



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

## **AGENDA**

**MONDAY, FEBRUARY 12, 2018 @ 6:00 PM**

KENNEWICK CITY HALL, COUNCIL CHAMBER  
210 W. 6<sup>TH</sup> AVE, KENNEWICK, WA 99336

### **Procedure for Participation**

- Please sign in 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 (PP) No. 17-06/PLN-2017-03182 & Planned Residential Development (PRD) No. 17-02/PLN-2018-03183 "Lauria Meadows", proposing to develop approximately 11.40 acres of land into 54 single-family lots. The site is generally located at 2262 S. Vancouver Street. The site is currently zoned Residential, Suburban Density (RS), the Comprehensive Plan designation is Low Density Residential. The applicant & property owner is Brad Beauchamp, 3411 W. Canyon Lakes Drive, Kennewick, WA 99337.

### **IV. ADJOURN**



## COMMUNITY PLANNING DEPARTMENT

### STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

**FILE No: PRD 17-02/PLN-2017-03183 &  
PP 17-06/PLN-2017-03182**

|                                              |                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|----------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Staff Report Date:</b>                    | February 6, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                       |
| <b>Public Hearing<br/>Date and Location:</b> | February 12, 2018                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| <b>Report Prepared By:</b>                   | Steve Donovan, Planner                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |
| <b>Report Reviewed By:</b>                   | Wes Romine, AIA, Development Services Manager                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| <b>Summary<br/>Recommendation:</b>           | The City of Kennewick RECOMMENDS that Planned Residential Development PRD 17-02 and Preliminary Plat 17-06 be APPROVED with conditions.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                |
| <b>Summary of Proposal:</b>                  | A Planned Residential Development and Preliminary Plat for an 11.40 acre site that consists of 54 lots and is zoned Residential, Suburban (RS).                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
| <b>Proposal Location:</b>                    | 2262 S Vancouver Street and South of W 22 <sup>nd</sup> Avenue.<br>Parcel Nos. 1-1189-301-0857-003, 1-1189-301-3527-002,<br>and 1-1189-301-3535-003.                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |
| <b>Legal Description:</b>                    | <p>Lot 2 Short Plat 3527 according to the survey thereof recorded in Volume 1 of Short Plats, Page 3527 Records of Benton County, Washington, together with Lot 3 of Short Plat 3535 according to the survey thereof recorded in Volume 1 Short Plats, Page 3535 Records of Benton County, Washington.</p> <p>And together with Lot 3, Short Plat 875, according to short plat recorded under Auditor, No. 806270; together with an easement for ingress and egress over and across the South 30 feet of Lot 1 of said Short Plat Records of Benton County, Washington.</p> <p>Except that portion thereof described as follows:<br/>Commencing at the South Quarter Corner of said Section 11 being a surface brass cap said point bears North 88°02'20" East a distance of 2669.70 feet from the Southwest Corner of said Section 11; thence along the East Line of said Southwest Quarter North 00°41'39" West for 1331.82 feet; thence South 88°16'45" West for 20.00 feet to the Northeast Corner of Lot 1 said Short Plat 875; thence along the North Line thereof South 88°16'45" West for 246.54 feet to the corner common to Lots 1 and 3 of said Short Plat 875, and the true point of beginning, thence</p> |

**EXHIBIT 1**

along the line common to Lots 1 and 3 South 00°41'39"  
 East for 166.03 feet to the corner common to Lots 1 and 3;  
 thence along the south line of said Lot 3 South 88°16'45"  
 West a distance of 72.11 feet; thence North 03°02'27"  
 West for 143.46 feet; thence North 86°57'33" East for  
 30.00 feet; thence North 03°02'27" West 21.90 feet to the  
 North Line of said Lot 3; thence along the north line of said  
 Lot 3 North 88°16'45" East for 48.90 feet to the true point  
 of beginning.

Together with a 30.00 foot access easement over, under  
 and across the South 30.00 feet thereof. Auditor's File  
 Number 2017-014930 Records of Benton County,  
 Washington.

**Property Owner:** Brad Beauchamp  
 3411 W Canyon Lakes Drive  
 Kennewick, WA 99337

**Applicant:** Same As Above

**Engineer:** Hall Engineering  
 10 South Auburn  
 Kennewick, WA 99337

**Approval Criteria:**

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

**Preliminary Plat Key Application Processing Dates:**

|                                            |                   |
|--------------------------------------------|-------------------|
| Pre-Application/Feasibility Meeting        | January 18, 2017  |
| Application Submittal                      | December 6, 2018  |
| Determination of Completeness Issued       | December 7, 2018  |
| Notice of Application                      | December 12, 2018 |
| Property Posting Sign                      | January 26, 2018  |
| City Department Review Meeting             | January 24, 2018  |
| SEPA Threshold Determination Issued        | January 10, 2018  |
| Date of Published Notice of Public Hearing | January 28, 2018  |
| Date of Mailed Notice of Public Hearing    | January 25, 2018  |
| SEPA Appeal Period Ends                    | January 24, 2018  |
| Public Hearing Date                        | February 12, 2018 |

**Exhibits:**

1. Staff Report
2. PRD & Pre Plat Application Materials
3. PRD & Pre Plat Drawing
4. Preliminary Grading Plan
5. Aquifer Recharge Letter
6. Traffic Letter
7. Landscape Plan
8. Vicinity Map
9. Notice of Application/Mailing List
10. SEPA Determination

11. Traffic Division Comments
12. Public Works Comments
13. Kennewick School District Comments
14. Kennewick Irrigation District Comments
15. GIS and Traffic Plat Comments
16. Bonneville Power Administration Comments
17. Fire Department Comments
18. Benton Public Utility District Comments
19. Cascade Natural Gas Corporation Comments
20. State of Washington Department of Ecology Comments

### **Staff Analysis of Proposal & Discussion:**

#### **Planned Residential Development:**

A Planned Residential Development Permit (PRD 17-02) was submitted to request deviations from the Residential, Suburban development standards, including minimum lot sizes, rear yard setbacks, frontage on public streets and 15% density bonus. The PRD proposes 54 single-family lots and 1.80 acres of open space.

Approval of the Planned Residential Development is required prior to approval of the Preliminary Plat application since deviations from the City's Codes are requested. The purpose of Planned Residential Developments (KMC 18.45) is to encourage imaginative design and the creation of permanent open space by permitting greater flexibility in zoning requirements than generally permitted by Kennewick's development standards. The specific setback, lot size, height limits, and other dimensional requirements can be waived if the Development Standards listed in KMC 18.45.050 and the Open Space Standards in KMC 18.45.060 are met.

#### **Preliminary Plat:**

The proposed Preliminary Plat (PP 17-06) is a request for a 54 lot single-family subdivision. The applicant is proposing the subdivision be developed in one phase.

A Preliminary Plat (KMC 17.10) is the first step in subdivision process for subdivisions with more than nine (9) lots and is an approval for overall lot layout and compliance with land use regulations. A Final Plat is required for preliminary plats and is the last phase in the subdivision process and must be recorded prior to the creation of individual lots. 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.

For the Planned Residential Development Permit the following deviations are requested:

|                                                                         | <b>RS Zoning District</b> | <b>PRD Deviation Requested</b>                  |
|-------------------------------------------------------------------------|---------------------------|-------------------------------------------------|
| Minimum Lot Size                                                        | 10,500 sq. ft.            | Smallest lot is 3984 sq. ft.                    |
| Max. Density (Units/Acre)                                               | N/A                       | A 15% density increase requested 7 total lots.  |
| Min. Lot Width                                                          | 60-feet                   | Requested smaller lots.                         |
| Min. Rear Yard Setback                                                  | 15-feet                   | 5 feet Requested.                               |
| No more than two adjoining lots created without public street frontage. | N/A                       | To allow 3 lots without public street frontage. |

#### **Planned Residential Development Standards and Criteria:**

KMC 18.45.050: Development Standards:

The PRD development standards take into account the following:

1. Relationship of the PRD site to adjacent areas.

2. A minimum PRD site is 5 acres in size.
3. No minimum lot size, however density for the underlying zone shall serve as criteria.
4. Density in a PRD may be increased by not more than 20 percent greater than permitted by the underlying zoning.
5. Landscaping is required for common open space.
6. Setbacks from the exterior boundary of the PRD shall be comparable to those of existing development of adjacent properties.
7. Streets to be designed and constructed to public street standards unless deviations are approved by the Public Works Director.
8. Off-street parking shall be provided per KMC 18.36.
9. Outdoor lighting shall be in accordance with KMC 18.39.
10. Secondary uses, primary commercial uses.

Pursuant to KMC 18.45.060, a PRD is required to dedicate not less than 15% of the gross land area for common open space for the use of all of the developments residents. Common areas are subject to the following criteria:

- The open space is required to be entirely within the PRD and within walking distance of the all dwelling units.
- All dwelling units must have legal access to the common space at the time of final approval.
- Credit towards City park land dedication and/or fees may be submitted for review.
- Open space may be green belts or active recreational areas.
- Open spaces cannot include floodplains, dedicated streets, driveways or structures for the exclusive use of an individual.
- The open space shall be maintained by the homeowners.
- Removal of hazards and the establishment of grass cover may be required prior to final approval of the PRD.
- Storm water detention areas may be part of the open spaces.
- The owners of the open space have the right to manage the on-site activities.

The subject PRD proposes 1.80 acres of common open space with 11.40 acres of gross land area or 15.79% open space.

Property History:

1. The property was annexed into the City in February 1995 and November 2004 with a RS zoning designation via Ordinances 3614 and 5060.

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2) there is no maximum density for RS zone. The PRD development standards in KMC 18.45.050(4) allow a 20 percent density increase; the applicant is proposing a 15 percent density increase which is a total of 7 lots. The minimum lot size proposed is 3,984 square feet, the largest lot is 8,639 square and the average lot size is 5,593 square feet.

Setbacks:

KMC 18.45.050(6)(a) states the following: "Setbacks from the exterior boundary line of the PRD area shall be comparable to or compatible with those of the existing development of adjacent properties, or, if adjacent properties are undeveloped, the type of development which may reasonably be expected on such properties given the existing zoning of such properties or the Comprehensive Plan and/or adopted subarea plans."

Staff has reviewed aerial photos of the development site and its adjacent properties. It does not appear that there are any existing residences on the surrounding properties that will be within 15 feet of residences to be built within the proposed development.

#### Traffic:

The City's traffic engineer has determined that this project meets Concurrency for Transportation. The City's traffic engineer determined Traffic Impact Fees are required in the amount of \$50,652 for the project. Traffic Impact Fees for single-family dwellings are due at the time the building permit is issued or at the closing of sale if a Recording of Covenant is provided.

Proposed parcels that meet the minimum 30' frontage width but are less than 41' will not be permitted to have the maximum residential driveway width for 2-car garage (47' for 3-car garage) at bottom of curb cut. Recommend labelling the maximum residential driveway curb cut width for the following lots:

- a. Lot 11, 16, 17, 18, 19, 20, 21, 25, 26, 27, 29, 30, 31, 32, 33, 38, 39, 40, 41,
- b. Lots 15, 34, 42, 47, 54 have 2 frontages that are capable of having a driveway curb cut. The maximum widths should be identified for both frontages.

Lots 16, 17, 18, 19, 20 & 30, 31, 32, 33 will require mutual Access Easement(s) recorded for sharing common driveway(s). The easement(s) shall be recorded with dimensional information and location description and details.

The un-named internal public loop road is functionally classified as Local Street. 18' (not 10' as labelled on the site plan) public utility easement is required to be recorded along both sides of the un-named internal public loop road.

S Vancouver Street is functionally classified as Minor Arterial. 15' (not 10' as labelled on the site plan) public utility easement is required to be recorded along both sides of the un-named internal public loop road.

#### Storm Water:

Residential sub-divisions shall be designed to retain and dispose of the calculated difference between a 25-year, 24-hour event for the developed state and the 24 hour event for the natural pre-developed state. Detention ponds (control outlet) may be used only where it can be clearly demonstrated that infiltration, or retention, are not feasible per City of Kennewick Standard Specifications section 5-9.02.

#### Streets & Utilities:

The developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage, and designate sidewalk and utility easements all in conformance with the latest City of Kennewick (COK) Standard Specifications and details.

#### Critical Areas:

The proposed subdivision is within the Critical Aquifer Recharge area, no regulated or prohibited uses are proposed. All development will be in compliance with KMC 18.60.

#### Grading:

A preliminary grading plan has been submitted, grading for the development will need to be certified by a licensed engineer.

#### Parks:

The proposed development is subject KMC Chapter 3.90 which establishes a park impact fee. The proposed development is within Serviced Area 2 which has the

following fees: \$760 per Single-Family Unit, \$450 per Multi-Family Unit and \$550 per Mobile Home Unit. Park impact fees are due prior to issuance of the Certificate of Occupancy.

**Common Area Maintenance:**

The applicant has submitted a landscaping plan for the development's proposed open space. A maintenance agreement for common open space, private streets, and shared driveways will be required to be approved by the City Attorney and recorded against the property. Per KMC 18.45.100, a Homeowner's/Property Owner Association are required for maintenance and management of open space, common areas, and private roads.

**Schools:**

Per a memo from Doug Carl of the Kennewick School District dated January 23, 2018, the schools that will serve the subdivision are the Southgate Elementary School, Horse Heavens Middle School and Southridge High School. Students living in the proposed subdivision are in the bussing zone for all three schools. All new streets within the subdivision will be required to have 5-foot wide sidewalks which will connect to S. Vancouver Street.

The memo states that the Kennewick School District has the capacity to add students at all levels and at the three schools.

**Kennewick Irrigation District:**

The proposed development is within the boundary of the Kennewick Irrigation District (KID) Boundary, the district has reviewed the project and submitted comments, dated December 26, 2018 (see Exhibit 14).

**Bonneville Power Administration:**

An existing 100-foot wide transmission line easement runs east/west thru the development. The Bonneville Power Administration (BPA) will need to approve activities that take place within the easement (see Exhibit 16).

**Surrounding Property:**

All properties adjacent to the development are greater than 8,500 sq. ft. in area and zoned RS. The properties that are and across the KID irrigation ditch (to the southeast) and across S. Vancouver Street (to the east) are zone Residential, Low Density (RL) with a minimum lot size of 7,500 sq. ft. It is staff's opinion that the proposed Planned Residential Development/Preliminary Plat will be harmonious with the surrounding properties.

**Provisions for Public Health, Safety, and Welfare:**

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

**Comprehensive Plan:**

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

CRITICAL AREAS AND SHORELINE GOAL 2: *"Protect the unique environment of the critical areas and shoreline."*

POLICY 1: *"Protect critical areas and the shoreline using the Critical Areas Ordinance and the Shoreline Master Plan"*

Staff Comment: The applicant will be in compliance with KMC Chapter 18.60 – Critical Aquifer Recharge Areas, no prohibited activities are being proposed.

