-specific Critical Areas Report and any subsequent design-level geotechnical evaluation(s) are incorporated during future site grading operations along with appropriate project design, construction, and maintenance to mitigate the potential risk of geologic hazards.

If you have any questions regarding this report, please contact us at 509-734-9320.

Respectfully submitted,

GN Northern, Inc.



Karl A. Harmon, LEG, PE
Senior Geologist/Engineer

Karl A. Harmon
cn=Karl A. Harmon, o=GN
Northern, Inc., ou=Engineering
email=kharmon@ggnn.com, c=US
2021.12.17 12:13:33 -0800



Karl A. Harmon

Attachments:

- Figure 1: Vicinity Map
- Figure 2: Site & Exploration Map
- Figure 3: Existing Fill Thickness Map
- Mills End Preliminary Plat Map
- Exploratory Test-Pit Logs; and Key Chart
- Site & Exploration Photographs

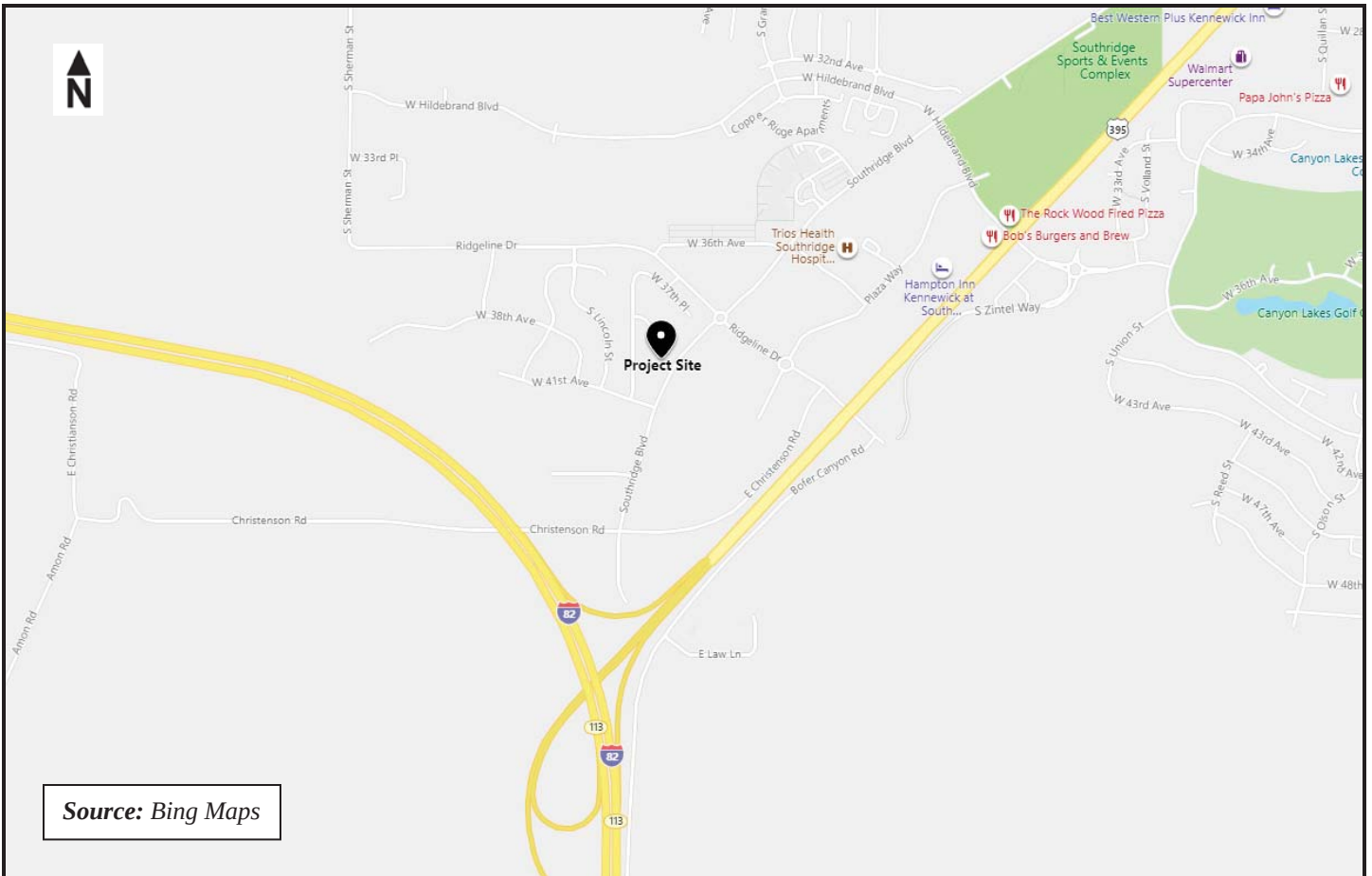


FIGURE 1: VICINITY MAP

PROJECT NO. 219-1161

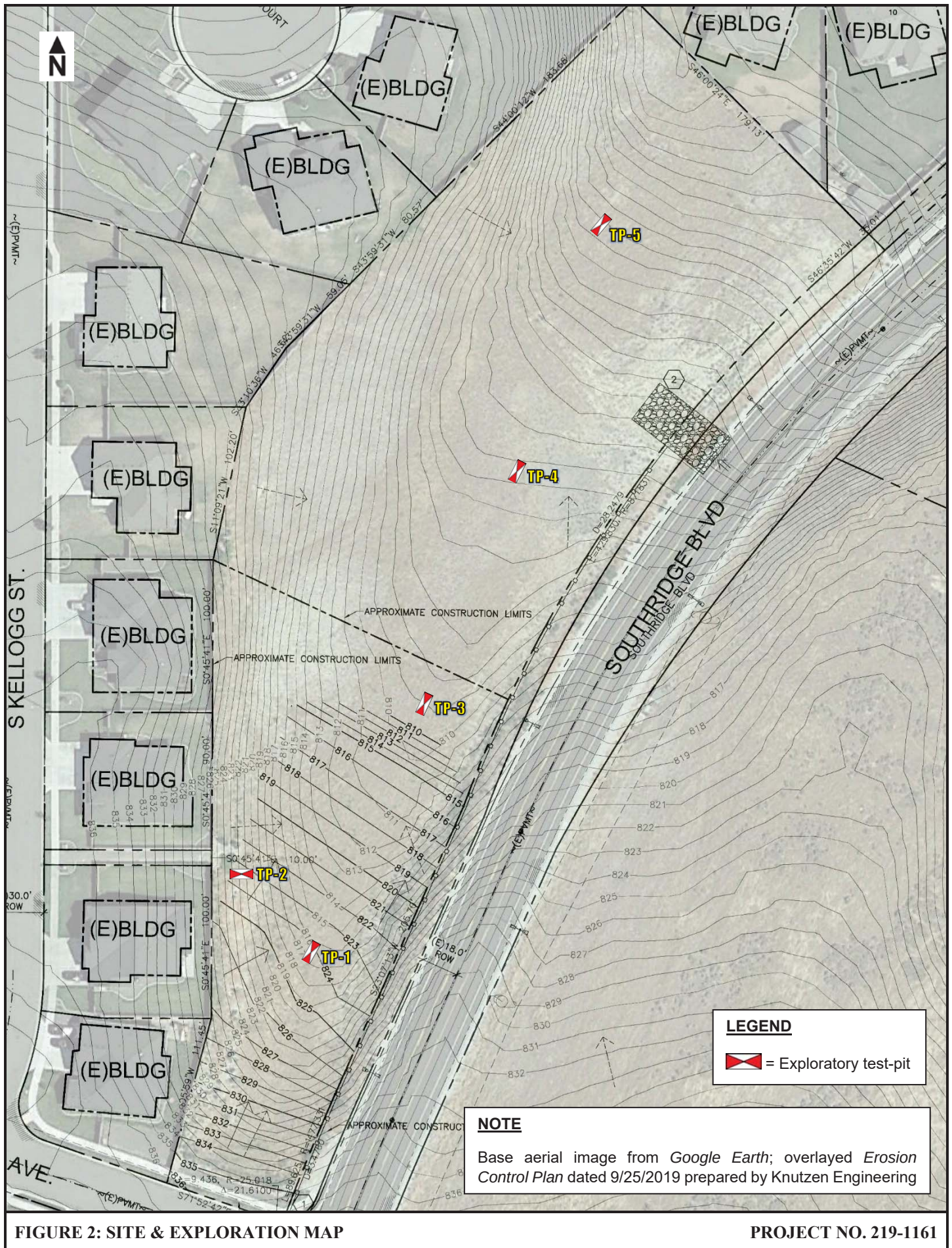


FIGURE 2: SITE & EXPLORATION MAP

PROJECT NO. 219-1161

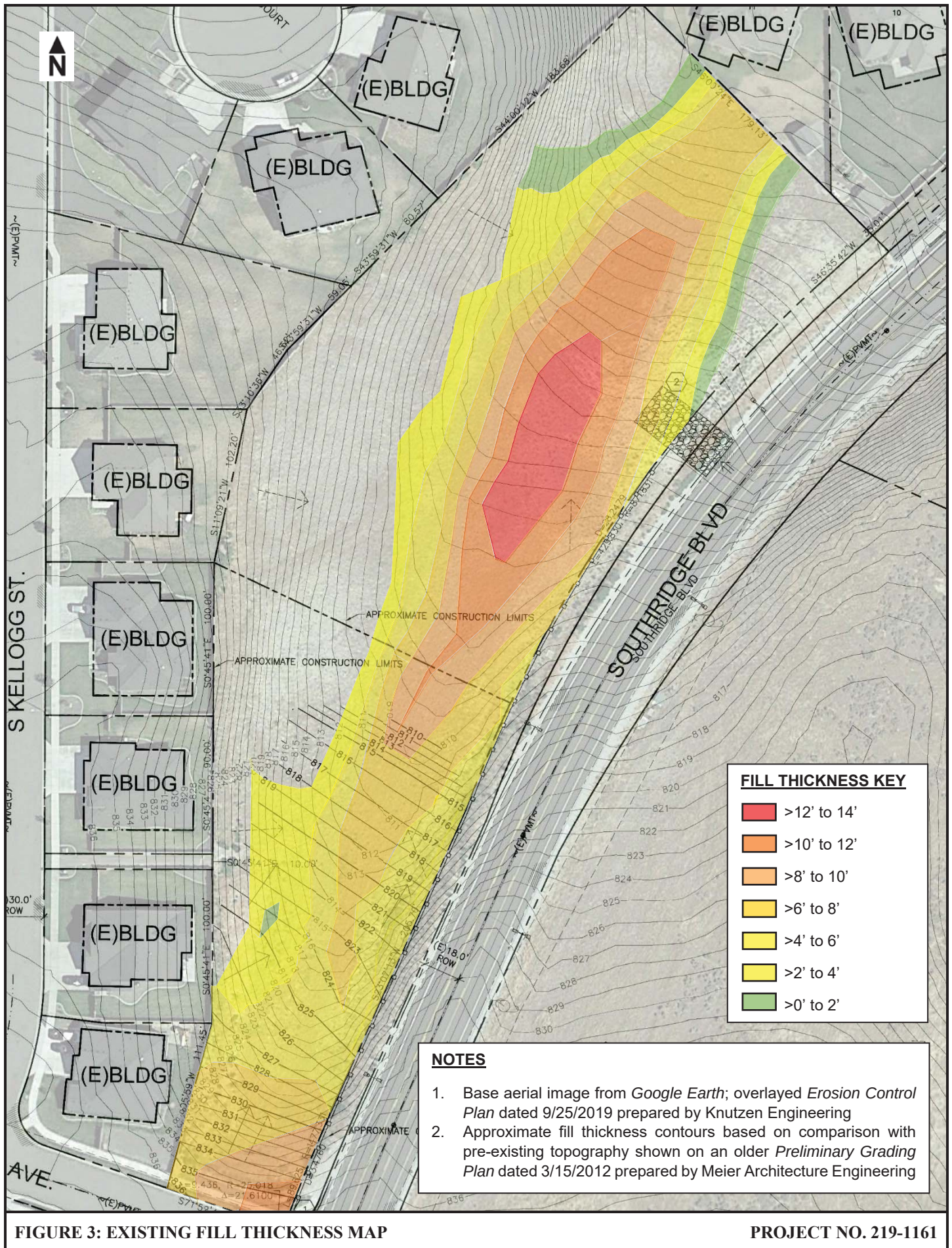


FIGURE 3: EXISTING FILL THICKNESS MAP

PROJECT NO. 219-1161



GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-1

PAGE 1 OF 1

CLIENT Columbia Basin Land Development, LLC

PROJECT NAME Mills End Center Mass Grading

PROJECT NUMBER 219-1161

PROJECT LOCATION 3900 Southridge Blvd., Kennewick, WA

DATE STARTED 10/7/19

COMPLETED 10/7/19

GROUND ELEVATION 816.5 ft

TEST PIT SIZE inches

EXCAVATION CONTRACTOR Big D's Construction

GROUND WATER LEVELS:

EXCAVATION METHOD Case CX145D SR Excavator

AT TIME OF EXCAVATION ---

LOGGED BY MYM

CHECKED BY KAH

AT END OF EXCAVATION ---

NOTES Approx. GPS Coords.: 46°10'25.19"N, 119°12'0.71"W

AFTER EXCAVATION ---

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 10/23/19 15:35 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\219-1161 MILLS END CENTER MASS GRADING, KENNEWICK\219-1161 LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0					
			ML		FILL: SILT WITH GRAVEL, (ML) tan brown, dry, appears loose to medium dense, angular gravels
				1.5	815.0
2.5					FILL: SILT WITH SAND, (ML) brown, damp to moist, appears loose to medium dense, with sage brush/roots, misc. wire debris
	GB	MC = 12% Fines = 74%	ML		
					- becomes gravelly
5.0					
				6.3	810.3
					SILT WITH SAND, (ML) brown, damp to moist, appears medium dense, (APPARENT NATIVE)
7.5					
			ML		
10.0					
				12.0	804.5
12.5				12.5	804.0

APPARENT BASALT BEDROCK

- Test-pit terminated due to excavation refusal on apparent bedrock
- No groundwater encountered at time of exploration
- Referenced elevations are approximate and are based on existing topography shown on Erosion Control Plan (dated 9/25/19) prepared by Knutzen Engineering

Bottom of test pit at 12.5 feet.



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Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-2

PAGE 1 OF 1

CLIENT Columbia Basin Land Development, LLC **PROJECT NAME** Mills End Center Mass Grading
PROJECT NUMBER 219-1161 **PROJECT LOCATION** 3900 Southridge Blvd., Kennewick, WA
DATE STARTED 10/7/19 **COMPLETED** 10/7/19 **GROUND ELEVATION** 823 ft **TEST PIT SIZE** inches
EXCAVATION CONTRACTOR Big D's Construction **GROUND WATER LEVELS:**
EXCAVATION METHOD Case CX145D SR Excavator **AT TIME OF EXCAVATION** ---
LOGGED BY MYM **CHECKED BY** KAH **AT END OF EXCAVATION** ---
NOTES Approx. GPS Coords.: 46°10'25.68"N, 119°12'1.36"W **AFTER EXCAVATION** ---

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 10/23/19 15:35 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\219-1161 MILLS END CENTER MASS GRADING, KENNEWICK\219-1161 LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				