CRITICAL AREAS AND SHORELINE GOAL 3: *"Regulate or mitigate activities in or adjacent to critical areas or the shoreline to avoid adverse environmental impacts."*

Staff Comment: The applicant will be subject to KMC Chapter 18.60 – Critical Aquifer Recharge Areas.

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

Staff Comment: The proposed Planned Residential Development/Preliminary Plat is has open space for the residents to use. Additionally, the development has variable lot sizes and a higher density that is consistent with the Planned Residential Development code.

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

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

Staff Comment: The proposed development will be connected to City water and sewer utilities and common open space available to its residents.

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

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

Staff Comment: The proposed development has a 15% higher density pursuant to the requirements of the Planned Residential Development regulations.

**The City of Kennewick hereby RECOMMENDS the following conditions of approval for Planned Residential Development 17-02/Preliminary Plat 17-06:**

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Single-family Residential Design Standards.
2. All fees required by the City shall be paid prior to the approval of the final plat.
3. The development shall be in conformance with the Preliminary Plat Drawing shown as Exhibit 3.
4. Execute a written agreement to the satisfaction of the City Attorney which will allow the City to make arrangements for maintenance of the common areas, open spaces, private roads, access driveways, and landscaped areas should the Homeowner's Association fail or refuse to maintain these areas. The arrangement must be recorded prior to the first building permit being issued.
5. Comply with the Public Works memorandum dated January 2, 2018 (Exhibit 12).
6. Comply with Fire Department comments dated January 3, 2018 (Exhibit 16).
7. Comply with Traffic Engineering Division Memorandum dated December 27, 2017 (Exhibit 11).
8. Comply with Kennewick Irrigation District letter dated December 26, 2017 (Exhibit 13).
9. Comply with the Bonneville Power Administration Letter, dated December 21, 2017 (Exhibit 16).

EXHIBIT 1

10. Comply with the Benton Public Utility District Comments, dated December 26, 2017 (Exhibit 18).
11. Pursuant to the Residential Design Standards, a ten foot landscaping easement is required on Lot 46, adjacent to S. Vancouver Street. Street trees along S. Vancouver are required on Lot 46 at 40 foot intervals. Additionally, fencing along S. Vancouver is subject the Residential Design Standards.
12. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
13. The plat is subject to applicable requirements of KMC Chapter 3.90 – Impact Fees for Parks, Open Space, and Recreation Facilities.
14. Internal street trees and open space landscaping shall be planted as shown on the proposed landscape plan. Bonding for incomplete landscaping shall be required prior to Final Plat approval.
15. Preliminary Plat 16-03/PLN-2016-01360 expires 5 years from the approval date, the City can grant an extension however an extension needs to be applied for before the preliminary plat expires.

CITY OF KENNEWICK  
COMMUNITY PLANNING & DEVELOPMENT SERVICES  
APPLICATION (general form)

EXHIBIT 2

PROJECT # \_\_\_\_\_ - \_\_\_\_\_ PLN- \_\_\_\_\_ - \_\_\_\_\_ FEE \$ \_\_\_\_\_

Please completely fill out this form and return it to Community Planning & Development Services, PO Box 6108, Kennewick, WA 99336, along with the application fee (see fee schedule). Attach a copy of the checklist for the land use application you are submitting. The application submittal must contain all of the information requested on the checklist in order to be processed. **Incomplete applications will not be accepted.**

Check one of the following for the type of application you are submitting:

Site Plan Tier 1 ☐ Tier 2 ☐ Tier 3 ☐ Binding Site Plan ☐

Short Plat ☐ Conditional Use ☐ Other \_\_\_\_\_

Environmental Determination PLN- \_\_\_\_\_ - \_\_\_\_\_ Pre Application Meeting PLN- \_\_\_\_\_ - \_\_\_\_\_

Applicant: BRAD BEAUCHAMP

Address: 3411 W CANYON LAKES DR

Telephone: \_\_\_\_\_ Cell Phone: 509-308-6556 Fax: \_\_\_\_\_ E-mail BMBDEVELOPMENT@YAHOO.COM

Property Owner (if other than applicant): SAME

Address: \_\_\_\_\_

Telephone: \_\_\_\_\_ Cell Phone: \_\_\_\_\_ E-mail BMBDEVELOPMENT@YAHOO.COM

**SITE INFORMATION**

Parcel No. 111893013535003,111893013527002,111893010 Acres 11.4 Zoning: RS

Address of property: 2357 W 22ND, 2262 AND 2408 VANCOUVER

Number of Existing Parking Spaces NA Number of Proposed (New) Parking Spaces NA

Present use of property VACANT LAND

Size of existing structure: NA sq. ft. Size of Proposed addition/New structure: NA sq. ft.

Height of building: NA Cubic feet of excavation: 2500 Cost of new construction 650000

Benton County Assessor Market Improvement Value: 300,510

Description of Project: NEW 54 LOT SFR

I, the undersigned, do hereby certify that, to the best of my knowledge, the information provided above is true and correct.

Brad Beauchamp  
Applicant's Signature

\_\_\_\_\_  
Signature of owner or owner's authorized representative

Date: 12/06/2017



3411 Canyon Lakes Dr  
Kennewick, WA 99336

Office 509-308-6556  
bmbdevelopment@yahoo.com

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**1/8/2018**

RE:  
PRD  
Code Deviation

1. We are requesting deviation from the KMC as pertaining to minimum lot size. The overall lot count is compliant with the code.
2. We are requesting deviation from the KMC as pertaining to rear yard set backs. We are requesting the rear yard set back be reduced to 5 ft. This will allow a greater variety of homes to be built in the PRD thus serving more individual families needs.
3. We are requesting a deviation from the KMC as pertaining to the number of lots serviced off a common driveway when the lots do not have street frontage. The code states no more than 2 homes without street frontage, we are requesting the exception to allow 3 homes. This is specific to lots 17,18,19
4. We are requesting a deviation from KMC as pertaining to density. We are requesting an increase in density to allow up to 54 lots
5. Per Public Works Directors request, a code deviation from KMC as pertaining to the road ROW section for 22<sup>nd</sup> Ave.

*Brad Beauchamp*  
Brad Beauchamp  
President  
509-308-6556  
Bmbdevelopment@yahoo.com



Department only

EXHIBIT 2

PP \_\_\_\_\_ - \_\_\_\_\_ / PLN- \_\_\_\_\_ - \_\_\_\_\_ Fee \$ \_\_\_\_\_

**Preliminary Plat Application**Date: 12/4/2017 Name Of Plat LAURIA MEADOWSArea Of Plat: 11.40 Zoning: RS #/Lots: 3Min. Lot Size: 3984 Average Lot Size: 5593Proposed Land Use: 54 RESIDENTIAL LOTSGeneral Location: VANCOUVER AND 22NDParent Parcel Numbers: 111893010875003,111893013527002,111893013535003Applicant Name: BRAD BEAUCHAMPAddress: 3411 W CANYON LAKES DRCity, State, Zip: KENNEWICK, WA 99337Phone Number: 509-308-6556 E-mail BMBDEVELOPMENT@YAHOO.COMOwner's Name: BRAD BEAUCHAMP/Address: SAME

City, State, Zip: \_\_\_\_\_

Phone Number: \_\_\_\_\_ E-mail \_\_\_\_\_

Surveyor's Name: RICHARD RUSSUM WORLEY SURVEYINGAddress: PO BOX 6132City, State, Zip: KENNEWICK WA 99336Phone Number: 509-582-6716 E-mail RICK@WORLEYSURVEYING.COMEngineer's Name: HALL ENGINEERINGAddress: 10 SOUTH AUBURN STCity, State, Zip: KENNEWICK WA 99336Phone Number: 509-582-2200 E-mail HALLENG@OWT.COM

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

Telephone Co: Verizon ☒ Other \_\_\_\_\_Water System: Well ☐ Private ☐ City ☒Sewer System: Septic ☐ City ☒Natural Gas: Yes ☐ No ☐Cable Tv: Yes ☒ No ☐Irrigation District: KENNEWICK IRRIGATION Power: PUD \_\_\_\_\_

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

SIGNATURE OF APPLICANT: Brad Beauchamp

This preliminary plat is being submitted with my consent.

SIGNATURE OF OWNER: Brad Beauchamp

Received by: \_\_\_\_\_ Date: \_\_\_\_\_ Fee paid: \_\_\_\_\_

SEPA Checklist

☐

ESA Supplement

☐

Ownership Report

☐

Date Received Stamp



3411 Canyon Lakes Dr  
Kennewick, WA 99336

Office 509-308-6556  
bmbdevelopment@yahoo.com

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**12/05/2017**

**Lauria Meadows Irrigation**

This property is connected to an irrigation source and we plan to use irrigation.

President  
509-308-6556  
Bmbdevelopment@yahoo.com

PRELIMINARY PLAT  
PLANNED RESIDENTIAL DEVELOPMENT  
LAURIA MEADOWS

PORTION NE 1/4, SW 1/4 SEC 11, T8N, R29E, W.M.  
KENNEWICK, BENTON COUNTY, WASHINGTON  
PORTIONS OF BENTON COUNTY PARCELS  
11893040000011, 11893020067012 AND 11893010875003  
KENNEWICK FILE NUMBER PP17-XX/PLN-2017-XXXXX

BPA NOTES

THE BONNEVILLE POWER ADMINISTRATION (BPA) IMPOSES CERTAIN CONDITIONS ON THE PORTIONS OF THESE LOTS ENCUMBERED BY IT HIGH VOLTAGE TRANSMISSION LINE RIGHT OF WAY. BPA DOES NOT ALLOW STRUCTURES TO BE BUILT WITHIN THE RIGHT OF WAY, NOR DOES IT ALLOW ACCESS TO BE BLOCKED TO ANY TRANSMISSION FACILITIES. ANY ACTIVITY THAT IS TO OCCUR WITHIN THE RIGHT OF WAY NEEDS TO BE PERMITTED BY BPA PRIOR TO INSTALLATION OR CONSTRUCTION. INFORMATION REGARDING THE PERMITTING PROCESS FOR PROPOSED USES OF THE RIGHT OF WAY MAY BE ADDRESSED TO BPA REAL ESTATE FIELD SERVICES AT (877) 417-9454

DESCRIPTION

LOT 2 SHORT PLAT 3527 ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3527 RECORDS OF BENTON COUNTY, WASHINGTON, TOGETHER WITH LOT 3 OF SHORT PLAT 3535 ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3535 RECORDS OF BENTON COUNTY, WASHINGTON, AND TOGETHER WITH LOT 3, SHORT PLAT 875, ACCORDING TO SHORT PLAT RECORDED UNDER AUDITOR, NO. 806270, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET OF LOT 1 OF SAID SHORT PLAT RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 BEING A SURFACE BRASS CAP SAID POINT BEARS NORTH 88°02'20" EAST A DISTANCE OF 2669.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER NORTH 00°41'39" WEST FOR 1331.82 FEET; THENCE SOUTH 88°16'45" WEST FOR 20.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 875; THENCE ALONG THE NORTH LINE THEREOF SOUTH 88°16'45" WEST FOR 246.54 FEET TO THE CORNER COMMON TO LOTS 1 AND 3 OF SAID SHORT PLAT 875, AND THE TRUE POINT OF BEGINNING, THENCE ALONG THE LINE COMMON TO LOTS 1 AND 3 SOUTH 00°41'39" EAST FOR 166.03 FEET TO THE CORNER COMMON TO LOTS 1 AND 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 88°16'45" WEST A DISTANCE OF 72.11 FEET; THENCE NORTH 03°02'27" WEST FOR 143.46 FEET; THENCE NORTH 86°57'33" EAST FOR 30.00 FEET; THENCE NORTH 03°02'27" WEST FOR 21.90 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3 NORTH 88°16'45" EAST FOR 48.90 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH A 30.00 FOOT ACCESS EASEMENT OVER, UNDER AND ACROSS THE SOUTH 30.00 FEET THEREOF. AUDITOR'S FILE NUMBER 2017-014930 RECORDS OF BENTON COUNTY, WASHINGTON.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 03°02'39" E | 21.90'   |
| L2   | N 86°57'21" E | 30.00'   |
| L3   | N 49°42'52" W | 13.06'   |
| L4   | N 58°56'52" W | 35.53'   |
| L5   | N 59°50'13" W | 13.72'   |
| L6   | S 39°53'45" E | 47.95'   |

| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|-------------|---------------|--------------|
| C1    | 156.00' | 80.82'     | 29°41'02"   | S 73°29'51" W | 79.92'       |
| C2    | 156.00' | 80.98'     | 29°44'38"   | N 73°51'39" E | 80.08'       |
| C3    | 55.00'  | 86.87'     | 89°27'01"   | S 44°03'01" W | 77.41'       |
| C4    | 55.00'  | 86.30'     | 91°59'18"   | S 47°03'00" E | 78.12'       |
| C5    | 55.00'  | 86.39'     | 90°00'00"   | N 41°57'21" E | 77.78'       |
| C6    | 55.00'  | 86.39'     | 90°00'00"   | S 41°57'21" W | 77.78'       |
| C7    | 25.00'  | 38.24'     | 87°39'00"   | N 43°07'51" E | 34.62'       |
| C8    | 25.00'  | 40.30'     | 92°20'59"   | N 46°52'09" W | 36.07'       |
| C9    | 29.00'  | 45.55'     | 90°00'00"   | N 41°57'21" W | 41.01'       |
| C10   | 81.00'  | 11.99'     | 8°28'48"    | N 01°11'45" E | 11.98'       |
| C11   | 81.00'  | 34.22'     | 24°12'18"   | N 17°32'18" E | 33.97'       |
| C12   | 81.00'  | 33.77'     | 23°53'02"   | N 41°34'59" E | 33.52'       |
| C13   | 81.00'  | 40.96'     | 28°58'30"   | N 68°00'45" E | 40.53'       |
| C14   | 81.00'  | 6.30'      | 4°27'21"    | N 84°43'40" E | 6.30'        |
| C15   | 25.00'  | 46.81'     | 107°17'20"  | S 33°18'41" W | 43.27'       |
| C16   | 55.00'  | 46.63'     | 48°34'43"   | N 03°57'22" E | 45.25'       |
| C17   | 55.00'  | 30.81'     | 32°05'50"   | N 44°17'39" E | 30.41'       |
| C18   | 55.00'  | 36.01'     | 37°30'55"   | N 79°06'01" E | 35.37'       |
| C19   | 55.00'  | 37.18'     | 38°44'06"   | S 62°46'28" E | 36.48'       |
| C20   | 55.00'  | 55.65'     | 57°58'08"   | S 14°25'21" E | 53.30'       |
| C21   | 25.00'  | 44.72'     | 102°29'20"  | N 36°40'56" W | 38.99'       |
| C22   | 81.00'  | 18.98'     | 13°25'21"   | S 81°12'56" E | 18.93'       |
| C23   | 81.00'  | 30.85'     | 21°49'10"   | S 63°35'40" E | 30.66'       |
| C24   | 81.00'  | 30.82'     | 21°47'51"   | S 41°47'09" E | 30.63'       |
| C25   | 81.00'  | 38.91'     | 27°31'36"   | S 17°07'25" E | 38.54'       |
| C26   | 81.00'  | 3.26'      | 2°18'17"    | S 02°12'29" E | 3.26'        |
| C27   | 81.00'  | 44.13'     | 31°13'08"   | S 14°33'13" W | 43.59'       |
| C28   | 81.00'  | 31.64'     | 22°22'53"   | S 41°21'13" W | 31.44'       |
| C29   | 81.00'  | 32.74'     | 23°09'37"   | S 64°07'28" W | 32.52'       |
| C30   | 130.00' | 33.96'     | 14°57'55"   | S 80°51'24" W | 33.86'       |
| C31   | 130.00' | 33.40'     | 14°43'07"   | S 66°00'53" W | 33.30'       |
| C32   | 182.00' | 28.95'     | 9°06'47"    | N 63°12'43" E | 28.92'       |
| C33   | 182.00' | 54.40'     | 17°07'33"   | N 76°19'53" E | 54.20'       |
| C34   | 182.00' | 11.13'     | 3°30'19"    | N 86°38'48" E | 11.13'       |
| C35   | 29.00'  | 45.28'     | 89°27'12"   | S 43°40'15" W | 40.82'       |
| C36   | 29.00'  | 46.56'     | 91°59'18"   | S 47°03'00" E | 41.72'       |
| C37   | 29.00'  | 45.55'     | 90°00'00"   | N 41°57'21" E | 41.01'       |
| C38   | 81.00'  | 122.23'    | 86°27'40"   | N 43°43'31" E | 110.96'      |
| C39   | 470.00' | 55.92'     | 6°48'59"    | N 53°07'22" W | 55.88'       |
| C40   | 470.00' | 74.82'     | 9°07'17"    | N 61°05'30" W | 74.75'       |
| C41   | 470.00' | 22.79'     | 2°46'44"    | N 67°02'31" W | 22.79'       |
| C42   | 480.00' | 69.40'     | 8°17'01"    | S 64°17'22" E | 69.34'       |
| C43   | 480.00' | 10.05'     | 1°11'59"    | S 59°32'52" E | 10.05'       |
| C44   | 470.00' | 153.53'    | 18°43'00"   | N 59°04'22" W | 152.85'      |
| C45   | 480.00' | 79.45'     | 9°29'00"    | S 63°41'22" E | 79.36'       |
| C46   | 500.00' | 82.76'     | 9°29'00"    | S 63°41'22" E | 82.66'       |
| C47   | 450.00' | 147.00'    | 18°43'00"   | N 59°04'22" W | 146.35'      |
| C48   | 81.00'  | 5.00'      | 0°32'20"    | N 01°16'29" W | 5.00'        |