2.5		ML		FILL: SILT WITH GRAVEL, (ML) tan brown, dry to damp, appears loose to medium dense, with cobbles, concrete blocks, roots, etc.
5.0				
7.5		ML		SILT WITH SAND, (ML) brown, damp to moist, appears loose to medium dense, (APPARENT NATIVE)
10.0				

- No groundwater encountered at time of exploration
 - Referenced elevations are approximate and are based on existing topography shown on Erosion Control Plan (dated 9/25/19) prepared b

Bottom of test pit at 10.0 feet.



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Spokane Valley, WA, 99206
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TEST PIT NUMBER TP-3

PAGE 1 OF 1

CLIENT Columbia Basin Land Development, LLC

PROJECT NAME Mills End Center Mass Grading

PROJECT NUMBER 219-1161

PROJECT LOCATION 3900 Southridge Blvd., Kennewick, WA

DATE STARTED 10/7/19 **COMPLETED** 10/7/19

GROUND ELEVATION 809 ft **TEST PIT SIZE** inches

EXCAVATION CONTRACTOR Big D's Construction

GROUND WATER LEVELS:

EXCAVATION METHOD Case CX145D SR Excavator

AT TIME OF EXCAVATION ---

LOGGED BY MYM **CHECKED BY** KAH

AT END OF EXCAVATION ---

NOTES Approx. GPS Coords.: 46°10'26.79"N, 119°11'59.63"W

AFTER EXCAVATION ---

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 10/23/19 15:35 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\219-1161 MILLS END CENTER MASS GRADING, KENNEWICK\219-1161 LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				
2.5		ML		FILL: SILT WITH GRAVEL, (ML) tan brown, dry, appears loose to medium dense, some trash
3.5				805.5
5.0		GM		FILL: SILTY GRAVEL, (GM) brown, damp, appears loose to medium dense, with cobbles and boulders
7.0				802.0
7.5				- buried layer of crushed rock
9.5		ML		SILT WITH SAND, (ML) brown, damp to moist, appears loose to medium dense, (APPARENT NATIVE)
				799.5

- No groundwater encountered at time of exploration
- Referenced elevations are approximate and are based on existing topography shown on Erosion Control Plan (dated 9/25/19) prepared b

Bottom of test pit at 9.5 feet.



GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
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TEST PIT NUMBER TP-4

PAGE 1 OF 1

CLIENT Columbia Basin Land Development, LLC

PROJECT NAME Mills End Center Mass Grading

PROJECT NUMBER 219-1161

PROJECT LOCATION 3900 Southridge Blvd., Kennewick, WA

DATE STARTED 10/7/19

COMPLETED 10/7/19

GROUND ELEVATION 803.5 ft

TEST PIT SIZE inches

EXCAVATION CONTRACTOR Big D's Construction

GROUND WATER LEVELS:

AT TIME OF EXCAVATION ---

EXCAVATION METHOD Case CX145D SR Excavator

AT END OF EXCAVATION ---

LOGGED BY MYM

CHECKED BY KAH

AFTER EXCAVATION ---

NOTES Approx. GPS Coords.: 46°10'28.29"N, 119°11'58.79"W

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 10/23/19 15:35 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\219-1161 MILLS END CENTER MASS GRADING, KENNEWICK\219-1161 LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	TESTS	U.S.C.S. GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				
2.5			ML	FILL: SILT WITH GRAVEL, (ML) tan brown, dry, appears loose to medium dense, some trash
4.0			GM	FILL: SILTY GRAVEL, (GM) brown, damp, appears medium dense, with cobbles and boulders
6.5			ML	FILL: SILT WITH GRAVEL, (ML) tan brown, dry, appears loose to medium dense
9.5			ML	SILT WITH SAND, (ML) gray, moist, appears loose, organic odor, with significant organics/roots (APPARENT NATIVE)
12.5			ML	
13.5			ML	
14.0			ML	

- No groundwater encountered at time of exploration
- Referenced elevations are approximate and are based on existing topography shown on Erosion Control Plan (dated 9/25/19) prepared by
Bottom of test pit at 14.0 feet.