LAND SURVEYOR

RICHARD S. RUSSUM  
WORLEY SURVEYING SERVICE, INC., P.S.  
P.O. BOX 6132  
KENNEWICK, WASHINGTON 99336  
509-582-6716

ENGINEER

GARY HALL  
HALL ENGINEERING ASSOCIATES  
10 SOUTH AUBURN ST  
KENNEWICK, WASHINGTON 99336  
509-582-2200

DEVELOPER

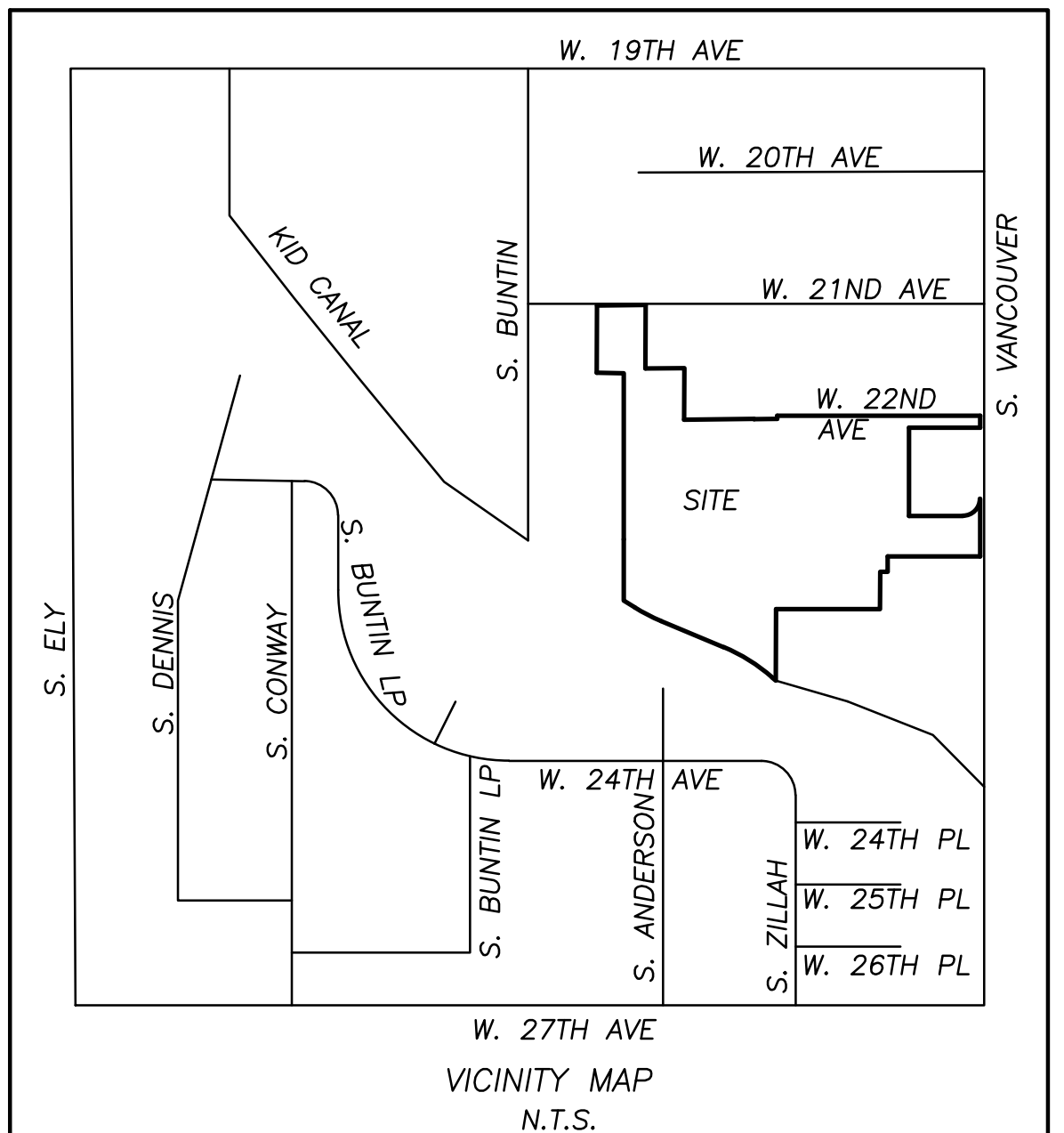
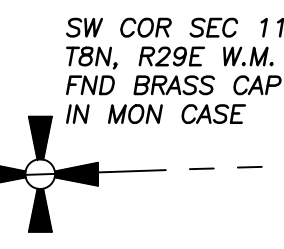
BMB DEVELOPMENT LLC  
BRAD BEAUCHAMP  
P.O. BOX 6912  
KENNEWICK WA 99336  
509-308-6556

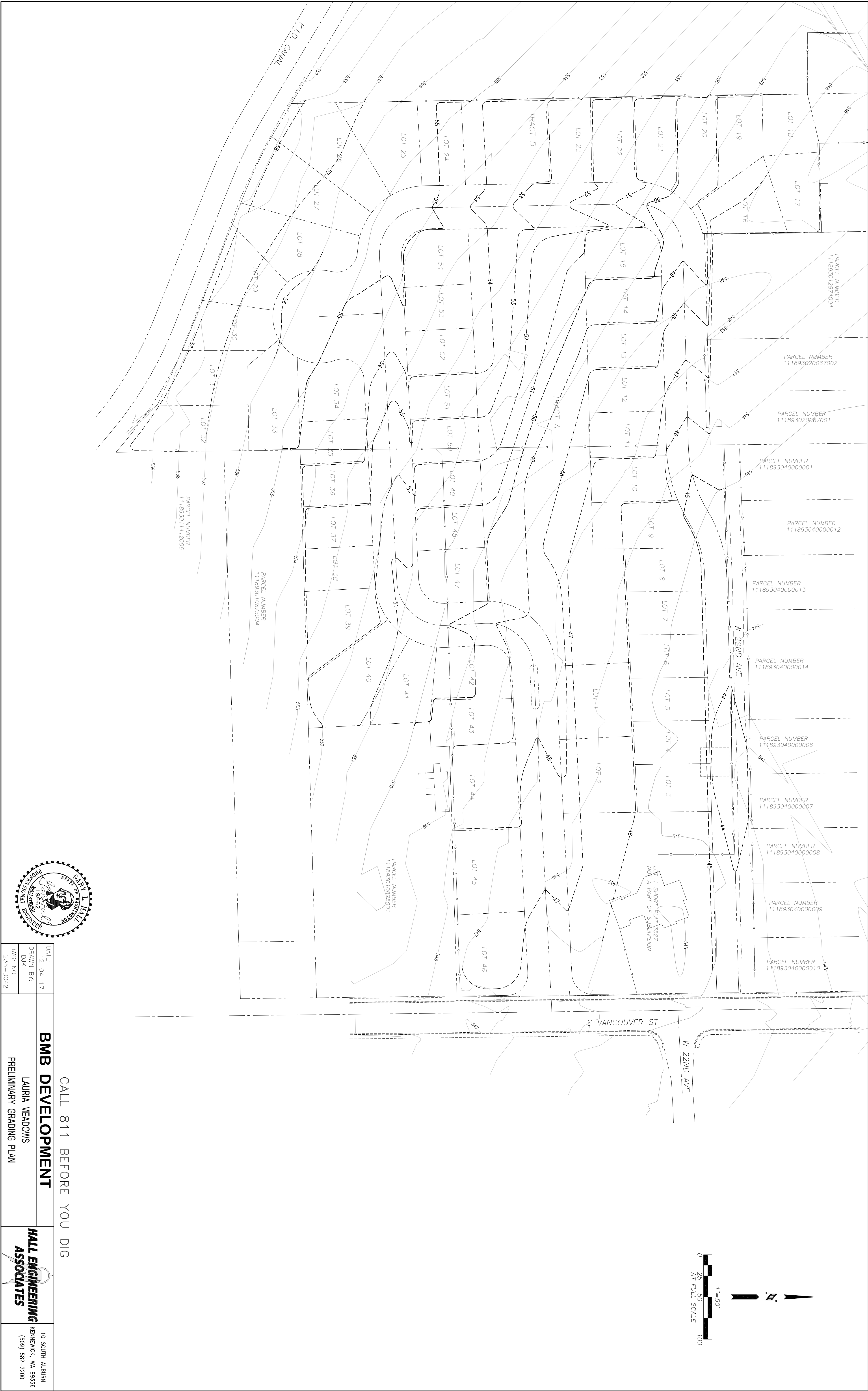
LAND USE

SITE AREA 11.40 ACRES  
LOT COUNT 54 LOTS 2 TRACTS

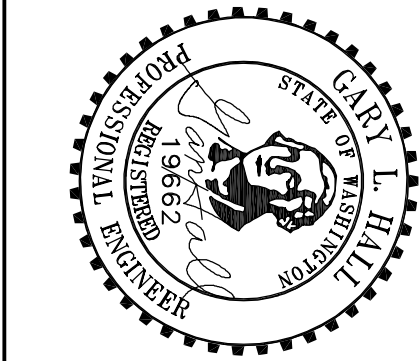
OPEN SPACE TRACTS A, AND B  
78,313 SQUARE FEET= 1.80 ACRES

ROAD RIGHT OF WAY 2.67 ACRES  
LARGEST LOT 8639 SQUARE FEET  
SMALLEST LOT 3984 SQUARE FEET  
AVERAGE LOT 5593 SQUARE FEET





CALL 811 BEFORE YOU DIG



|                       |                                            |                                                                                                                           |                                                          |
|-----------------------|--------------------------------------------|---------------------------------------------------------------------------------------------------------------------------|----------------------------------------------------------|
| DATE:<br>12-04-17     | <b>BMB DEVELOPMENT</b>                     | <br><b>HALL ENGINEERING ASSOCIATES</b> | 10 SOUTH AUBURN<br>KENNEWICK, WA 99336<br>(509) 582-2200 |
| DRAWN BY:<br>DLK      |                                            |                                                                                                                           |                                                          |
| DWG. NO.<br>Z-06-D042 | LAURIA MEADOWS<br>PRELIMINARY GRADING PLAN |                                                                                                                           |                                                          |



3411 Canyon Lakes Dr  
Kennewick, WA 99336

Office 509-308-6556  
bmbdevelopment@yahoo.com

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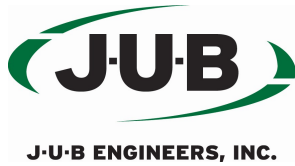
**01/31/2018**

**RE: Lauria Meadows**

We will be in compliance with KMC 18.60. There are no prohibited uses proposed with this PRD.

*Brad Beauchamp*

President  
509-308-6556  
Bmbdevelopment@yahoo.com



J-U-B COMPANIES

THE  
LANGDON  
GROUPGATEWAY  
MAPPING  
INC.

December 1, 2017

Joe Seet, PE, Assistant Traffic Engineer  
City of Kennewick  
1010 E. Chemical Drive  
Kennewick, WA 99308-0108

**RE: LAURIA MEADOWS, PP 17-03/PLN-2017-02090 - TRIP GENERATION LETTER**

Dear Joe:

J-U-B Engineers has prepared this Trip Generation Letter for the proposed Lauria Meadows subdivision. It addresses all of appropriate items in the City of Kennewick Development Traffic Impact Criteria for a Level 2 development, as well as access spacing evaluation and sight triangles.

#### Site Information

Lauria Meadows is a proposed 54 unit single family residential Planned Unit Development (PUD) situated west of Vancouver Street south of 22nd Avenue in the City of Kennewick. It is a single phase, anticipated to begin in 2018 and be completed within 5 years. A Site Plan with vicinity map are attached.

The site plan shows two accesses to Vancouver Street that form a loop internal to the development. These accesses are discussed below. Appropriate on-site parking will be provided with each individual unit. Internal roadways will have sidewalks on both sides, except the first 800 – 900' west of Vancouver Street which will be half street improvements and thus only a sidewalk on the south side. These sidewalks will provide connectivity to the existing non-motorized facility network of sidewalks on Vancouver Street.

The proposed PUD currently is comprised of three lots that total 11.41 acres that are Zoned RS – Residential Suburban. The Comprehensive Plan designates these parcels as Low-Density Residential. The surrounding land is both zoned and planned as various categories of residential uses.

#### Trip Generation and Distribution

The Institute of Transportation Engineers (ITE) Trip Generation Manual (9<sup>th</sup> Edition) provides anticipated rates for residential developments (Land Use 210, Single Family Residential) as follows:

- Average Weekday Traffic – average rate of 9.52 trips per unit. With 54 residences this would result in 514 trips.
- AM Peak Hour of the adjacent roadway network – average rate of 0.75 trips per unit, resulting in 41 AM Peak Hour trips (10 inbound, 31 outbound).
- PM Peak Hour of the adjacent roadway network – average rate of 1.0 trips per unit, resulting in 54 PM Peak Hour trips (34 inbound, 20 outbound).

For the purposes of this trip generation letter, no pass-by trips and no diverted trips are assumed, thus all of the trips are expected to be new trips to the roadway network.

Figure 1 shows All-day and PM peak hour traffic volumes collected in 2016 in the vicinity of the proposed development. Figure 2 shows a preliminary trip distribution pattern and the anticipated new trips to be added to the roadway network. Given the location of the development within the city, and the availability of shopping and employment opportunities, it is anticipated that the majority of trips (approximately 61%) to/from the development will access from the north, similar to the existing PM peak hour directional split on Vancouver Street. Figure 2 shows that an additional 32 PM peak hour trips are projected at the intersection of 10<sup>th</sup> Avenue/Vancouver Street while an additional 21 trips are projected at 27<sup>th</sup> Avenue/Vancouver Street.

#### Access and Sight Triangles

The Lauria Meadows Site Plan shows two proposed accesses to Vancouver Street, which is a 35 MPH minor arterial and has been constructed to include three lanes with a two-way left turn lane, shoulders, curb, gutter and sidewalks. These two accesses are connected internal to the development, forming a loop. Access to the nearest residential subdivision on the east side of Vancouver Street is similar in nature, with dual accesses of 21<sup>st</sup> Place and 22<sup>nd</sup> Avenue forming a loop and connecting to Vancouver Street north and south of 22<sup>nd</sup> Avenue west of Vancouver Street. There is an existing chain link fence along the west side of Vancouver Street that will be removed with the proposed development. Access spacing standards, as identified in the Kennewick Administrative Code (KAC) 13-46-120: Driveway Spacing, indicates that minimum spacing between driveways on a 35 MPH street is 150'. Sight triangle requirements as discussed in KAC 13.12.020, establishing sight areas to the left and right of access approaches. For 35 MPH roads the triangles are measured 15' back from the edge of the major street traffic lane to a point 360' back from the center of the intersection. Figure 3 shows the access spacing and sight triangles for the two access points.

The northernmost access will be at existing 22<sup>nd</sup> Avenue. Currently 22<sup>nd</sup> Avenue is unimproved with a right-of-way of 20'. The development will add 26' of right-of-way to the south with half-street improvements. An existing street light is situated at the southwest corner of this proposed intersection, but may need to be relocated with the widened street. The distance of the closest access on the west side of Vancouver Street north of the new centerline of 22<sup>nd</sup> Avenue is 21<sup>st</sup> Avenue and is 347' away, while the new southern access is 208' away. The closest access on the east side of Vancouver Street is 22<sup>nd</sup> Avenue which is 52' south of the new centerline of 22<sup>nd</sup> Avenue on the west side. Although this may be a substandard situation it is also an existing condition.

The sight triangles for the northern access are shown in the inset of Figure 3, and shows an existing chain link fence on the northwest corner, on an adjacent property, that falls slightly within the triangle. KAC 13.12.020 indicates that "where conditions preclude the sight line setbacks... these setbacks may be modified at the discretion of the Traffic Engineer. The minor street setback point may be reduced from fifteen feet to ten feet back from the through street traffic lane edge, and the major street setback point reduced to 225' ". This modified triangle is also shown in Figure 3. The modified sight line setbacks include no sight obstructions.

Mr. Joe Seet, PE  
December 1, 2017  
Page 3

The southern access will be at an existing curb cut for a driveway 208' south of the northern access in the middle of an east-west 100' wide BPA easement. The nearest access to the south on the west side of Vancouver Street is 641'. The closest access on the east side of Vancouver Street is 22<sup>nd</sup> Avenue which is 149' north of the new centerline of 22<sup>nd</sup> Avenue on the west side. There are no sight line setback issues with this access.

#### Traffic Calming

City staff requested that the development be reviewed for traffic calming purposes. KAC 13-40 addresses Neighborhood Traffic Calming. Section 13-40-140 identifies basic eligibility as well as specific eligibility requirements for potential projects. Subparagraph (2)(a) reads "A proposed project area street section must be generally straight with at least one-quarter mile of uninterrupted length." The longest straight section of street in the proposed PUD is considerably less than one-quarter mile at just over 500' in length. Thus no traffic calming is recommended for this development.

We hope that this letter adequately addresses all of the appropriate issues. If there are any questions, please contact us.

Sincerely,  
J-U-B ENGINEERS, Inc.



Darral S. Moore, P.E.  
Project Manager

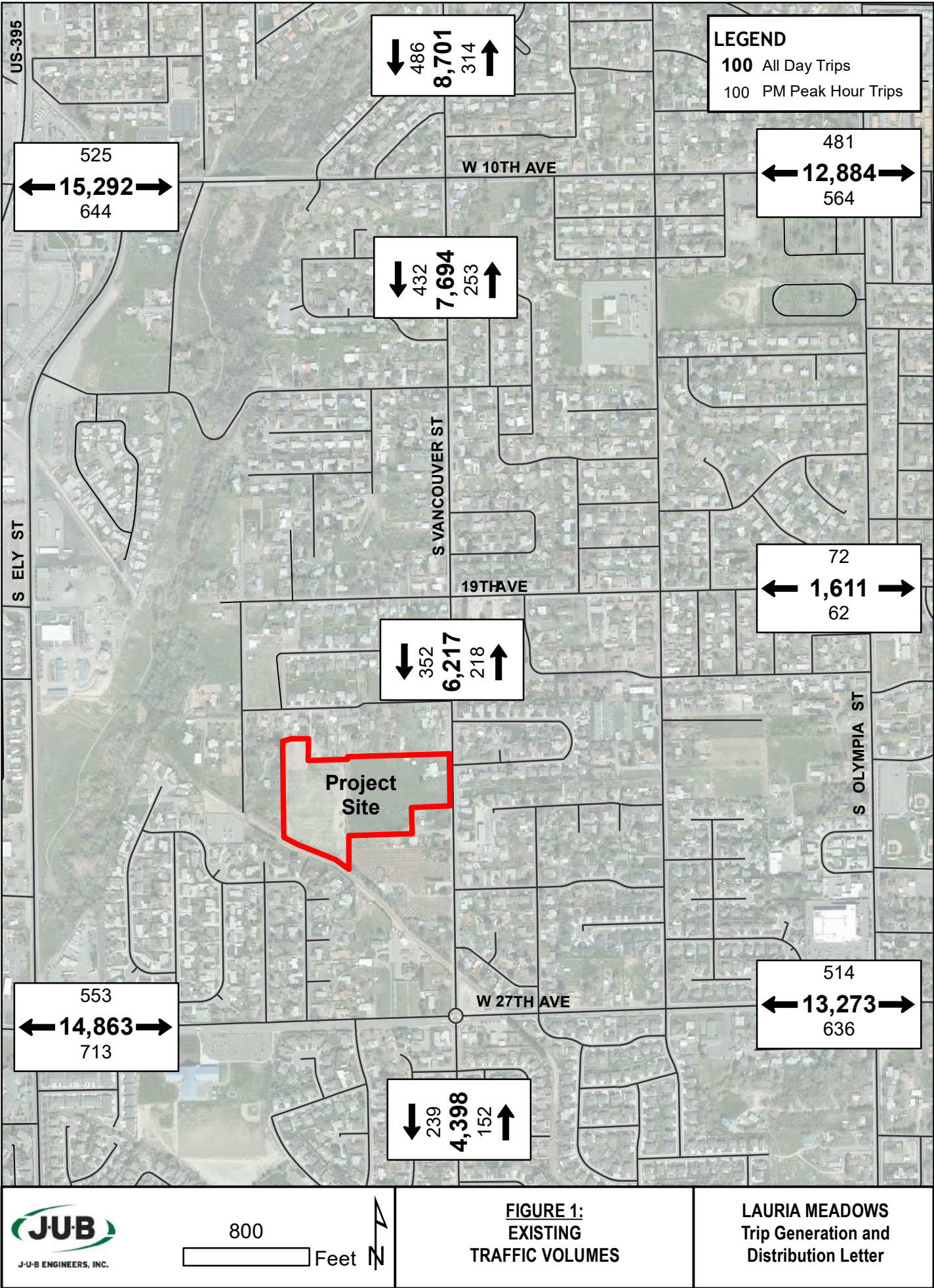
  
Spencer Montgomery  
Transportation Planner

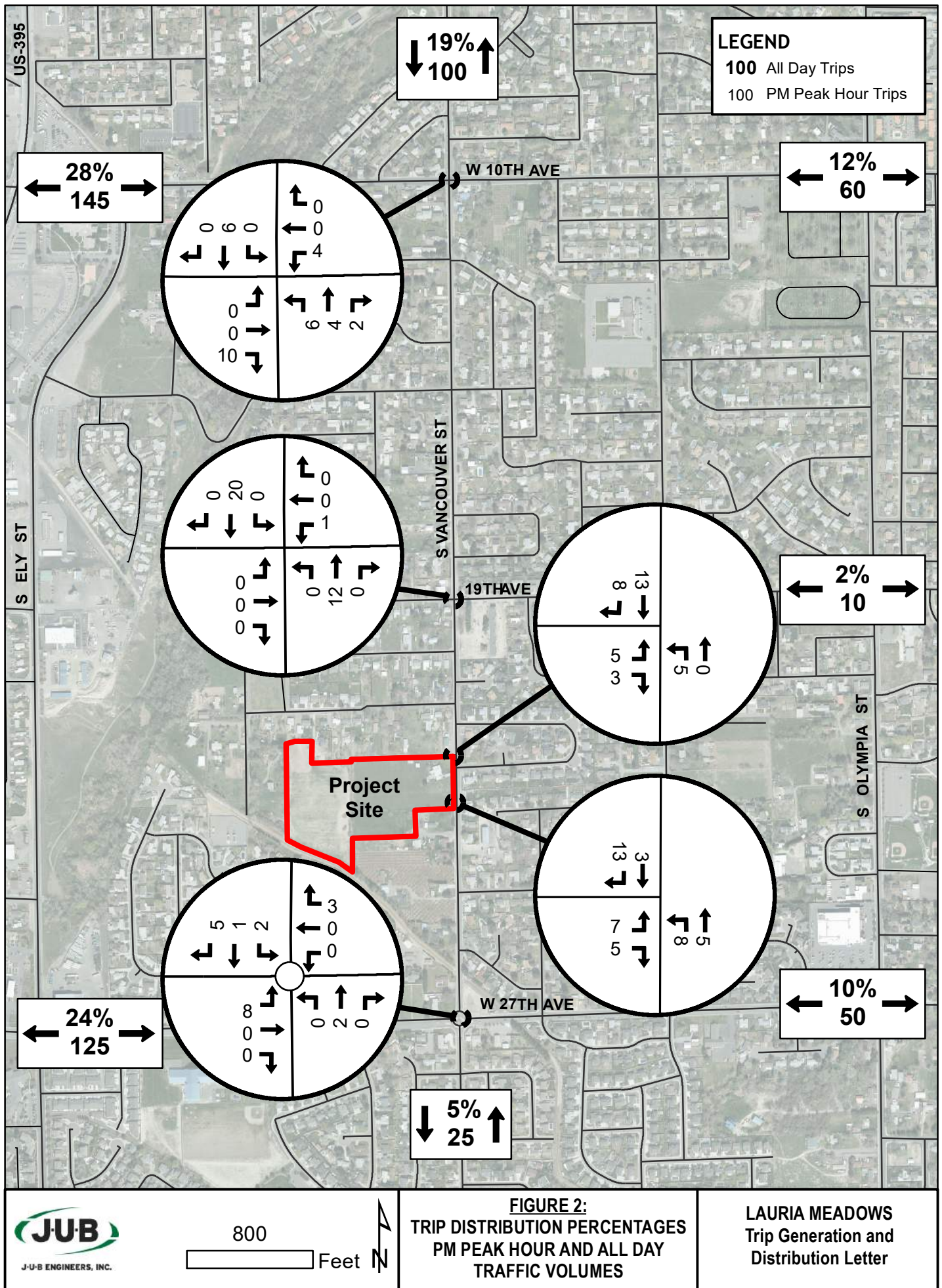
SDM:

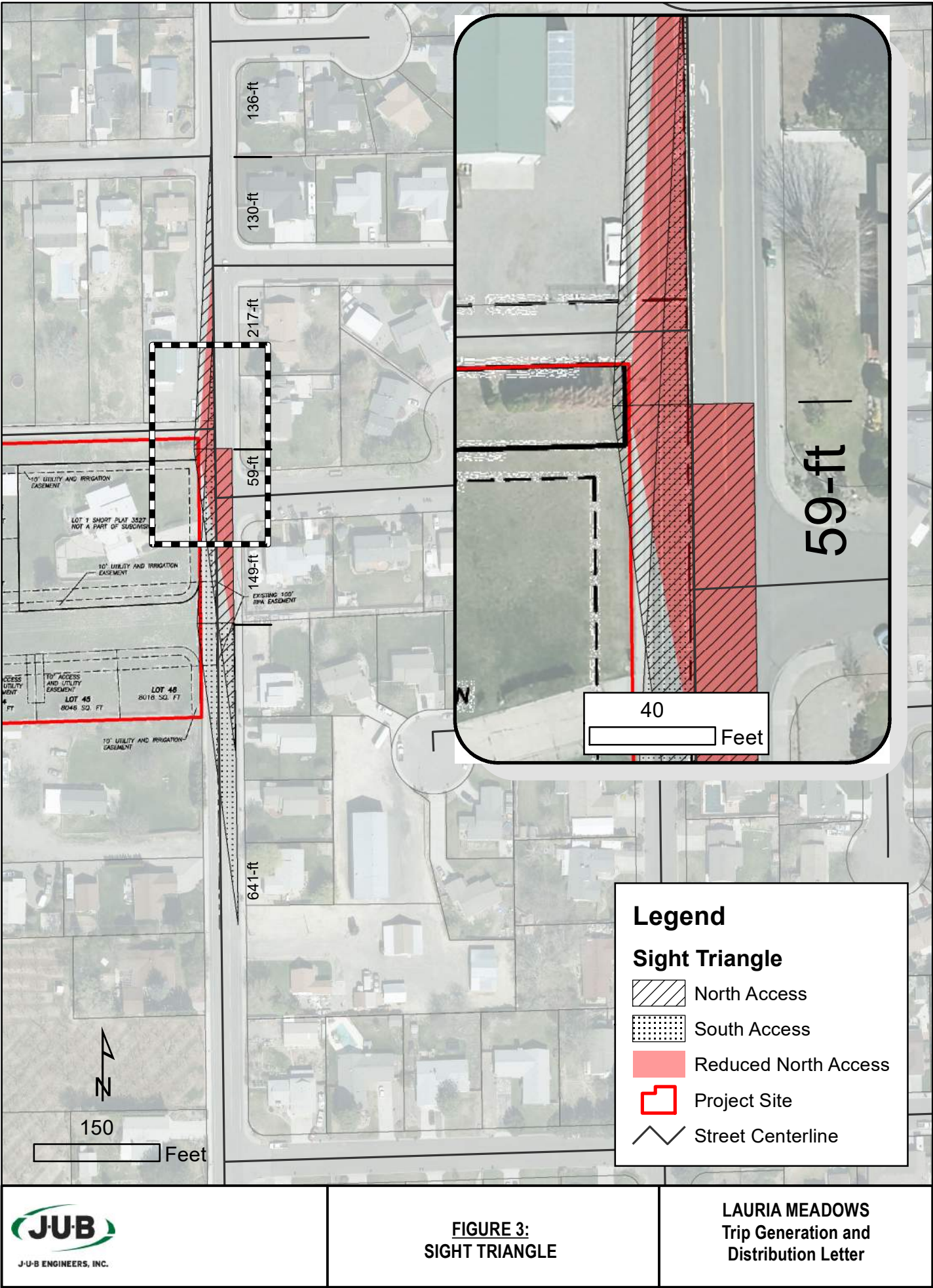
Attachments: Sight Plan, Existing Traffic Volumes, Trip Distribution, Sight Triangles