GN Northern Inc.
11115 E. Montgomery, Suite C
Spokane Valley, WA, 99206
Telephone: (509) 248-9798
Fax: (509) 248-4220

TEST PIT NUMBER TP-5

PAGE 1 OF 1

CLIENT Columbia Basin Land Development, LLC **PROJECT NAME** Mills End Center Mass Grading
PROJECT NUMBER 219-1161 **PROJECT LOCATION** 3900 Southridge Blvd., Kennewick, WA
DATE STARTED 10/7/19 **COMPLETED** 10/7/19 **GROUND ELEVATION** 793 ft **TEST PIT SIZE** inches
EXCAVATION CONTRACTOR Big D's Construction **GROUND WATER LEVELS:**
EXCAVATION METHOD Case CX145D SR Excavator **AT TIME OF EXCAVATION** ---
LOGGED BY MYM **CHECKED BY** KAH **AT END OF EXCAVATION** ---
NOTES Approx. GPS Coords.: 46°10'29.89"N, 119°11'57.99"W **AFTER EXCAVATION** ---

GENERAL BH / TP / WELL - GINT STD US LAB.GDT - 10/23/19 15:35 - C:\USERS\GN NORTHERN\DROPBOX\5-ACTIVE PROJECTS\219-1161 MILLS END CENTER MASS GRADING, KENNEWICK\219-1161 LOGS.GPJ

DEPTH (ft)	SAMPLE TYPE NUMBER	U.S.C.S.	GRAPHIC LOG	MATERIAL DESCRIPTION
0.0				
2.5				
5.0		ML		FILL: SILT WITH SAND, (ML) light brown, dry to damp, appears loose to medium dense, some gravel
7.5				
10.0		ML		SILT WITH SAND, (ML) brown, damp to moist, appears loose to medium dense, some roots/sage brush (APPARENT NATIVE)
12.0				
				786.0
				781.0

- No groundwater encountered at time of exploration
 - Referenced elevations are approximate and are based on existing topography shown on Erosion Control
 Plan (dated 9/25/19) prepared b

Bottom of test pit at 12.0 feet.

KEY CHART

RELATIVE DENSITY OR CONSISTENCY VERSUS SPT N-VALUE					
COARSE-GRAINED SOILS			FINE-GRAINED SOILS		
DENSITY	N (BLOWS/FT)	FIELD TEST	CONSISTENCY	N (BLOWS/FT)	FIELD TEST
Very Loose	0 – 4	Easily penetrated with ½-inch reinforcing rod pushed by hand	Very Soft	0 – 2	Easily penetrated several inches by thumb
Loose	4 – 10	Difficult to penetrate with ½-inch reinforcing rod pushed by hand	Soft	2 – 4	Easily penetrated one inch by thumb
Medium -Dense	10 – 30	Easily penetrated with ½-inch rod driven with a 5-lb hammer	Medium-Stiff	4 – 8	Penetrated over ½-inch by thumb with moderate effort
Dense	30 – 50	Difficult to penetrate with ½-inch rod driven with a 5-lb hammer	Stiff	8 – 15	Indented about ½-inch by thumb but penetrated with great effort
Very Dense	> 50	penetrated only a few inches with ½-inch rod driven with a 5-lb hammer	Very Stiff	15 – 30	Readily indented by thumb
			Hard	> 30	Indented with difficulty by thumbnail

USCS SOIL CLASSIFICATION						
MAJOR DIVISIONS			GROUP DESCRIPTION			
Coarse-Grained Soils	Gravel and Gravelly Soils <50% coarse fraction passes #4 sieve	Gravel (with little or no fines)		GW	Well-graded Gravel	
				GP	Poorly Graded Gravel	
		Gravel (with >12% fines)		GM	Silty Gravel	
				GC	Clayey Gravel	
	Sand and Sandy Soils >50% coarse fraction passes #4 sieve	Sand (with little or no fines)		SW	Well-graded Sand	
				SP	Poorly graded Sand	
		Sand (with >12% fines)		SM	Silty Sand	
				SC	Clayey Sand	
Fine-Grained Soils	Silt and Clay Liquid Limit < 50			ML	Silt	
				CL	Lean Clay	
				OL	Organic Silt and Clay (low plasticity)	
	Silt and Clay Liquid Limit > 50			MH	Inorganic Silt	
				CH	Inorganic Clay	
				OH	Organic Clay and Silt (med. to high plasticity)	
Highly Organic Soils			PT	Peat		Top Soil

LOG SYMBOLS		
	2S	2" OD Split Spoon (SPT)
	3S	3" OD Split Spoon
	NS	Non-Standard Split Spoon
	ST	Shelby Tube
	CR	Core Run
	BG	Bag Sample
	TV	Torvane Reading
	PP	Penetrometer Reading
	NR	No Recovery
	GW	Groundwater Table
		

MODIFIERS	
DESCRIPTION	RANGE
Trace	<5%
Little	5% – 12%
Some	>12%

MOISTURE CONTENT	
DESCRIPTION	FIELD OBSERVATION
Dry	Absence of moisture, dusty, dry to the touch
Moist	Damp but not visible water
Wet	Visible free water

SOIL CLASSIFICATION INCLUDES

1. Group Name
2. Group Symbol
3. Color
4. Moisture content
5. Density / consistency
6. Cementation
7. Particle size (if applicable)
8. Odor (if present)
9. Comments

MAJOR DIVISIONS WITH GRAIN SIZE							
SIEVE SIZE							
12"	3"	3/4"	4	10	40	200	
GRAIN SIZE (INCHES)							
12	3	0.75	0.19	0.079	0.0171	0.0029	
Boulders	Cobbles	Gravel		Sand			Silt and Clay
		Coarse	Fine	Coarse	Medium	Fine	

Conditions shown on boring and testpit logs represent our observations at the time and location of the fieldwork, modifications based on lab test, analysis, and geological and engineering judgment. These conditions may not exist at other times and locations, even in close proximity thereof. This information was gathered as part of our investigation, and we are not responsible for any use or interpretation of the information by others.



Recently placed stockpiles of rocky soil material in southern portion



View of condition along western site boundary, looking north



Typical sloping conditions across the western portion of site



Excavating test-pit TP-2 in southwestern portion of site, looking west



Typical sloping conditions across the northern portion of site



Typical sloping conditions across the northwestern portion of site



Exposed soil profile within test-pit TP-1



Exposed soil profile within test-pit TP-2



Exposed soil profile within test-pit TP-3



Exposed soil profile within test-pit TP-4



Gray-colored organic-rich apparent native silts in test-pit TP-4



Exposed soil profile within test-pit TP-5



Memorandum Public Works

Leading the Way

To: Planning Department
 From: Martin Nelson, Utility Engineer
 Date: December 30, 2021
 Re: Public Works Utility Comments
 Project: SPA No. 2021-0042

1. Southridge Blvd no-cut moratorium expires 2022. Connections to the water and sewer mains will require to grind and pave from the south entrance to the north side of the north entrance, the full width of the street with striping replaced before approval.
2. Provide a comprehensive water, sewer and storm plan for review.
3. The Developer shall provide and install 1 metered water service for each lot at his or her expense per City of Kennewick Standard Drawing 3-6. The meter shall be placed as close to the main line as possible (not in a drive way or parking area) per KMC 14.12.080.
4. This parcel has split water zones, 4 and 5, include contours and finished floor elevations.
5. Pressure reducing valves per City of Kennewick Standard Drawing 4-20 are required on all water services greater than 80 PSI per WA State Plumbing Code 608.2.
6. Property is served by an 8-inch waterline installed by COK Record Drawing number E-3080.
7. When existing waterlines are stubbed to property and the development will not utilize the existing service, the developer's contractor shall expose the water main, remove the valve and install a blind flange per COK Standard Specifications 4-3.01.
8. Provide a looped water system through the parcel per KMC 14.10.010.
9. Provide a water system and hydrants as needed to meet fire flow requirements.
10. For waterlines and sewer lines maintained outside the City right of way and maintained by City, show a 15-foot waterline Tract centered over the new water main and five feet beyond fire hydrant runs. The document must be recorded with the Benton County Auditor, and include the property owner(s) signature. Dedication of the easement will be required prior to acceptance of the utility permit.
11. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat. Contact KID for the nearest connection.
12. Hydraulic modeling may be required based on fire flow requirements.
13. There are two existing 8-inch sewer mains, one located near Lot 3, and one near Lot 30. Both are served from the 18 inch sewer main installed in Southridge Blvd per Record Drawing E-3080. The developer shall connect to the existing sewer main line currently serving the site at his or her expense.
14. Unused sewer services shall be capped at the right of way per COK Standard Specification Section 3-4.02.