c: Wes Romine  
Brad Beachamp









# LANDSCAPE DESIGN

## LEGEND

\* TREES    HORNBEAMS 46

One tree to be planted every 40ft and within 5 ft of sidewalk

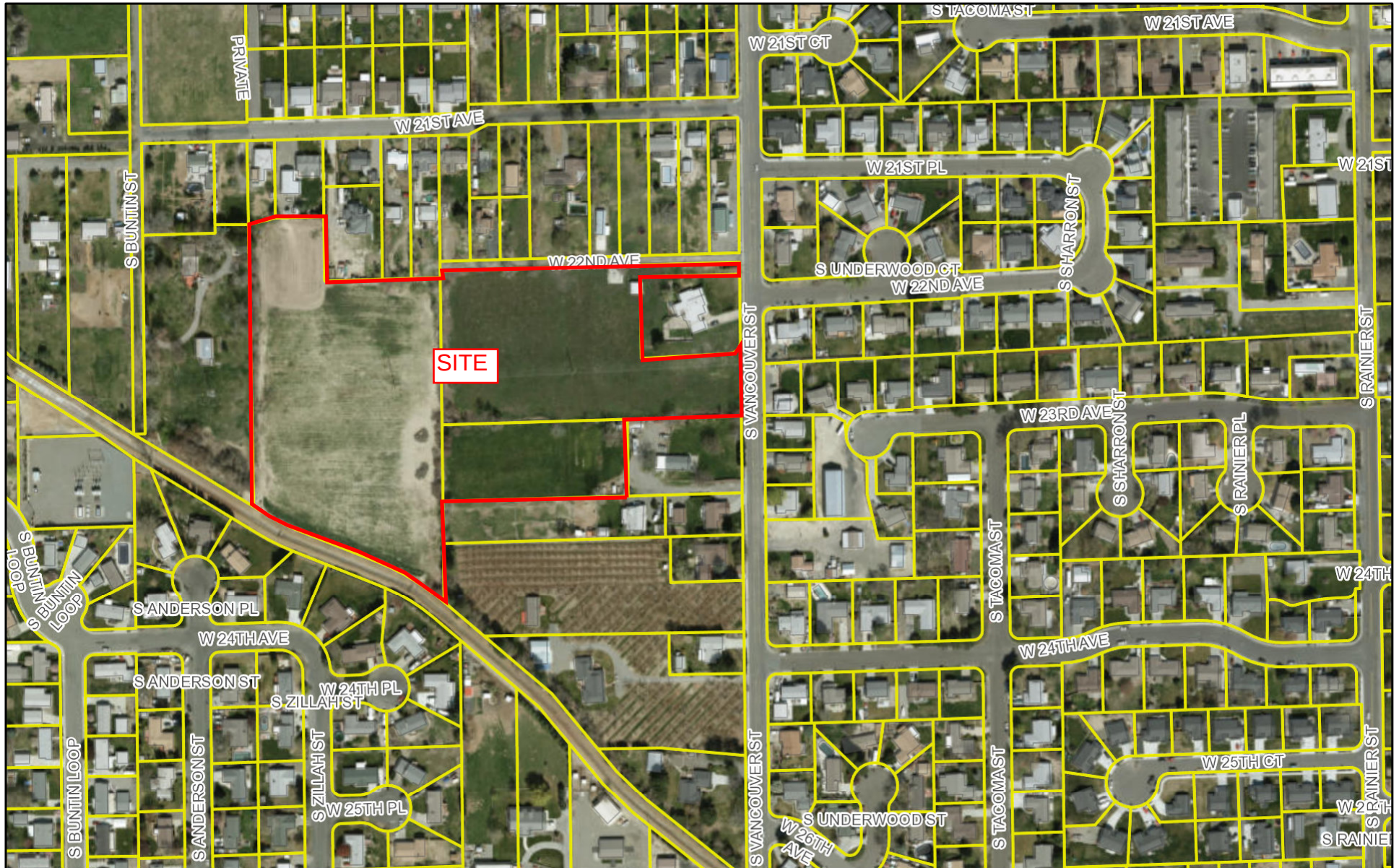
All Trees will be staked once planted according to city Code  
TRACK A and B to be SOD

Install automatic irrigation system



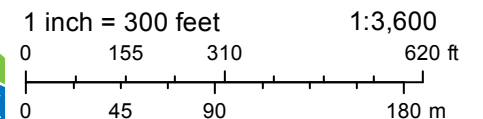
# Vicinity Map

EXHIBIT 8



February 6, 2018 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

|                                                                                     |                                                                                     |           |                                                                                     |                           |                                                                                       |              |
|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|-----------|-------------------------------------------------------------------------------------|---------------------------|---------------------------------------------------------------------------------------|--------------|
| StreetName                                                                          |  | Apartment |  | Mobile Home               |  | SurveyParcel |
| SurveyAddressPoint                                                                  |  | Building  |                                                                                     | Parcel                    |                                                                                       |              |
|                                                                                     |  | Condo     |  | SurveyUrbanGrowthBoundary |                                                                                       |              |
|  | <all other values>                                                                  |           |                                                                                     |                           |                                                                                       |              |



Sources: Esri, HERE, DeLorme, Intermap, increment P Corp.,



## NOTIFICATION OF MAILING

I, x Bianca Orozco, on x 1/25, 20 18

Mailed 74 copies of NOP#

for PP 17-06

to prop. owners, applicant

as shown on the attached list.

x [Signature]  
Signature

PP 16-05  
PLN-2016-03254  
THE MEADOWS AT SOUTHRIDGE  
DIVIDE 10.04 AC INTO 44 LOTS  
PBS ENGINEERING & ENVIRONMENTAL

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

**Proposal:** An application for a Planned Residential Development and Preliminary Plat has been submitted by Brad Beauchamp, 3411 W Canyon Lakes Drive, Kennewick, WA 99337. The site is generally located at 2262 S Vancouver Street and consists of an 11.40 acre lot proposed to be divided into 54 lots. The applicant has requested deviations from the minimum lot size, minimum rear yard setback and number of lots without street frontage. The smallest lot size is 3,984 square feet and the average lot size is 5,593 square feet. The site is zoned Residential, Suburban (RS) and is subject to Residential Design Standards. The Comprehensive Plan designation for the site is Low Density Residential. The project's file numbers are PRD 17-02/PLN-2017-03183 and PP 17-06/PLN-2017-03182.

**Open Record Hearing:** The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **February 12, 2018** in the Council Chambers in Kennewick City Hall at 210 W. 6<sup>th</sup> Avenue, Kennewick, WA 99336. Testimony will be taken at this meeting.

**Public Comment Period:** Comments submitted before 4:30 p.m. on February 9, 2018 will be included in the Hearing Examiner's meeting packet. Comments after February 9, 2018 can be submitted at the Public Hearing. If you have questions on the proposal, contact Steve Donovan, Planner at (509) 585-4361 or via e-mail at [steve.donovan@ci.kennewick.wa.us](mailto:steve.donovan@ci.kennewick.wa.us).

**Environmental Documents and/or Studies Applicable to this Proposal:** A Determination of Non-significance, ED 17-41 was issued on January 10, 2018.

**Determination of Completeness:** The application was determined complete on December 7, 2017 for the purpose of processing.

**Project Permits Associated with this Proposal:** None

**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 12, 2018.

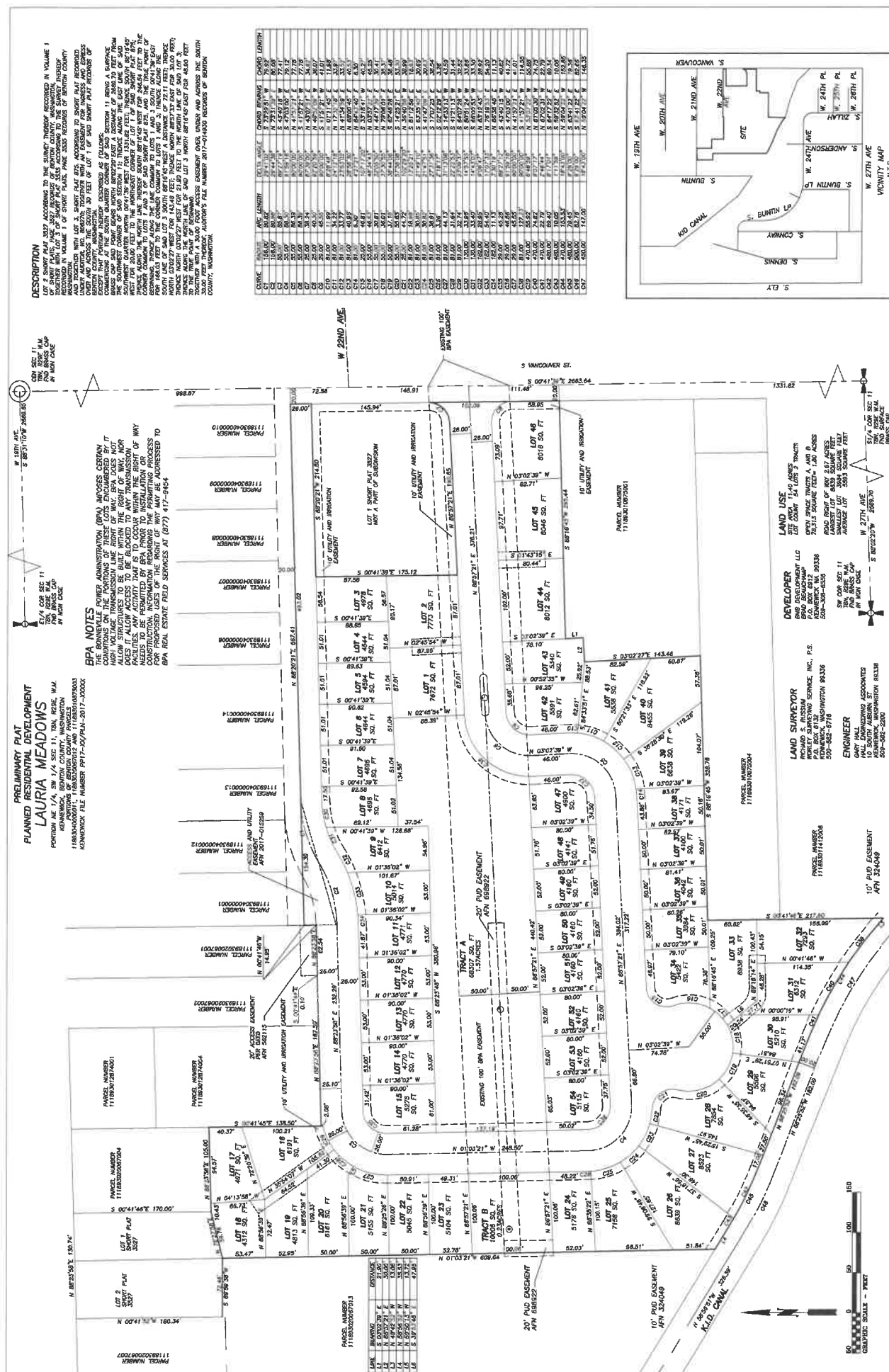
**To Receive Notification of the Decision:** Contact the Development Services Division at 210 W. 6<sup>th</sup> Avenue, Kennewick, WA 99336 or via telephone at (509) 585-4280.

**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, Planner

The City of Kennewick welcomes full participation in public meetings by all citizens and does not discriminate on the basis of disability, pursuant to the requirements of the American with Disabilities Act of 1990, pub. L 101-336. No qualified individual with a disability shall be excluded or denied the benefit of participating in such meetings. If you wish to use auxiliary aids or require assistance to comment at this public meeting, please contact the City of Kennewick, 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.