PUBLIC WORKS

Martin Nelson
Public Works Development Review Supervisor

January 4, 2022
Page 2 of 2

15. All plans showing existing water or sewer utilities shall call out the plan set number that installed such 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).
16. This site has received undocumented fill on multiple projects. The geotechnical report, storm report, and civil plans must clearly show the location and depth of the undocumented fill – and direction to the contractor for need to excavate, place, and test in these locations in order to meet COK Standard compaction per Section 2-4 and 2-5 of the COK Standard Specifications
17. Provide Storm Calculations to retain and dispose of a 25-year 24-hour storm following the Storm Water Management Manual for Eastern Washington (SMMEW) and Section 5-8. Infiltration tests required at the location and depth of the planned infiltration structures with a soils log to 5 feet below that point. Or provide a letter stating that the existing storm water retention facility will support the new construction
18. Design and construct all underground infiltration structures 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 COK Public Works signature.
19. This project requires a separate Public Works Plan Review and Construction Permit. Submit the items below through Kennewick's Self Service Portal at:
https://selfservice.ci.kennewick.wa.us/EnerGov_Prod/SelfService#/home
 - a. A PDF copy of Application for Civil Review and PDF copy of the Storm Report.
 - b. One full size PDF copy (24" x 36") of the construction plans and Storm Calculations shall be submitted to the Public Works Department for review.
 - c. Record Drawings showing improvements made on the property will be required prior to acceptance of the utility permit(s).
20. Kennewick Survey Data Requirements for Construction Plans and As built Drawings:
 - a. All projects will be built with current City Survey Data.
 - b. For detailed information on Kennewick Survey Data and Record Drawings & Easements go to COK website @ <https://www.go2kennewick.com/314/Civil-Plan-Review>
21. Follow the link <https://www.go2kennewick.com/DocumentCenter/Home/View/9212> to obtain a copy of the Procedure for Vacation of a Public Easement.

PUBLIC WORKS

1010 E. Chemical Drive * PO Box 6108 * Kennewick, WA 99336
(509) 585-4419 * Fax (509) 585-4451

2021\121258-Mills End Mahaffey\DWG\21258PP01.dwg - Nov 30, 2021 - 05:39pm - rmc



Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

TRANSMISSION SERVICES

January 3, 2022

In reply refer to: SUB-2021-0005

Located within a Portion of Section 16, Township 8 North,
Range 29 East, W.M., Benton County, Washington

Steve Donovan, Senior Planner
City of Kennewick
Community Planning/Planner
210 W. 6th Avenue - PO Box 6108
Kennewick, WA 99336

Dear Steve:

Bonneville Power Administration (BPA) has had the opportunity to review SUB-2021-0005. The request is to create 34 lots on 3.63 acres. The property is located at 3900 Southridge Boulevard in Kennewick, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities approximately 380 feet south of the subject property. BPA does not have any objections to the approval of this request at this time.

Thank you for the opportunity to review this application. If you have any questions regarding this request or need additional information, please feel free to contact a BPA representative at (509) 544-4747 or by email at jecottrell@bpa.gov.

Sincerely,

A handwritten signature in blue ink that reads "Joseph E. Cottrell II".

Joseph E. Cottrell
Realty Specialist



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

January 4, 2022

Steve Donovan, AICP
 Planning Manager
 Development Services Division
 Post Office Box 6108
 Kennewick, WA 99336

Subject: Review Comments for the Preliminary Plat of Mills End

Dear Mr. Donovan:

This letter provides Kennewick Irrigation District (KID) review comments for Preliminary Plat SUB-2021-0005 submitted by Columbia Basin Land Developer, LLC (Dustin Mahaffey) ("Applicant")¹ to divide a 3.63-acre lot into 34 lots. The property is generally located in the Southwest Quarter of Section 16, Township 8 North, Range 29 East, W.M. The parent parcel is listed as follows:

- Parcel #: 116893030000031 (3.63 **non-irrigable** acres)

The property identified on the proposed Preliminary plat is located within the boundaries of KID. The property within this Preliminary plat is not classified as irrigable land. 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) *For each phase of the project, include the following irrigation easements on the Final Plats consistent with KID requirements:*
 - a. *On all lots within the plat, dedicate to KID an irrigation easement 10 feet in width, or five (5) feet in width if adjacent to a utility easement, located along the road frontage or access easements of each lot. An irrigation easement may be included within the 'sidewalk and utility' easement if one is proposed, denoting the easement as a "Sidewalk, Utility, and Irrigation Easement."*

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

- 2) *There exists KID/United States Bureau of Reclamation (USBR) Right-of-Way (ROW) (Amon Pump Lateral Canal) approximately 250-feet south of the south boundary of the proposed development. The proximity of the proposed residential development to the KID ROW could potentially expose residents to risk of injury. In order to mitigate these risks, KID requires the following:*

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

- a. *For each phase of the project, include a note on the face of the Final Plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."*

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

- 3) *The following fees for review must be paid prior to KID signature on the Preliminary Plat:*
 - a. *A Preliminary Plat review fee (at the time of application, fee is \$175.00).*
 - b. *Fees are subject to change and depend on the date the Preliminary Plat is submitted for final approval.*
 - c. *Due to COVID-19 restrictions currently in place, please call KID customer service at the number listed above to arrange for payment. Payment may be made by 1) check via mail, 2) check over the phone, 3) check placed in the KID drop-box, and 4) credit card over the phone (please note there is a 2.75% surcharge added to all credit card transactions).*
- 4) *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 HEREON IS LOCATED WITHIN THE BOUNDARIES OF THE KENNEWICK IRRIGATION DISTRICT BUT THAT THIS PROPERTY IS NOT CLASSIFIED AS IRRIGABLE LAND AND IS NOT ENTITLED TO IRRIGATION WATER UNDER THE EXISTING OPERATING RULES AND REGULATIONS OF THIS DISTRICT. I FURTHER CERTIFY THAT THE IRRIGATION EASEMENTS SHOWN ON THIS PLAT ARE ADEQUATE TO SERVE ALL LOTS SHOWN HEREON PER THE REQUIREMENTS OF RCW 58.17.310.*
- 5) *All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of one week prior to a regularly scheduled Board Meeting in order to be considered at that meeting. This change can potentially extend the approval process by a minimum of one week.*

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

Sincerely,



Jason McShane, P.E.
Engineering & Operations Manager

cc: LB\correspondence\File: [16-8-29]

Applicant via mail – ATTN: Dustin Mahaffey, Columbia Basin Land Developer, LLC, 1213 S Clodfelter Rd., Kennewick, WA 99338

Enc: Invoice # 25729

CUSTOMER INVOICE



Exhibit 11

Customer # MiscReceipts Invoice # 25729
Invoice Date 12/21/2021

Parcel # 116893030000031 Dry
Preliminary Plat #SUB 2021-0005

Kennewick Irrigation District
2015 S. Ely Street
Kennewick, WA 99337

Columbia Basin Land Developer, LLC
3900 Southridge Blvd
Kennewick, WA 99338

Items			
Description	Qty	Rate	Amount
Preliminary Plat Review (without water entitlement)	1.000	175.000	\$175.00
Total			\$175.00



Detach and return the bottom remittance portion with your payment.



Customer # MiscReceipts Invoice # 25729
Invoice Date 12/21/2021

Total Now Due and Payable \$175.00

Columbia Basin Land Developer, LLC
3900 Southridge Blvd
Kennewick, WA 99338

Amount Enclosed

\$



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

January 25, 2022

Steve Donovan
Planning Manager
Community Planning Department
City of Kennewick
210 W. 6th Ave.
Kennewick, WA 99336

Steve,

This memo is written in regards to your request for the Kennewick School District #17 to address capacity and boundary questions in regards to the Mills End (2021-005) preliminary platt application. The school district was asked to identify the boundary schools for this development and state if each of the schools were within walking zones or received bussing. The boundary schools for this development are Sagecrest Elementary (Walking Zone), Chinook Middle School (Bussing Zone) and Southridge School (Walking Zone).

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

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

Sincerely,



Ryan Jones



MEMORANDUM

Kennewick Parks, Recreation & Facilities

To: Steve Donovan, Senior Planner
From: Drea Myers, Parks and Recreation Administrative Assistant
Date: January 28, 2022
Re: Park Impact Fees for Crimson Hills Subdivision
Project: PLN-2021-0005

The Mills End subdivision is located in Park Service Area 1.

Pursuant to Ordinance 5736, park impact fees for Park Service Area 1 are \$1009 per single-family dwelling. Park impact fees will be assessed at building permit and are required to be paid prior to issuance of a certificate of occupancy.

January 3, 2021

Mr. Steve Donovan
Development Services
City of Kennewick WA

RE: SUB-2021-0005 EDENVD--2021-0002

Mr. Donovan

The Preliminary Plat Application has been submitted for property generally located at 3900 Southridge Boulevard. The request is to create 34 lots on the 3.63 acres. It's my understanding these homes will be multi-family units, intended for lower incomes, and built on smaller lots for higher density. The property defined in the Application abuts to the back of my home which is located on Kellogg Street.

Terra Vista Heights, the most recent residential development, is comprised of homes that exceed \$500K each. These single-family homes proved comparable to the quality of existing homes in Ridgeline Estates which is west of Terra Vista Heights. My concern is the proposed duplexes may negatively impact the value of all houses in the area; specifically, the view properties located on the east side of Kellogg Street.

Furthermore, Southridge Boulevard is already very congested with traffic during the day. Additional residences that will ingress/egress onto this busy street is a safety concern.

Although I understand the intent behind the application, I purchased my retirement home with all my life savings after having lived in homes similar to those proposed. I believe implementing the proposed development would not be in the best interest of the existing residences, local businesses, etc.

Your consideration in this matter is greatly appreciated.

Thank you,

A handwritten signature in cursive script, appearing to read "Lanette Adams", written in dark ink.

Lanette Adams
4009 S Kellogg Street
Kennewick, WA
509-308-1008

Exhibit 14

January 3, 2022

Mr. Steve Donovan
Development Services Division
Post Office Box 6108
Kennewick, WA 99336

This letter is in opposition to the proposed multifamily development located at 3900 Southridge Blvd. Assessor's parcel number 116893030000031.