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



## Exhibit 9

37  
BENTON COUNTY PUD  
PO BOX 6270  
KENNEWICK, WA 99336-0270

37  
MARTIN SCOTT R  
2108 S BUNTIN ST  
KENNEWICK, WA 99337

37  
CLAYTON JANELL  
2100 S BUNTIN ST  
KENNEWICK, WA 99337-2851

37  
HEINE MICHAEL E & MARCEL A  
2405 W 19TH AVE  
KENNEWICK, WA 99337

37  
HAWKSLEY REECE L & SALLIE  
2421 W 21ST AVE  
KENNEWICK, WA 99337

37  
REINIG JR WILLIAM & MARJORIE  
2203 S BUNTIN ST  
KENNEWICK, WA 99337-2853

37  
BOMAR ERIC S  
2344 S BUNTIN LOOP  
KENNEWICK, WA 99337

37  
HARTLEY JAMES & SAMANTHA  
2339 S BUNTIN LOOP  
KENNEWICK, WA 99337

37  
HAWKEY RANDY E & PATRICIA  
2214 W 27TH AVE  
KENNEWICK, WA 99337-2910

37  
HAWKEY RANDY E & PATRICIA  
2214 W 27TH AVE  
KENNEWICK, WA 99337-2910

37  
MEREDITH DAVID P & SUSAN K  
2311 W 24TH PL  
KENNEWICK, WA 99337-2902

37  
MORRIS DENNIS M & MARY E  
2305 W 24TH PL  
KENNEWICK, WA 99337-2902

37  
SMATHERS FRANK TRAVIS & VERDON  
2301 W 24TH PL  
KENNEWICK, WA 99337-2902

37  
DAVIS MICHAEL A & MARY E  
2402 W 24TH AVE  
KENNEWICK, WA 99337

37  
DEHART ALLEN W & LINDA J  
2406 W 24TH AVE  
KENNEWICK, WA 99337

37  
GALLAGHER ROSE D  
2408 W 24TH AVE  
KENNEWICK, WA 99337

37  
SAUER HENRY J & NANCY L  
2306 S ANDERSON PL  
KENNEWICK, WA 99337-2918

37  
FLOOD JOE STEPHEN & CAROL E  
2302 S ANDERSON PL  
KENNEWICK, WA 99336-1956

37  
DICKMAN CLAY R & LOIS J  
2309 S ANDERSON PL  
KENNEWICK, WA 99337-2918

37  
ADAMEK TRUSTEES WAYNE A & CAROL  
B  
2315 S ANDERSON PL  
KENNEWICK, WA 99337

37  
MAIDEN JAMES O & SUZETTE M  
2306 W 24TH PL  
KENNEWICK, WA 99336

37  
KADINGER CHARLES R & JOYCE  
2312 W 24TH PL  
KENNEWICK, WA 99337

37  
CAMPBELL GLORIA  
2321 W 21ST AVE  
KENNEWICK, WA 99337

37  
BEREZOVSKIY VIKTOR & DINA  
2325 W 21ST AVE  
KENNEWICK, WA 99337

37  
BONEWELL DEAN A  
2401 W 21ST AVE  
KENNEWICK, WA 99337

37  
LAURIA CARMELITA  
2407 W 21ST AVE  
KENNEWICK, WA 99337-2824

37  
ROUECHE DEBBIE  
2406 W 21ST AVE  
KENNEWICK, WA 99337

37  
LAWRENCE SHARRON L  
2400 W 21ST AVE  
KENNEWICK, WA 99337

37  
MEWES LEANNE  
2324 W 21ST AVE  
KENNEWICK, WA 99337

37  
SHAW FRANK & KIM  
2318 W 21ST AVE  
KENNEWICK, WA 99337

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MICK DOUGLAS P & CARRIE L  
2312 W 21ST AVE  
KENNEWICK, WA 99337

37  
ADKINS DAVID W & BRANDY J  
2306 W 21ST AVE  
KENNEWICK, WA 99337

37  
WHITWORTH HAROLD & JUDY  
2404 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
KOWATSCH PETER H & PEGGY J  
2412 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
WHITWORTH HAROLD & JUDY  
2404 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
YEAROUT ERIC L  
2410 S VANCOUVER ST  
KENNEWICK, WA 99337-3645

37  
LINIGER LAWRENCE & KATHERINE  
2307 W 21ST AVE  
KENNEWICK, WA 99337

37  
MCCOMBS JENNIFER A  
2313 W 21ST AVE  
KENNEWICK, WA 99337

37  
RODRIGUEZ ESMERALDA SANCHEZ  
2301 W 21ST AVE  
KENNEWICK, WA 99337

37  
SUNDAY JR THOMAS H & KIMBERLY  
2215 W 21ST AVE  
KENNEWICK, WA 99337-2820

37  
SPERLE FRANK L & KAREN I  
2213 W 21ST AVE  
KENNEWICK, WA 99337-2820

37  
SCHMIDT STEVEN L & PARMELIA M  
2109 W 21ST AVE  
KENNEWICK, WA 99337-2818

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SCHMIDT STEVEN L & PARMELIA M  
2109 W 21ST AVE  
KENNEWICK, WA 99337-2818

37  
SCHMIDT STEVEN L  
2109 W 21ST AVE  
KENNEWICK, WA 99337-2818

37  
FRANKENFIELD GEORGE A  
2105 W 21ST AVE  
KENNEWICK, WA 99337

37  
O CONNOR JAMES G & DONNA K  
3505 W 42ND AVE  
KENNEWICK, WA 99337

37  
FIRST NATIONS KENNEWICK TRIBE LLC  
2212 S VANCOUVER ST  
KENNEWICK, WA 99337-3641

37  
DAVIS JOHN L  
2202 W 22ND AVE  
KENNEWICK, WA 99337-2825

37  
LINIGER MICHAEL  
2307 W 21ST AVE  
KENNEWICK, WA 99337

37  
BRUNO KENNETH F & RAE L  
2207 W 21ST AVE  
KENNEWICK, WA 99337-2820

37  
HALL JASON M  
2414 S VANCOUVER ST  
KENNEWICK, WA 99337-3645

37  
HUDSON BRIAN W & ROBIN D  
2500 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
HAGLER MICHAEL D & SHERLYN S  
2029 W 22ND AVE  
KENNEWICK, WA 99337

37  
GALLEGOS HUGO  
2027 W 22ND AVE  
KENNEWICK, WA 99337-3606

37  
ROSSMAN BRYCE  
100 SE KRISTEN DR  
IRRIGON, OR 97844

37  
HOWARD THOMAS K & SHAREL C  
2158 S UNDERWOOD CT  
KENNEWICK, WA 99337-3637

37  
HAWKINS SETH & JENNIFER  
2160 S UNDERWOOD CT  
KENNEWICK, WA 99337-3637

37  
PALOMINOS SR CARMEN  
2141 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
LONTZ JANICE MARIE  
2131 S VANCOUVER ST  
KENNEWICK, WA 99337-3640

37  
ZAMORA MARINA A  
2207 S VANCOUVER ST  
KENNEWICK, WA 99337

# Exhibit 9

37  
FOSTER KATHLEEN E  
2213 S VANCOUVER ST  
KENNEWICK, WA 99337

37  
RAMIREZ CRISTINA  
2403 S VANCOUVER PL  
KENNEWICK, WA 99337

37  
GUILLEN ARNOLDO & KARLA  
1811 1/2 W 5TH AVE  
KENNEWICK, WA 99336

37  
WHITEHEAD DAVID & DONNA  
1605 W 36TH AVE  
KENNEWICK, WA 99337

37  
INVESTOR RESOURCE SOLUTIONS LLC  
622 CUMBERLAND AVE  
ATHENS, TN 37303

37  
RAMIREZ FRANCISCO A & ROSALINDA  
1713 W 5TH PL  
KENNEWICK, WA 99336

37  
ALMTORY AKRAM K  
2010 W 23RD AVE  
KENNEWICK, WA 99337

37  
KLICKER THOMAS JACOB & VERONICA  
2105 W 23RD AVE  
KENNEWICK, WA 99337

37  
WHITEHEAD DAVID & DONNA  
1605 W 36TH AVE  
KENNEWICK, WA 99337-3726

37  
STACY-LAFORD GERTRUDE  
2026 W 21ST PL  
KENNEWICK, WA 99336

37  
BRAITHWAITE SAMUEL S  
4107 FERNWOOD LN  
PASCO, WA 99301

37  
BRAD BEAUCHAMP  
3411 W CANHYON LAKES DR  
KENNEWICK, WA 99337

37  
RICHARD RUSSUM  
WORLEY SURVEYING  
PO BOX 6132  
KENNEWICK, WA 99336

37  
HALL ENGINEERING  
10 S AUBURN ST  
KENNEWICK WA 99336

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

**FILE/PROJECT NUMBER:** PRD 17-02/PLN-2017-03183, PP 17-06/PLN-2017-03182 AND ED 17-41

**DESCRIPTION OF PROPOSAL:** A 54 residential lot Planned Residential Development/Preliminary Plat. As proposed the applicant is requesting deviations in lot area, minimum rear setback requirements and lot frontage requirements.

**PROPONENT:** Brad Beauchamp, 3411 W Canyon Lakes Drive, Kennewick, WA 99336

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** 2262 S Vancouver Street

**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:** Gregory McCormick, AICP

**POSITION/TITLE:** Community Planning Director

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

**PHONE:** (509) 585-4463

☐ 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 10, 2018

Signature: 

\*\*\*\*\*

**Appeal:** An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. 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  
PRD 17-02/PLN-2017-03183 AND PP 17-06/PLN-2017-03182 Files



## MEMORANDUM

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### Traffic Engineering Division

To: Steve Donovan, Planner  
From: Joe Seet, Assistant Traffic Engineer  
Date: December 27, 2017  
Re: Traffic Engineering Comments for 2357 W 22nd Ave. & 2262 S Vancouver St. - 54 lots  
Project: PP 17-06/PLN-2017-03182

#### **KMC 13.16 Transportation Impact Fees**

1. The 2017 Traffic Impact Fees is \$938/Dwelling Unit based on a land use of Single-Family Detached Housing. Based on the submitted project documents, Traffic Impact Fees are estimated at \$50,652 based on an estimated project size of 54 Dwelling Units.
2. Residential single family and duplexes – The final fee may be deferred until the time of closing of the sale of the unit by recording a covenant against the property.

#### **Proposed Driveway(s)**

1. Refer to CoK Dwg. No. 2-10 (9 & 10 of 10), dated 10/17, for the maximum residential driveway width(s) at bottom of curb cut. (Residential driveway width(s) at bottom of curb: 2 car garage – 24' maximum; 3 car garage – 30' maximum. Driveway curb cut transition is 6' minimum at 12:1 maximum longitudinal slope. Landing pad at the end of the curb cut transition is 5' minimum (or 2.5' minimum if abuts a common property line.)
2. Please note that proposed parcels that meet the minimum 30' frontage width but are less than 41' will not be permitted to have the maximum residential driveway width for 2-car garage (47' for 3-car garage) at bottom of curb cut. Recommend labelling the maximum residential driveway curb cut width for the following lots:
  - a. Lot 11, 16, 17,18, 19, 20, 21, 25, 26, 27, 29, 30, 31, 32, 33, 38, 39,40, 41,
  - b. Lots 15, 34, 42, 47, 54 have 2 frontages that are capable of having a driveway curb cut. The maximum widths should be identified for both frontages.

3. Lots 16, 17, 18, 19, 20 & 30, 31, 32, 33 will require mutual Access Easement(s) recorded for sharing common driveway(s). The easement(s) shall be recorded with dimensional information and location description and details.

### **Right of Way and Easement**

1. The un-named internal public loop road is functionally classified as Local Street. 18' (not 10' as labelled on the site plan) public utility easement is required to be recorded along both sides of the un-named internal public loop road.
2. S Vancouver St is functionally classified as Minor Arterial. 15' (not 10' as labelled on the site plan) public utility easement is required to be recorded along both sides of the un-named internal public loop road.
3. The Civil plans will need to include a signing, striping, and street lighting plan sheet. The street lighting plan will need to include details on the conduits, j-boxes, meter locations, etc.
4. Note any required or recommended signing or marking. All traffic signage must be delivered to the City Sign Shop prior to installation. The City will need 10 working days to inspect and bar code the signs for the City sign inventory. Contact Josh Soggie, Street Supervisor, at 585-4510 to arrange for delivery time.

### **American Disability Act (ADA) Compliance**

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

### **Street Lights**

1. Per KMC 5.53, Public Works Construction Standard Chapter 6 requires the roadway lighting for the un-named internal public loop road per City of Kennewick Standard Drawings 6-1 and 6-2.
2. The existing roadway lighting on S. Vancouver St. will need to be upgraded to meet City's current standards.



## Memorandum Public Works

*Leading the Way*

To: Wes Romine, Development Services Manager

From: Fernando Garcia, Development Services Supervisor

Date: January 2, 2018

Re: Public Works Consolidated Comments

Project: PP No.17-06 / PLN-2017-03182

1. Developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage, and designate sidewalk and utility easements all in conformance with the latest City of Kennewick (COK) Standard Specifications and details.
2. As part of all residential development construction plans, there shall be a separate schematic drawing which, at a minimum, shows the power source(s), wiring diagram, street light pole spacing, and street permanent signing per COK Standard Specifications 7-10. Combine signing, striping, and illumination plans on the same drawing with other elements left off.
3. Sidewalks adjacent to the existing home shall be constructed in conjunction with the road construction per COK detail 2-1 sheet 2 of 4.
4. Sidewalks shall be widened an additional 18-inches when adjoining a wall, or fence, per COK detail 2-10, sheet 1 of 8, note 4.
5. Due to project phasing, any temporary dead end street 150-feet or greater from the street intersection will require construction of a temporary cul-de-sac, constructed with 6-inches of base rock and 2-inches of Hot Mix Asphalt (HMA).
6. Civil Drawing shall include only the proposed construction with each phase of the project.
7. There is an existing 8-inch water main along the north side of the property west of Vancouver St into W 22<sup>nd</sup> Ave installed per Record Drawing C2376\_05.
8. Developer will be required to loop all water mains to avoid the buildup of stagnant water and be able to assist in minimizing bacteria re-growth and also taste and odor concerns associated with stagnant water. All proposed extensions must conform to the adopted master plan, as amended and all proposed extensions of water mains must conform to an overall program for a grid system, with provisions made for extensions or looping for circulation where at all possible. Per KMC 14.10.010.

### **PUBLIC WORKS**

9. Make provisions during design to provide a place for the water meters serving Lots 17-19 and Lots 31 and 32 to maintain the water meters outside the driveway approach.
10. Developer will be required to loop all water mains to avoid the buildup of stagnant water which will assist in minimizing bacteria re-growth, and also minimize taste and odor concerns associated with stagnant water.
11. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat.
12. Provide a waterline comprehensive plan with water main sizes for review as part of the civil drawings.
13. There is an existing 8-inch sanitary sewer main along the north side of the property west of Vancouver St into W 22<sup>nd</sup> Ave installed per Record Drawing C2376\_05.
14. Provide sanitary sewer main sizes on the sanitary sewer comprehensive plan for review as part of the civil drawings.
15. Residential sub-divisions shall be designed to retain and dispose of the calculated difference between a 25-year, 24-hour, event for the developed state and the 24-hour event for the natural pre-developed state. Detention ponds (control outlet) may be used only where it can be clearly demonstrated that infiltration, or retention, are not feasible per City of Kennewick Standard Specifications section 5-9.02.
16. The maximum catch basin spacing allowed shall be 400 feet, and in addition, catch basin(s) shall be installed prior to each intersecting street.
17. Provide storm main sizes on storm comprehensive plan for City review. Provide infiltration testing at the location and depth of the planned infiltration structures as well as a soils log 5 feet below that point.
18. **For civil plan reviews submit the following:**
  - a. Application for Civil Review and Permitting
  - b. One full size set (24" x 36") Xerox copy of the construction plans with Storm Calculations
  - c. One full size PDF copy of each shall be submitted to the Public Works Department for review.
19. Plan review and utility fees will be quoted from the construction cost from the Contractor selected by the Developer to construct the project. Cost shall be paid in the amount of five percent (5%), and the construction cost shall be determined by the actual bid document reviewed, and approved, by the City Engineer.
20. Kennewick Survey Data requirements:
  - 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>
  - c. Questions contact Matt Garrity at [matthew.garrity@ci.kennewick.wa.us](mailto:matthew.garrity@ci.kennewick.wa.us) 509-585-4531

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## PUBLIC WORKS



**DOUG CARL • Capital Projects Director**  
5501 W. Metaline • KENNEWICK, WA 99336  
P: (509) 222-7667 • F: (509) 222-5057  
[DOUG.CARL@KSD.ORG](mailto:DOUG.CARL@KSD.ORG) • [WWW.KSD.ORG](http://WWW.KSD.ORG)

January 23, 2018

Steve Donovan  
City of Kennewick  
Community Planning/Planner  
210 W. 6<sup>th</sup> Ave.  
Kennewick, WA 99336

Steve,

This memo is written in regards to your request for the Kennewick School District #17 to address capacity questions in regards to the Preliminary Plat application for project 17-02-PP-17-06. 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 Southgate Elementary (Bussing Zone), Horse Heaven Hills Middle School (Bussing Zone) and Southridge High School (Bussing Zone).