We strongly object to the approval of this proposed development. The developer proposes 34 lots on 3.65 acres, or approximately 10 lots per acre. The surrounding areas all have approximately 3 lots per acre, so this proposed development is completely out of character with the surroundings. Additionally, the developer proposes multifamily townhouses / duplexes. This is again out of character with the surrounding area. Putting 10 or 12 single family homes in this development would be a much better match.

The multigenerational potential of the housing makes the developers assumption of 2 people per unit unreasonable.

The lot frontage of 60 feet per building allows only approximately 5 feet separation between buildings. Translating this to parking, means no street parking will be available.

Possible street parking on Southridge Blvd will negatively impact the existing bike lane all year as well as winter snow removal. With the closure of Christenson Road the commercial traffic on Southridge Blvd has already increased dramatically, certainly above what it was ever designed for. Possible street parking from the proposed development will only complicate the traffic situation even further. There is also no provision for bus turn arounds for school buses.

Exhibit 14

Proposed lots 7 thru 29, that is 11 of 17 proposed buildings, will overlook 10 existing family homes. If the proposed buildings are higher than one story, they will look into the existing homes and yards, effectively destroying the views and privacy of these families. These families paid a premium for these lots and views. The views of all these homes will be gone. This will also negatively decrease the property values of the existing homes.

There are plenty of larger areas for this type of needed development in the area, specifically farther down Bob Olson Parkway.

Finally, the notice of the proposed development was posted at the top of the lot, at the intersection of Southridge Blvd and W 41st Ave. Only a very few of the impacted existing homeowners ever drive by that location. Also, 15 days at Christmas with people traveling, almost guarantees that the notice will not be seen.

Please keep us informed of any upcoming meetings, notices or developments concerning this property.

Caroline and Mark Bearden

3933 S Kellogg St
Kennewick, WA 993398
Caroline51257@gmail.com

Exhibit 14

From: [Caroline Katzaroff](#)
To: [Steve Donovan](#)
Subject: 3900 Southridge Blvd
Date: Wednesday, December 29, 2021 10:39:50 AM
Attachments: [IMG_0814.HEIC](#)

Please provide information about the proposed 34 lots at 3900 Southridge Blvd. I have searched the Kennewick website for 2 hours and can find nothing.

I live on S Kellogg directly next to this proposed development and am extremely concerned about the ramifications to my home value and view. I paid extra for a view lot and these home, specifically the extreme density of these home, is going to eliminate my view.

I am also extremely concerned about the increase to traffic and noise. The closure of Christenson road has already increased the amount of traffic on Southridge Blvd dramatically. The noise levels, especially early in the morning, is very disruptive.

Please provide information concerning this project.

Caroline Bearden
509-521-2720
Caroline

Sent from my iPad

Exhibit 14

December 31, 2021

Mr. Steve Donovan
Development Services Division
Post Office Box 6108
Kennewick, WA 99336

Michael & Theresa Colton
5882 W 38th CT
Kennewick, WA. 99338
907-398-4995

This letter is in objection and opposition to the proposed South Ridge multifamily development. Critical Areas Supplement Mills End Preliminary Plat Assessor's Parcel No. 116893030000031 3900 Southridge Boulevard, Kennewick, WA GNN Project No. 219-116.

My wife and I choose to relocate our lives and business from Montana in July of 2021. My wife grew up in the area in the 70's and as life has it, we moved like many Americans to follow our dreams. When the time came for our finial roots to speak, Kennewick became top of our list.

Like many we choose this area due to low crime rates, age of neighborhood, lot size and single-family home zoning size and beautiful views of Kennewick area lifestyle has to offer. Not to mention the low crime, schools, hospital and easy access to town and businesses.

We strongly Object to the approval of proposed development off 3900 Ridgeline Blvd, Kennewick WA. because of the effects we believe high density housing creates for us and our neighbors.

- 34 purposed multifamily subdivision of which 17, 2-3 story townhouses are proposed to be development on 3.65 acres. The developer proposal diminishes the value of the current home within the Southridge subdivision neighborhood, who paid a premium for their property.
- The developer proposes to develop property at the expense of established homes and its values, lowering current property values.
- Developers profits with disregards to current landowners, homes, views and values at proposed Mills Place Road off 3900 Southridge Blvd.
- Currently there are 10 single family homes ranging in lot size that boarder the proposed development.
- By adding 34 new homes-townhomes the development will have a 340% in new family homes, creating a high-density low-cost housing situation and the social issues that arise with high-density living.
- Reducing surrounding current home values, effecting city and county tax dollars.
- Current residential owners and new multi-unit residents often clash because they hold opposing interests and goals. Resulting in Police presents and reports.

Exhibit 14

- Increase in police presences.
- Residential owners may be expected to subsidize landscape costs by paying more than their fair share of assessments to the master property owners' association.
- Proximity of new homes may expose residents to disturbances such as noise, foul odors, bright lights, and similar quality of life nuisances.
- Existing residents have little privacy, increased exposure to nuisances such as noise from neighboring housing units below.
- Parking is extremely limited.
- Traffic increases in suburban zones.
- In suburban settings, limited daylight exposure for new residents in buildings.
- High concentration of harden surfaces and shortage of green space make it difficult to manage, snow, storm water and prevent flood hazards.

Traffic: When populations are concentrated, traffic congestion is a given. Public transportation and walkability of neighborhoods becomes increasingly important as traffic snarls and parking hassles grow. The traditional model of developers being required to provide a set number of parking spaces per anticipated user encourages more cars on the road, leading to more traffic issues.

Cost: Builders naturally want to make the most profit out of each development. That tends to mean that high-density housing in suburban settings, driving out long-time residents, families.

Potential reduction of outdoor spaces: Amenities like parks and other green spaces don't in themselves provide income to developers and must be planned in high-density developments to provide improved quality of life for would-be-residents. Currently not in the developer's proposal.

Option: There are plenty of areas that are currently zone for this type of development in the area. Bob Olson parkway has many available to the developer if he is looking at making high profits without effecting surroundings at the expense of the current landowners.

Mr. Donovan we strongly recommend that you do not allow this development to be approved.

Thank you,



Michael & Theresa Colton

5882 W 38th Ct

Kennewick WA 99338

907-398-4995

Exhibit 14

Steve Donovan, City of Kennewick
Re: Grievances/Concerns

I am writing this in opposition to the proposed development of 34 lots with 17 duplex buildings directly abutted to our current Ridgeline Estates HOA.

To cram 17 duplexes onto 3 acres adjoining our HOA flies in the face of everything our HOA covenants attempt to provide for the neighborhood.

Question? Will the proposed development be required to establish an HOA with covenant reflecting values similar to Ridgeline Estates?

Question? Will there be height restrictions so as not to impede the views of current property owners?

Question? Will there be parking restrictions that mirror the current Ridgeline HOA? Garages or Walmart like lot?

Please be aware of the following material planning considerations:

1. Loss of privacy caused by overshadowing Ridgeline homeowners back yards.
2. Definite detrimental impact on neighboring amenities, especially the views that will be obscured or eliminated. While they are not entitled to a view they should be protected from intentional obstruction. The proposal calls for the addition of 12 feet of dirt which will raise the ground level and effectively obscure the present views.

Let's keep moving the Kennewick growth westward, down the Bob Olsen Parkway. The Southridge Blvd corridor is already plugged with traffic from Sagecrest Elementary School, Southridge High School and Chinook Middle School, not to mention the hospital.

I object to the proposal to cram these 17 duplexes onto 3 acres that are too closely abutted to Ridgeline Estates neighborhood.

Thanks for Your Consideration
Michael Dean

Exhibit 14

From: [josh duquist](#)
To: [Steve Donovan](#)
Subject: Sub-2021-0005
Date: Sunday, January 2, 2022 4:12:20 PM

I strongly disagree with this project as this is across the street from my house and may impede my view, my property value and add congestion to which could be a danger to my children. I would like to be included on all emails and meeting that have to deal with this project please
Thanks josh DuQuist.

Sent from my iPhone

Exhibit 14

From: [Randy Foltz](#)
To: [Steve Donovan](#)
Subject: Proposed Medium Density Residential project located at 3900 Southridge Boulevard
Date: Saturday, January 1, 2022 8:46:59 PM

Mr. Donovan,

I am writing this to voice my concerns of the proposed medium density housing development for the 3900 block of Southridge Boulevard. The Southridge area in and around this proposed project already has high volumes of traffic flow due to existing housing, commercial and industrial businesses, Southridge High School, a hospital and large apartment buildings supporting a high density of motor vehicles. I believe allowing this project to go ahead would make vehicular traffic much worse, negatively affecting the safety of the local residents. Considering this, has or does the City of Kennewick plan on conducting a community traffic impact study. Additionally, I would like to be notified if and when the City of Kennewick has an open hearing regarding this proposal. Thank you.

Respectfully,

Randy Foltz

My address is; 5626 W 40th, Kennewick, WA. 99338
Phone: (509) 860-6508

Exhibit 14

From: [Gabe Galbraith](#)
To: [Steve Donovan](#)
Subject: 3900 Southridge Blvd Project SUB
Date: Monday, January 3, 2022 8:44:30 PM

Steve,

I am writing regarding the 3900 Southridge Blvd project that has a preliminary application to create 34 lots. I am STRONGLY OPPOSING this project and do NOT support it. In comparison to the new Ridgeline Estates development across the street, there are 30 lots.

This project would devalue the 30 new homes that were just built in Ridgeline Estates along with the houses in Terra Vista. According to a 2015 Stanford University study, affordable housing projects in higher income neighborhoods do negatively affect property values.

"In the high-income areas, you saw a strong housing price drop very locally, and then it radiated outward over time," McQuade says. The price effects remain even after 10 years, Diamond adds.

This type of drop in value for the residents of Ridgeline Estates and Terra Vista would be detrimental. I would argue that an overwhelming majority of homeowners in these two developments would STRONGLY OPPOSE this new project.

Respectfully,

Gabe and Stephanie Galbraith

Exhibit 14

From: [Dindi Gould](#)
To: [Steve Donovan](#)
Subject: [SUSPECTED SPAM] Planned development at 3900 Southridge blvd
Date: Tuesday, January 4, 2022 3:20:00 PM

Mr. Donovan,

We would like to voice our concerns about the new planned residential development on Southridge blvd.

We recently purchased a home on 41st Ave, across the street from this new planned medium density development. Buying & building this home was 25years in the making. We searched for over two years to find a great location to buy a home that will serve as a quiet location for our retirement (soon!)

Our concerns stem from the increased traffic this development will cause with the added traffic noise, and the decrease of our home values. As I mentioned before we worked and saved for 25 years and taking an immediate hit (we have only lived here for 8 months) on our home value would be devastating.

Are these duplexes going to be owner occupied? Will there be a percentage that has to be owner occupied? What is the approximate value of these duplexes?

I know we aren't alone in our concerns, our neighbors have voiced the same concerns we have. I hope you keep in mind our concerns as a lifetime residents of Kennewick. We love our new home and location and would like it to stay as a small single family residential community with no devaluation of our brand new home.

Thank you,

Dindi and Terry Gould

Exhibit 14

From: [George Guerra](#)
To: [Steve Donovan](#)
Subject: Mills End Complaint
Date: Monday, January 3, 2022 10:03:12 PM

Hello Mr. Donovan,

I am one of the residents on 3893 S Kellogg Street that will be affected from the proposed Mills End development. I certainly do not approve of this development. I will lose my views with the proposed 35 feet townhomes. Traffic will be a nightmare with the closure on Christensen road. Imagine what traffic would be like with all of those townhomes being built. Also we are a quiet neighborhood. There are no townhomes or condos. I am also shocked/surprised that the lot was not offered for sale to the owners off of S Kellogg Street to extend their property line. I am sure that no one knew it was apart of a different community.

Very Respectfully,

George Guerra

Exhibit 14

From: [Ken Hahn](#)
To: [Steve Donovan](#)
Subject: Mill Place
Date: Sunday, December 26, 2021 10:39:56 AM

Steve, I am sending this comment for you and the planning commission's consideration. I saw the posted public notice for "Mill Place" and the corner of Southridge Blvd and 41st St.

I welcome that property being developed as it is an eyesore now. Also like the medium density vs. apartments that I think was original plan.

My concern is in regard to the 4 southernmost lots. It looks like their driveway access would be off Southridge and one from 41st. Over the years Southridge has become a heavily travelled Blvd. including lots of truck and related commercial traffic. The closing of Christieson has increased this traffic load. My concern is in regard to the safety of those living in those lots and accessing Southridge with all this described commercial traffic

Thanks

Ken

Exhibit 14

From: [Geneva Hart](#)
To: [Steve Donovan](#)
Subject: Rejection of the Preliminary Report of Mills End Neighborhood.
Date: Sunday, January 2, 2022 5:25:04 PM

Steve:

My husband and I would like to inform you of our objection of the proposed neighborhood Mills End. It will provide bad traffic in our area, loss of our home value, damage to our view lot, which is a big part of why we purchased our home 1 year ago. We do not appreciate that the Notice of Application was posted during the holidays and cold weather. We were unaware of the proposal and were not informed until the last minute by a neighbor that told us about it. We would like to be informed about any future meetings that we can attend to voice our concerns for our property and our entire neighborhood.

Thank you,
Jeff and Geneva Hart
5718 W 41st Ave
Kennewick, WA 99338
(503) 970-4178

From: billwards22@yahoo.com
To: [Steve Donovan](#)
Cc: [William Hayward](#)
Subject: Comments on Mills End Proposed plat
Date: Monday, January 3, 2022 3:30:32 PM

Mr. Donovan,

I am a property owner in the vicinity of the proposed Mills End plat. I write to state my opposition to this plat as currently designed. The density of the lots will lower property values of the single family dwellings nearby. That is my major concern. The slope will make entry and exit difficult, especially in winter conditions. A second entry exit should be included at the lower end, regardless of the lot density.

Please keep me informed of future meetings or actions regarding this development.

Regards,

William Hayward

From: [Jenni Heerink](#)
To: [Steve Donovan](#)
Subject: [SUSPECTED SPAM] Comment: 3900 Southridge Blvd,
Date: Monday, January 3, 2022 7:12:41 AM

Hi Steve,

First of all, I would like to express my frustration around the timing of the public comment notice. Between Dec 17 and Jan 3 there are two Holidays, where people may be out of town, busy with family events and not paying attention to a sign.

In my case the permit center is closed during Holidays, so combined with the snow I did not have the ability to see additional details of the plan.

I have major issues with the proposal:

1. This plot was designated for Ridgeline Estates phase 2 (and should be part of our HOA); but the new proposed drawing is a major deviation of this original plan.
2. With 34 new homes the traffic and traffic noise will increase, at a street already getting a maximum amount of traffic from the school buses and the commercial traffic diverted from Christensen road.
3. The townhome 'strip' will look like an eye sore and not blend in with the rest of the neighborhoods on the east and west side of Southridge Blvd.
4. The townhome height will block views for people who purchased their homes at a higher price because of the views. This will decrease real estate values in our HOA.

I don't understand why our neighborhood is paying the price for planning mistakes and developers can rake in profits at the cost of us.

One neighbor who called the owner a week before the notice was placed, by coincidence, to ask what the plans for this plot were. He received a vague answer..something like a dog park or so. Clearly the owner was lying about his intent, therefore to me showing untrustworthy behavior.

This plot was supposed to be developed but the expectation of all of us who bought a home in this neighborhood, that it would be used for around 9 single family homes, similar to the rest of the HOA.

I urge accountability to plans and stick to it.

Thanks for your consideration.

Jenni

Jenneke B Heerink & Hrvoje Krmpotic
Ridgeline Estates HOA
3890 S Kellogg Street
Kennewick WA 99338
678 644 9282

Exhibit 14

From: [Jeremy Holbrook](#)
To: [Steve Donovan](#)
Subject: Regarding File # SUB-2021-0005
Date: Monday, January 3, 2022 8:00:47 PM

I wanted to put myself on the record as opposed to the plans to develop the plot of land off of Southridge Blvd.

Please inform me the details of the meeting when it is scheduled.

Thank you,

Jeremy Holbrook

Exhibit 14

From: [Kelly Dean](#)
To: [Steve Donovan](#)
Subject: [SUSPECTED SPAM] Objection
Date: Wednesday, January 5, 2022 3:08:36 PM

Hello Steve,

I would like to express my concern and objection to the proposed development of 43 lots with 17 duplexes on Southridge Blvd that are to be situated directly east of Ridgeline Estates. My concerns include increased traffic in an already busy area, loss of view property which was paid for by increased lot prices, HOA requirements, parking, and property values.

Thank you for taking these concerns into consideration.

Kelly Dean

Exhibit 14

From: [Gus Kittson](#)
To: [Steve Donovan](#)
Subject: MILLS END
Date: Monday, January 3, 2022 4:45:57 PM

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From: Gus Kittson
Sent: Monday, January 3, 2022 4:40 PM
To: STEVE.DOOVAN@CI.KENNEWICK.WA.US
Subject: MILLS END

My name is Augustan D Kittson, my wife and I purchased a new home at 5602 West 40th Ave in July 2021.

I wish to comment on the proposed development 2021-0005 Mills End.

Placing duplex properties between two developments of \$500,000 homes is not in the best interest of the City.

I believe that at the time that this property was zoned the land across Southridge Blvd. was all zoned commercial this has changed.

Currently there are \$500,000+ homes in that area across Southridge Blvd. and placing duplexes in the middle of this area would bring down the value of all these homes.

If the project was turned into 18 to 20 single family lots it would be better.

--

Augustan D. Kittson
Cell: 509.947.5156

Exhibit 14

From: [Ronald kluemper](#)
To: [Steve Donovan](#)
Subject: New housing
Date: Saturday, January 1, 2022 3:18:17 PM

I live in terra vista hights subdivision, I am concerned about the plan for 15 duplexes on southridge Blvd.

This would impact property values and add to traffic.

Would like to come to the meeting

Ron Kluemper

Exhibit 14

From: [Rick Melling](#)
To: [Steve Donovan](#)
Subject: [SUSPECTED SPAM] Mills End
Date: Thursday, December 30, 2021 3:02:30 PM

Steve,

I am reaching out to to in regards to the Mills End preliminary plat on 3900 south ridge blvd. I just received notice of this today from my neighbor. Why has the city not notified the residents of this neighborhood to be effected by this new subdivision of hi density townhomes? Why is this being allowed in a single family home neighborhood? The 35 foot height of these will also block all or our homes views that we moved here for. This will lead to increased traffic,noise, and devaluation of our property. I find it very deceiving that the city chose to do this over the holidays without sending anyone a letter and only posting a small sign in a inconspicuous place. I think this should be zoned for single family residents only. The high density zoning on the south side of Thomson hill was not allowed and should not be allowed here. I would appreciate an answer to my questions.