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

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

Sincerely,

Doug Carl



2015 South Ely Street  
 Kennewick, WA 99337  
 Customer Service 509-586-9111  
 Business 509-586-6012  
 FAX 509-586-7663  
[www.kid.org](http://www.kid.org)

December 26, 2017

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

Subject: KID Comments for PRD 17-02/PP 17-06 – Lauria Meadows - Wet

Dear Mr. Donovan:

This letter provides Kennewick Irrigation District (KID) review comments on Preliminary Plat 17-06 for Lauria Meadows submitted by Brad Beauchamp of BMB Development, 3411 W Canyon Lakes Dr., Kennewick, WA. 99338. Lauria Meadows is generally located west of S. Vancouver St. and north of the KID Highlift Canal at 2262 S. Vancouver St. and includes the following parcels:

- 1-1189-301-3527-002 (4.11 irrigable acres)
- 1-1189-301-3535-003 (6.04 irrigable acres)
- 1-1189-301-0875-006 (1.26 irrigable acres)

The properties identified on the proposed preliminary plat are located within the KID boundaries. The properties within this preliminary plat are classified as irrigable land and consist of **11.41 irrigable acres**. KID provides the following comments as a condition of approval by the legislative authority for R.C.W. 58.17.310:

- 1) The following are KID easement requirements:
  - a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match any irrigation system components, centered on an irrigation pipe line.
  - b. Dedicate to KID an irrigation easement 10 feet in width, five (5) feet in width if adjacent to a utility easement, along the road frontage of all lots.
    - i. Within the City of Kennewick KID allows a “Sidewalk, Utility and Irrigation easement” and an “Access and Irrigation easement.” Please change the easements to reflect this.
- 2) The property owner or developer is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to the KID upon completion, at the time of final plat.

- a. Please note, it is recommended that the land owner or developer meet with KID to discuss options that satisfy this requirement, which may include one of the following:
    - i. The installation of completed irrigation facilities which include a pump station, storage and appurtenant irrigation facilities to provide pressurized irrigation water to the subdivision.
    - ii. Contributing funds toward a regional pressurized irrigation system via an agreement between KID and the Developer.
  - b. Please note, as an alternative to immediate construction the owner may choose to delay installation of the irrigation system by entering into a facilities installation agreement with the KID. The owner must provide the KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is \$350.00. The owner must establish an approved bonding mechanism with the KID in an amount approved by KID.
- 3) The property owner or developer is required to submit an irrigation plan designed by a professional engineer for review and approval by the KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. After approval of the plan, completion of all the facilities is required prior to KID signature on the Final Plat. Please contact me at 586-9111 for more information regarding this irrigation plan.
  - a. In addition, this plan shall ensure all reasonable measures are taken to protect any easements, ROW's, and facilities. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
  - b. For each phase of the Project, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and ROW's. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.
  - c. No permanent structures are allowed within the KID's ROW.
- 4) The KID must inspect any new irrigation system installations or modifications. The property owner or developer shall contact the KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
- 5) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31<sup>st</sup> of a given year or submitted for review prior to May 31<sup>st</sup> but not submitted for final approval prior to June 15<sup>th</sup>, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.
- 6) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan for **all parcels** owned by the property owner within the boundaries of the KID must be paid and all other USBR requirements associated with this payout must be completed.

- 7) The Review and Inspection fees in place at the time of each review request must be paid. At the time of application the review fees are as follows:
  - a. A Preliminary Plat review fee of \$825.00 which must be paid prior to scheduling for final plat approval at a KID Board meeting for the first phase.
  - b. For each Phase, an inspection fee \$350 for the first 20 lots/tracts plus \$25 per lot/tract after 20 lots/tracts.
  - c. Final Plat review fee for each phase of \$225.00.
- 8) The properties identified on the proposed preliminary plat are located in areas known to have existing private irrigation facilities. These are irrigation facilities not owned by KID. The proposed plat improvements may impact the existing private irrigation facilities or if left in place, may be located within the future COK street right of way. **KID suggest that the land owner or developer contact KID and the properties serviced by any private irrigation facilities to develop a potential mitigation plan.**
- 9) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the boundaries of the KID is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.
- 10) In order to receive KID irrigation water delivery, a Watermaster (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Home Owners Association (or similar organization) officers, or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, than an election method similar to the attached document is required.
- 11) Prior to approval of each phase, an electronic file (AutoCAD 2004 format) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.
- 12) All subdivisions of land are required to be approved by the KID Board of Directors during a KID Board Meeting. KID Board Meetings are regularly scheduled on the first and third Tuesdays of each month. All conditions must be completed prior to submittal to KID for final approval. The submittal for final approval must be received by KID a minimum of two weeks prior to a regularly scheduled Board Meeting in order to be considered at that meeting.
- 13) Conditions Related to Design, Grading, and Construction
  - a. Provisions should be made to allow canal, flood waters and irrigation return flows from up gradient water users to drain through existing drainage paths.
  - b. Pursuant to RCW 58.17.310 (1), the KID would like to inform the City of Kennewick that portion of the development lies below an unlined earthen canal section (A). Unlined earthen canal sections are more likely to have a canal embankment breach occur than lined sections. Should a canal embankment breach occur near this development, there is potential for the public safety to be at risk. In order to mitigate this risk, the KID will require:

- i. Rights-of-Way that shall include all reasonably necessary features to allow the KID to operate, maintain and replace the irrigation system. Features shall include drainage systems and/or features that will carry irrigation return flows from up gradient water users, excess water and/or flood waters away from the irrigation water distribution system should a canal failure and/or breach occur.
- ii. As an alternative to i (above), pursuant to KID Policy 4.3, "Developer Risk Mitigation", plat developers may enter into a written agreement with the KID to provide other acceptable means of protecting persons and property. This may include the lining or piping of canals where appropriate. In instances where the KID agrees that canals may be lined or piped as an alternate to providing drainage, the KID Board of Directors may negotiate a cost share or contribution to the expense of lining.

**1. The land owner or developer will be required to participate in the lining of the canal adjacent to the subdivision.**

- c. For each phase of the Project, KID review and approval of construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.

**14) Conditions Related to Residential Use, The Applicant Shall:**

- a. Include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser"; and

**15) Future review, KID reserves the following rights regarding future review of the plat:**

- a. KID reserves the right to provide review comments under RCW 58.17.330(1) and RCW 58.17.330(2) in response to future design submittals by the Applicant prior to final plat approval. The scope of these reviews will be limited to Phases that are adjacent to the District's Rights of Way. KID review of construction plans will be consistent with the City of Kennewick's plan review timelines.
- b. KID reserves the right to review and comment on the Applicant's plat line revisions for potential additional revisions to protect KID system components for Phases that are adjacent to KID's easements or ROWs.
- c. KID reserves the right to review and comment on the Applicant's CC&Rs to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.
- d. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).
- e. All subdivisions of land are required to be approved by the KID Board of Directors.

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

Sincerely,

 FOR JASON MCSHANE

Jason McShane, P.E.  
Engineering/Operations Manager

Enc: Sample Water Master Information

C: LB\correspondence\File: [11-8-29]

### Sample Watermaster Election Process

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

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

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

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

# PRELIMINARY PLAT PLANNED RESIDENTIAL DEVELOPMENT LAURIA MEADOWS

PORTION NE 1/4, SW 1/4 SEC 11, T8N, R29E, W.M.  
KENNEWICK, BENTON COUNTY, WASHINGTON  
PORTIONS OF BENTON COUNTY PARCELS  
11893040000011, 11893020067012 AND 11893010875003  
KENNEWICK FILE NUMBER PP17-XX/PLN-2017-XXXXX

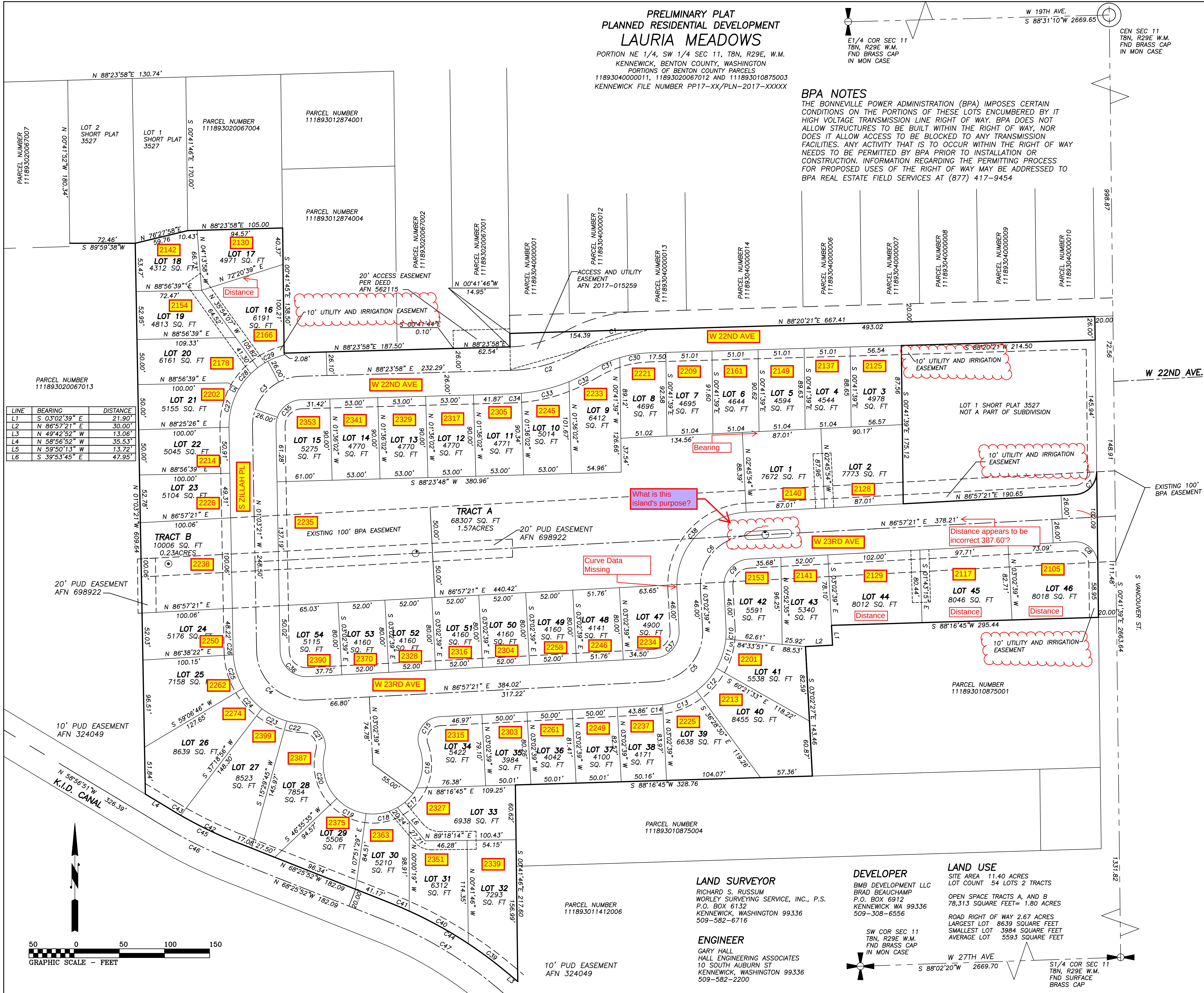
## BPA NOTES

THE BONNEVILLE POWER ADMINISTRATION (BPA) IMPOSES CERTAIN CONDITIONS ON THE PORTIONS OF THESE LOTS ENCUMBERED BY IT HIGH VOLTAGE TRANSMISSION LINE RIGHT OF WAY. BPA DOES NOT ALLOW STRUCTURES TO BE BUILT WITHIN THE RIGHT OF WAY, NOR DOES IT ALLOW ACCESS TO BE BLOCKED TO ANY TRANSMISSION FACILITIES. ANY ACTIVITY THAT IS TO OCCUR WITHIN THE RIGHT OF WAY NEEDS TO BE PERMITTED BY BPA PRIOR TO INSTALLATION OR CONSTRUCTION. INFORMATION REGARDING THE PERMITTING PROCESS FOR PROPOSED USES OF THE RIGHT OF WAY MAY BE ADDRESSED TO BPA REAL ESTATE FIELD SERVICES AT (877) 417-9454