Rick Melling
3922 S Kellogg St.

Exhibit 14

From: [Brandon Pacheco](#)
To: [Steve Donovan](#)
Subject: Development services division
Date: Sunday, January 2, 2022 5:23:40 PM

I would like to be put on the opposing list please.
A no go for the medium density 34 lots on the 3.63 acre lot.

My names Brandon Pacheco, resident of the area.

Exhibit 14

From: [Carla Rose](#)
To: [Steve Donovan](#)
Subject: Objection to Proposed Development
Date: Monday, January 3, 2022 9:06:44 PM

Mr. Donovan,

I am writing to express my objection to the proposed development of the townhomes/duplexes on Southridge Blvd. and W. 41st. Ave. This is a small piece of land and it seems that the addition of 34 additional residences is far too many for this small piece of land. The area surrounding the proposed development area are all single family homes which is why we made the decision to purchase our home in Ridgeline Estates. To keep with the continuity of the residential area, any development should be consistent with existing homes or better yet, with all the growth, development and expansion in the Southridge area, develop this into a small greenbelt area for all the existing residence to enjoy!

Thank you for your time,

Carla Rose

Sent from my iPad

Exhibit 14

From: [Paul Sack](#)
To: [Steve Donovan](#)
Subject: development on Southridge drive
Date: Saturday, January 1, 2022 4:09:56 PM

Good morning Steve,

I understand there will be a public meeting regarding SECTION 16, TOWNSHIP 08 NORTH, RANGE 29 EAST: PLAT SUBDIVISION; RIDGELINE ESTATES PHASE 2, LOT #31. (AF#2014-008031, 4/8/2014).

I would like to be notified and attend when that meeting is scheduled. I am curious how you do planning in Kennewick when you do not notify people in the neighborhood when there is major development planned. Please let me know.

Respectfully,

PAUL B SACK

5650 W 40th Ave, Kennewick, WA 99338

Exhibit 14

From: [Bryant Scott](#)
To: [Steve Donovan](#)
Subject: Appeal Against the Preliminary Plat Plan Application for the Property Generally Located at 3900 Southridge Blvd. (Revised)
Date: Monday, January 3, 2022 11:01:55 PM

Good evening Mr. Donovan and the Development Services Division of Kennewick,

My name is Bryant A. Scott, and I am a resident of Terra Vista, located on West 41st Ave. I am contacting you due to a concern that has been raised regarding the comprehensive plan to create medium density residential housing units between Ridgeline Estates and Terra Vista Heights, off Southridge Blvd. The first discrepancy I have found is the notification lists that *34 lots* are being constructed in the application plan. However, the site plan has *36 lots* in the design, *37 lots* if the small plot in the Northwest Corner of the plan is utilized.

I was informed these lots will contain units such as duplexes and potentially a quadplex. As a real estate investor and property manager, I sincerely hope that is not the case, since having this type of housing would lower the real estate value of all our homes around the development. Additionally, creating rental units in proximity to mid-to-upper income homes has been proven to increase the rate of burglaries, thefts, trespassing, graffiti, malicious mischief, and other property crimes within the medium density residential area on a per unit basis (average rate multiplied by number of units). After reviewing the research, the numbers are skewed by dividing the crime rate by the number of total *units* rather than by the number of total structures (disregarding area size and population density entirely) as would be the normal case when performing crime analytics for a specific demographic of single-family households within a region. Thereby, reducing the crime density for an area by a divisible factor of 2-4 times the adjusted mean.

An example of this adjusted crime analytics method applied to this new development in contrast to Terra Vista would entail, single family households (1 unit): 1 crime per 30 units is 1/30 crimes per household, and multi-family households (2 units): 1 crime per 34 units is 1/68 crimes per household. The crime rate is now “statistically insignificant” for multi-family homes when compared to the average crime of single-family homes (statistical insignificance equates to a p-value greater than 0.05). Even though the fact that the single-family homes in comparison have a lower population density per square mile, and less homes in a larger area. In contrast to multi-family homes having more homes constricted to a smaller area and double-to-triple the population density/family size in that same area. Yet, through these adjustments, there *appears* to be no significant increase in crime due to how the analytics were performed.

Additionally, I have direct experience managing properties in lower-to-mid income households, including duplexes and quadplexes. Though not always the case, my relationship with the KPD, RPD, PPD and their assistance in handling such tenants has demonstrated to me that having a medium density residential zone would be a detriment to the wellbeing of our neighborhood(s), of which many residents have worked decades to live and retire in. Many of us, including myself, have worked diligently to move away from units such as duplexes and quadplexes due to the drawbacks that inevitably come with living in these medium-to-high density populations. Though from a business perspective, this is a plan which is clearly designed to increase cashflow, we are asking that it is not done at the expense of the wellbeing and livelihoods of the families in Terra Vista Heights and Ridgeline Estates.

Lastly, my concern is shared by many on my street who have not written to you personally on the matter, as we were appraised of this situation yesterday. I know I speak for most of them, including myself, when expressing the thought of exercising the option of relocating away from this area if the project is to continue. We do not want to suffer the same concerns and fears that we faced in similar neighborhoods as this that we moved away from. We ask that you please consider this when making your decision as we all have worked very hard to be in our homes, keep the peace, and provide a safe area for our families. It is for these reasons and others that I request you **deny** the preliminary

Exhibit 14

plat plan from being developed.

Very respectfully,

Bryant A. Scott, M.S., MBA Data Analytics
509-308-3622

Mr.ScottB5@yahoo.com

Exhibit 14

From: [Bryant Scott](#)
To: [Steve Donovan](#)
Subject: Appeal Against the Preliminary Plan Application for the Property Generally Located at 3900 Southridge Blvd.
Date: Monday, January 3, 2022 9:31:37 PM

Good evening Mr. Donovan,

My name is Bryant A. Scott and I am a resident of Terra Vista, located on West 41st Ave. I am contacting you due to a concern that has been raised regarding the comprehensive plan to create medium density residential housing units between Ridgeline Estates and Terra Vista, off of Southridge Blvd. The first discrepancy I have found is the notification lists that *34 lots* are being constructed in the application plan. However, the site plan has *36 lots* in the design, 37 lots if the small plot in the Northwest Corner of the plan is utilized.

I was informed these lots will contain units such as duplexes and potentially a quadplex. As a real estate investor and property manager, I sincerely hope that is not the case, because having this type of housing would lower the real estate value of all of our homes around the development. Additionally, creating rental units in proximity to mid-to-upper income homes has been proven to increase the rate of burglaries, thefts, trespassing, graffiti, malicious mischief and other property crimes within the medium density residential area on a per unit basis. After reviewing the research, the numbers are skewed by dividing the crime rate by the number *units* rather than by the number of total structures as would be the case when performing crime analytics for a specific demographic. In other words, if there are .

Exhibit 14

From: [Megan Turner](#)
To: [Steve Donovan](#)
Subject: Objection to townhomes on south ridge and 41
Date: Sunday, January 2, 2022 8:04:33 PM

I am writing to object to the proposal of the 34 townhomes proposed for southridge and 41st. We are already having issues with renters and I believe townhomes will not make it much better. In addition a building of that size will considerably block our view and increase traffic 10 fold. We live in the Sage crest neighborhood and would like this rejected.

[Sent from Yahoo Mail for iPhone](#)

Exhibit 14

From: [Nick](#)
To: [Steve Donovan](#)
Subject: Southridge Blvd/W. 41st Plat: File #SUB-2021-0005 Questions
Date: Saturday, January 1, 2022 3:11:42 PM

Hello Steve,

Appreciate you calling me back the other day however, please file this for your record on the case:

As the the owner of 4067 S kellogg St, directly behind the corner lot on the plat, I am vehemently opposed to the build of this project in part or in whole for several reasons:

- 1) View obstruction. Several of us back line property owners paid a premium for lots with a view. That view will be substantially obstructed if built behind and will heavily impact property value and resale.
- 2) Traffic congestion/Noise. 34 homes in such a small and condensed area will absolutely increase overall noise due to proximity and will increase dramatically increase traffic in an already busy area.
- 3) Prior to FDM selling this lot to Columbia Land Developers, I had been in discussion to purchase a portion of it to extend my property line to the street. Several Neighbors were also interested.

In no way shape or fashion do I support this development for this area.

Thank you
Nick V.

Sent from my iPhone

Exhibit 14

From: [Nick Vanhollenbeke](#)
To: [Steve Donovan](#)
Subject: Southridge Blvd/W. 41st Plat: File #SUB-2021-0005
Date: Monday, January 3, 2022 2:24:48 PM

Hello Steve,

One more note of opposition in addition to what I've already sent regarding building out the PLAT above.

Structural and Cosmetic home damage. Do to the level of engineering that will be required to build out the PLAT, our home as well as our neighbors homes will have significant cosmetic and possible structural damage due heavy equipment and machinery rolling in and out for months. Most egregious will be the vibratory compaction from all of the civil work not to mention structure construction. We have dozens of internal and external cracks as well as excessive nail/screw "pops" above and beyond what can be attributed to normal settling; all of which occurred when the development on the east side of Southridge BLVD & 41st was constructed. It's hard to imagine the level of damage that will take place when they start working in the LOT directly behind mine and my neighbors' properties. Who's going to cover the cost of the repairs?

Very Respectfully,
Nick V.

Sent from my iPhone

Exhibit 14

From: [Nick Vanhollebeke](#)
To: [Steve Donovan](#)
Subject: Southridge Blvd/W. 41st Plat: File #SUB-2021-0005 Questions
Date: Tuesday, December 21, 2021 12:51:51 PM

Hello Steven,

My name is Nick VanHollebeke. I live at 4067 S. Kellogg St (Corner of Southridge Blvd and W. 41st). I have seen a city notice posted on the corner of the empty lot behind my home with plans for development of 34 (3,700sqft) lots. I would like more information if possible. I had been trying for the last 3yrs to purchase a portion(LOT-1 on the plat) of the 3.63acre lot from FDM to find that he sold it to a different developer with plans to actually do something. What's more concerning is that when they were entertaining selling me the corner bit, essentially LOT-1 on the plat to extend my property line, they were emphatic that I would NOT be able to build on it do to stratigraphy and soil profile, so Im wondering what has changed that will allow them build on it? FDM's civil contractors filled in the LOTS 1-3 with excavated material(LARGE Basalt boulders and fill) from newer development on the east side of Soutridge Blvd.

Thank you

Nick

Cell: 509-778-2505

Exhibit 14

From: [Travis Vaughn](#)
To: [Steve Donovan](#)
Subject: SUB-2021-0005
Date: Monday, January 3, 2022 8:47:33 PM

Steve Donovan:

My name is Travis Vaughn and my address is 5502 W 41st Ave in Terra Vista Heights. The purpose of my email is to address the proposed subdivision off of Southridge Blvd. I have lived at my current home for the past year. My concern is that there are multi family dwellings proposed in between 2 single family home developments. Low income housing reduces the values of surrounding homes as a result of an increase in crimes and burglary. Many of us paid a premium to live up here for low crime and safety. It only makes sense that the land be developed in a similar way as the other 2 developments with single family homes of similar lot sizes.

Thank you

Travis Vaughn
Terra Vista Heights Homeowner and HOA Treasurer.

Exhibit 14

From: [Tom Worley](#)
To: [Steve Donovan](#)
Subject: The proposed 34 condos Ridge line area
Date: Sunday, January 2, 2022 6:24:42 PM

i would like to register a complain on this could you send the forms to me and my wife please.

Thank You
Tom Worley 3954 South Kellog ST Kennewick , WA. 99338

Exhibit 14

From: [Sydney Yazwinski](#)
To: [Steve Donovan](#)
Subject: Mills End Development
Date: Sunday, January 2, 2022 6:53:52 PM

To Whom it may concern,

My husband and I would like to inform you of our rejection of the proposed development of Mills End off of Southridge Blvd. We did not appreciate that the Notice of Application was posted during the holidays and during cold weather when people are not out as much. We were unaware of the proposal and were not informed until last minute by a neighbor that is concerned about an increase in traffic, loss of property value and for some, a loss of a paid view.

We do not believe that piece of land is big enough for what is being proposed and would like to be informed about any future meetings that we can attend.

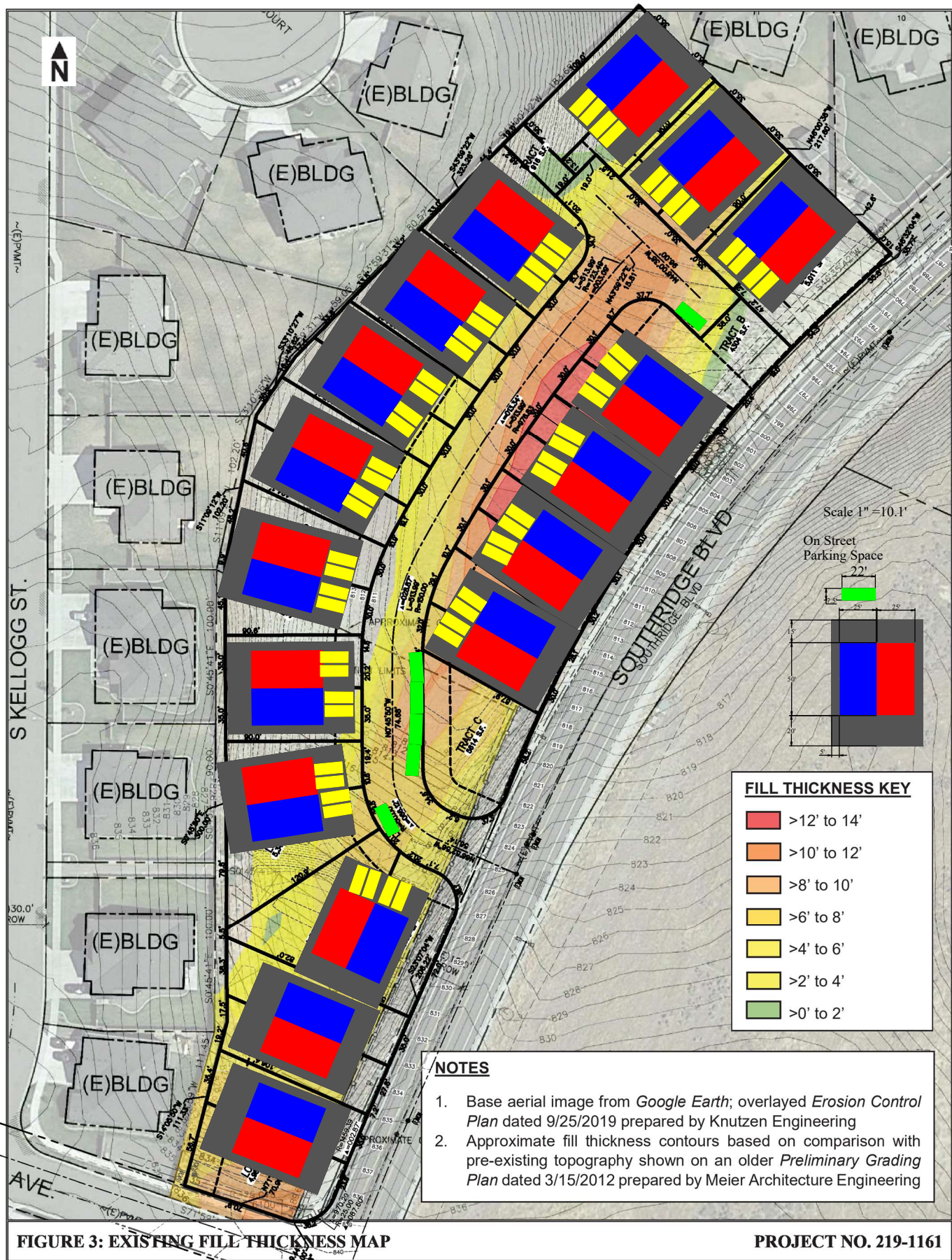
Thank you for your time,

Sydney and Tom Yazwinski

1. According to 2019 ACS census data the average Kennewick household is 2.7 people. According to DataUSA Kennewick averages 2 cars per household. Commercial traffic now dominates the section of Southridge Boulevard between Ridgeline drive and Christenson Rd. With the permanent closure of Christenson an additional 60+ cars from a single point will make the area more hazardous, especially in frequent winter conditions of ice and fog. The slope of the road accentuates the issue by necessitating acceleration up the hill to maintain traction in icy conditions. Braking coming down the lower part of the hill by the frequent large trucks from the commercial area to the south will be continue to be treacherous in winter weather. The additional traffic from multiple entrances on the downhill will increase the risk of traffic incidents. There will be 4 roads delivering traffic onto Southridge Blvd with 100 feet.
2. There are only 5 on street parking spaces (20' X 8') possible on Mills Place . The surrounding streets will have to supply this for Mills End as currently proposed.
3. Some lot couplets notably (33, 34), (1,2), and (3,4) are unable to provide the RM required offset for even small footprint duplexes. Lots (19,20), (21,22) among others are shown to be on steep slopes. Will retaining walls be required to prevent sloughing from above. Either Lot 21 or Lot 22 looks to be landlocked without special provisions. Ditto for Lot 4.
4. How will garbage service be supplied to the units on Lots 1-4. Will residents be required to place their cans and bins on 41st or will the truck be required to back out onto 41st. Additionally, no turnaround for Mills Place will reduce the efficiency of collection for the addition.
5. What assumptions were made for the storm easements for this acreage. Are they consistent with the rest of the area?

6. On the plat map there are two dotted lines running parallel to Southridge Boulevard that seem to be labelled "(E) 5.0' IRR ESMT". I assume this is irrigation easement for a buried pipeline. Can it be built over? If not, there will very little room between the back line and the ROW line for the lots bordering Southridge Boulevard.
7. Looking at the nearest comparable duplex units in the area - Village at Southridge - the lots at Mills End are substantially smaller (averages of 3986 sq.ft. vs 3613 sq.ft. respectively) and additionally there is no buffer zone behind the units as there is with the irrigation canal at Village at Southridge. Additionally the Village of Southridge Units are single story and accessible from both front and back.
8. Everything at Mills End is set to the minimum of the RM code. It becomes the proverbial 10 lbs. in the 5 lb. bag. We expect the land to be used, but in a manner consistent with the area in which it is set; not in a manner that extracts the maximum profit for the developer. This is certainly not in the spirit of the RM specification in an area that is too small and highly sloped to be adequate for the RM specification with 34 units. The answer from the developer to provide anything useable will be to go to the max RM height of 35' which will increase the fire danger to the surrounding area and destroy the existing view of a number of residents that paid extra for that view.
9. The city of Kennewick should protect its property owners and taxpayers from profiteering and having others pay for the deficiencies of Mills End .(e.g. having no street parking, increased traffic congestion and fire danger.) Is there a fire plan for this addition?

Proposed 50 X 50 Duplexes (34 units) using existing road and fill plan



Hypothetical 40 X 40 Single Family Wellings (16) using existing road and fill plan