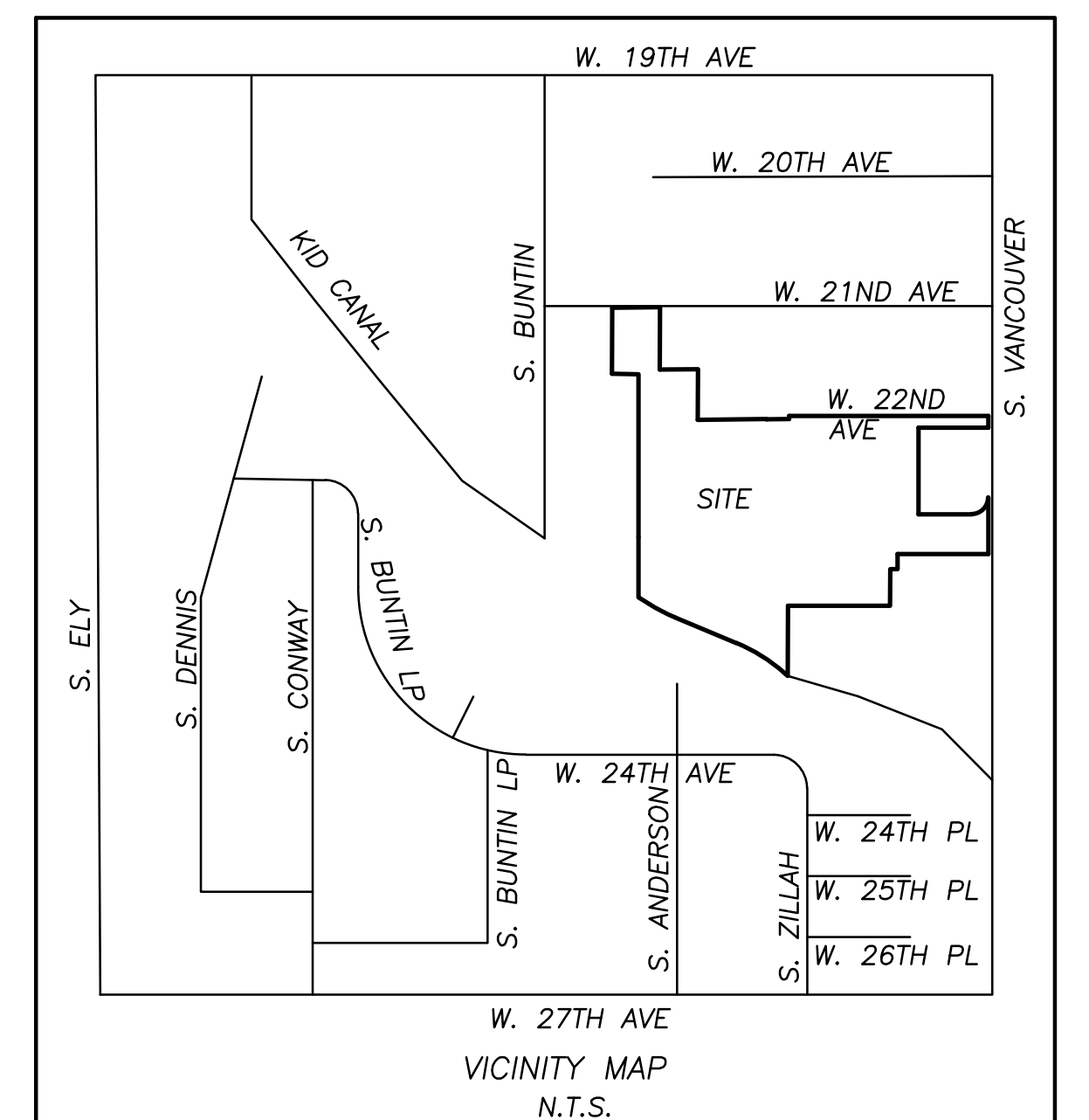
## DESCRIPTION

LOT 2 SHORT PLAT 3527 ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3527 RECORDS OF BENTON COUNTY, WASHINGTON, TOGETHER WITH LOT 3 OF SHORT PLAT 3535 ACCORDING TO THE SURVEY THEREOF RECORDED IN VOLUME 1 OF SHORT PLATS, PAGE 3535 RECORDS OF BENTON COUNTY, WASHINGTON, AND TOGETHER WITH LOT 3, SHORT PLAT 875, ACCORDING TO SHORT PLAT RECORDED UNDER AUDITOR, NO. 806270, TOGETHER WITH AN EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS THE SOUTH 30 FEET OF LOT 1 OF SAID SHORT PLAT RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THAT PORTION THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH QUARTER CORNER OF SAID SECTION 11 BEING A SURFACE BRASS CAP SAID POINT BEARS NORTH 88°02'20" EAST A DISTANCE OF 2669.70 FEET FROM THE SOUTHWEST CORNER OF SAID SECTION 11; THENCE ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER NORTH 00°41'39" WEST FOR 1331.82 FEET; THENCE SOUTH 88°16'45" WEST FOR 20.00 FEET TO THE NORTHEAST CORNER OF LOT 1 OF SAID SHORT PLAT 875; THENCE ALONG THE NORTH LINE THEREOF SOUTH 88°16'45" WEST FOR 246.54 FEET TO THE CORNER COMMON TO LOTS 1 AND 3 OF SAID SHORT PLAT 875, AND THE TRUE POINT OF BEGINNING, THENCE ALONG THE LINE COMMON TO LOTS 1 AND 3 SOUTH 00°41'39" EAST FOR 166.03 FEET TO THE CORNER COMMON TO LOTS 1 AND 3; THENCE ALONG THE SOUTH LINE OF SAID LOT 3 SOUTH 88°16'45" WEST A DISTANCE OF 72.11 FEET; THENCE NORTH 03°02'27" WEST FOR 143.46 FEET; THENCE NORTH 86°57'33" EAST FOR 30.00 FEET; THENCE NORTH 03°02'27" WEST FOR 21.90 FEET TO THE NORTH LINE OF SAID LOT 3; THENCE ALONG THE NORTH LINE OF SAID LOT 3 NORTH 88°16'45" EAST FOR 48.90 FEET TO THE TRUE POINT OF BEGINNING, TOGETHER WITH A 30.00 FOOT ACCESS EASEMENT OVER, UNDER AND ACROSS THE SOUTH 30.00 FEET THEREOF. AUDITOR'S FILE NUMBER 2017-014930 RECORDS OF BENTON COUNTY, WASHINGTON.

| LINE | BEARING       | DISTANCE |
|------|---------------|----------|
| L1   | S 03°02'39" E | 21.90'   |
| L2   | N 86°57'21" E | 30.00'   |
| L3   | N 49°42'52" W | 13.06'   |
| L4   | N 58°56'52" W | 35.53'   |
| L5   | N 59°50'13" W | 13.72'   |
| L6   | S 39°53'45" E | 47.95'   |



| CURVE | RADIUS  | ARC LENGTH | DELTA ANGLE | CHORD BEARING | CHORD LENGTH |
|-------|---------|------------|-------------|---------------|--------------|
| C1    | 156.00' | 80.82'     | 29°41'02"   | S 73°29'51" W | 79.92'       |
| C2    | 156.00' | 80.98'     | 29°44'38"   | N 73°51'39" E | 80.08'       |
| C3    | 55.00'  | 86.87'     | 89°27'01"   | S 43°40'18" W | 77.41'       |
| C4    | 55.00'  | 88.30'     | 91°59'18"   | S 47°03'00" E | 78.12'       |
| C5    | 55.00'  | 86.39'     | 90°00'00"   | N 41°57'21" E | 77.78'       |
| C6    | 55.00'  | 86.39'     | 90°00'00"   | S 41°57'21" W | 77.78'       |
| C7    | 25.00'  | 38.24'     | 87°39'00"   | N 43°07'51" E | 34.62'       |
| C8    | 25.00'  | 40.30'     | 92°20'59"   | N 46°52'09" W | 36.07'       |
| C9    | 29.00'  | 45.55'     | 90°00'00"   | S 41°57'21" W | 41.01'       |
| C10   | 81.00'  | 11.99'     | 8°28'48"    | N 01°11'45" E | 11.98'       |
| C11   | 81.00'  | 34.22'     | 24°12'18"   | N 17°32'18" E | 33.97'       |
| C12   | 81.00'  | 33.77'     | 23°53'02"   | N 41°34'59" E | 33.52'       |
| C13   | 81.00'  | 40.96'     | 28°58'30"   | N 68°00'45" E | 40.53'       |
| C14   | 81.00'  | 6.30'      | 4°27'21"    | N 84°43'40" E | 6.30'        |
| C15   | 25.00'  | 46.81'     | 107°17'20"  | S 33°18'41" W | 40.27'       |
| C16   | 55.00'  | 46.63'     | 48°34'43"   | N 03°57'22" E | 45.25'       |
| C17   | 55.00'  | 30.81'     | 32°05'50"   | N 44°17'39" E | 30.41'       |
| C18   | 55.00'  | 36.01'     | 37°30'55"   | N 79°06'01" E | 35.37'       |
| C19   | 55.00'  | 37.18'     | 38°44'06"   | S 62°46'28" E | 36.48'       |
| C20   | 55.00'  | 55.65'     | 57°58'08"   | S 14°25'21" E | 53.30'       |
| C21   | 25.00'  | 44.72'     | 102°29'20"  | N 36°40'56" W | 38.99'       |
| C22   | 81.00'  | 18.98'     | 13°25'21"   | S 81°12'56" E | 18.93'       |
| C23   | 81.00'  | 30.85'     | 21°49'10"   | S 63°35'40" E | 30.66'       |
| C24   | 81.00'  | 30.82'     | 21°47'51"   | S 41°47'09" E | 30.63'       |
| C25   | 81.00'  | 38.91'     | 27°31'36"   | S 17°07'25" E | 38.54'       |
| C26   | 81.00'  | 3.26'      | 2°18'17"    | S 02°12'29" E | 3.26'        |
| C27   | 81.00'  | 44.13'     | 31°13'08"   | S 14°33'13" W | 43.59'       |
| C28   | 81.00'  | 31.64'     | 22°22'53"   | S 41°21'13" W | 31.44'       |
| C29   | 81.00'  | 32.74'     | 23°09'37"   | S 64°07'28" W | 32.52'       |
| C30   | 130.00' | 33.96'     | 14°57'55"   | S 80°51'24" W | 33.86'       |
| C31   | 130.00' | 33.40'     | 14°43'07"   | S 66°00'53" W | 33.30'       |
| C32   | 182.00' | 28.95'     | 9°06'47"    | N 63°12'43" E | 28.92'       |
| C33   | 182.00' | 54.40'     | 17°07'33"   | N 76°19'53" E | 54.20'       |
| C34   | 182.00' | 11.13'     | 3°30'19"    | N 86°38'48" E | 11.13'       |
| C35   | 29.00'  | 45.28'     | 89°27'12"   | S 43°40'15" W | 40.82'       |
| C36   | 29.00'  | 46.56'     | 91°59'18"   | S 47°03'00" E | 41.72'       |
| C37   | 29.00'  | 45.55'     | 90°00'00"   | N 41°57'21" E | 41.01'       |
| C38   | 81.00'  | 127.23'    | 90°00'00"   | S 41°57'21" W | 114.55'      |
| C39   | 470.00' | 55.92'     | 6°48'59"    | N 53°07'22" W | 55.88'       |
| C40   | 470.00' | 74.82'     | 9°07'17"    | N 61°05'30" W | 74.75'       |
| C41   | 470.00' | 22.79'     | 2°46'44"    | S 67°02'31" W | 22.79'       |
| C42   | 480.00' | 69.40'     | 8°17'01"    | S 64°17'22" E | 69.34'       |
| C43   | 480.00' | 10.05'     | 1°11'59"    | S 59°32'52" E | 10.05'       |
| C44   | 470.00' | 153.53'    | 18°43'00"   | N 59°04'22" W | 152.85'      |
| C45   | 480.00' | 79.45'     | 9°29'00"    | S 63°41'22" E | 79.36'       |
| C46   | 500.00' | 82.76'     | 9°29'00"    | S 63°41'22" E | 82.66'       |
| C47   | 450.00' | 147.00'    | 18°43'00"   | N 59°04'22" W | 146.35'      |



## LAND SURVEYOR

RICHARD S. RUSSUM  
WORLEY SURVEYING SERVICE, INC., P.S.  
P.O. BOX 6132  
KENNEWICK, WASHINGTON 99336  
509-582-6716

## ENGINEER

GARY HALL  
HALL ENGINEERING ASSOCIATES  
10 SOUTH AUBURN ST  
KENNEWICK, WASHINGTON 99336  
509-582-2200

## DEVELOPER

BMB DEVELOPMENT LLC  
BRAD BEAUCHAMP  
P.O. BOX 6912  
KENNEWICK WA 99336  
509-308-6556

## LAND USE

SITE AREA 11.40 ACRES  
LOT COUNT 54 LOTS 2 TRACTS  
OPEN SPACE TRACTS A AND B  
78,313 SQUARE FEET= 1.80 ACRES  
ROAD RIGHT OF WAY 2.67 ACRES  
LARGEST LOT 8639 SQUARE FEET  
SMALLEST LOT 3984 SQUARE FEET  
AVERAGE LOT 5593 SQUARE FEET



## Department of Energy

Bonneville Power Administration  
Pasco Regional Office  
2211 North Commercial Avenue  
Pasco, WA 99301

Transmission Services

December 21, 2017

In reply refer to: Lauria Meadows – Preliminary Plat, PRD 17-02/PLN-2017-03183 and  
PP 17-06/PLN-2017-03182  
BPA Case No. 20180085

Tract No. R-K-10-A-22, R-K-10-A-23  
Line: Richland-Kennewick Line  
(operated as Franklin-Badger Canyon No. 2)  
*Structures AOL of 9/10 – BOL of 9/9*

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

Dear Steve:

The Bonneville Power Administration (BPA) has reviewed the above-mentioned proposed plat and its relationship to the BPA100-foot wide transmission line Easement that this plat impacts. BPA does have some concerns with the activity that may occur in parcels 111893040000011 and 111893020067012.

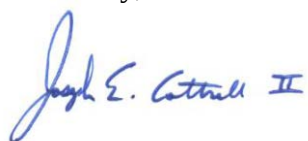
BPA easements are taken with certain restrictions on the underlying land. In order to maintain operation and safety criteria, all activities planned within the BPA right-of-way need to be approved by BPA prior to their occurrence. Activities that block maintenance crews (such as the installation of fences) or safety concerns (such as roads, buildings, driveways, utilities, or small structures) need to be addressed prior to construction in order to avoid later modification, at the landowner's expense.

In addition, BPA has minimum approach standards and will not allow for the construction of a roadway to encompass all sides of its transmission line structures, BPA will also need the opportunity to review the location of any proposed road crossing and utilities to ascertain whether or not the clearance here allows for safe passage of vehicles (per National Electric Safety Code). This process takes up to 90 days to complete and is typically initiated by a land use application that the developer submits to BPA.

The owner will need to submit a land use application, pay the associated \$250 application fee and acquire an approved Land Use Agreement from BPA, along with the county's building permit for any portion of the owner's development plans that lie within BPA's right-of-way. Enclosed is some information indicating compatible uses of BPA rights-of-way and a land use application for the developers use.

If you have any questions regarding this request or need additional information, please feel free to contact me. I can be reached at (509) 544-4747 or you may contact our Realty Office toll-free at (877) 417-9454.

Sincerely,



Joseph E. Cottrell  
BPA Field Realty Specialist

Enclosures

cc:

Brad Beauchamp  
3411 W Canyon Lakes Dr.  
Kennewick, WA 99337

bcc:

J. Murray – TERR/Kalispell

G. Wilfong – TFPF/Tri-Cities-RMHQ

ROW File – TERR/Bell-1

Official File – TER-3 (Case No. 20180085)

JCottrell:dxr:4749:12/18/2017(W:\CASE FILE\2018\20180085LTR01.doc

Lauria Meadows, PRD 17-02/PLN-2017-03183 and  
PP 17-06/PLN-2017-03182



# MEMORANDUM

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## Fire Department

To: Steve Donovan, Development Services

From: Joe Terpenning, Deputy Fire Marshal

Date: January 3, 2018

Re: 2262 South Vancouver Street

Project: PLN 2017-03182

1. Install fire hydrants to meet the minimum water flow and spacing requirements of International Fire Code, Appendix B & C, at intersections and average 500 foot spacing through the development.
2. Install "Fire Lane no Parking" signs at 75 foot spacing on the 26 foot access road off of South Vancouver Street.

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### FIRE DEPARTMENT

210 W 6<sup>TH</sup> AVE \* PO Box 6108\* Kennewick, WA 99336  
509-585-4563 \* 509-585-4442 Fax

**From:** [Shanna Everson](#)  
**To:** [Steve Donovan](#)  
**Subject:** RE: [E] PRD 17-02/PP 17-06  
**Date:** Tuesday, December 26, 2017 11:41:45 AM  
**Attachments:** [image003.png](#)  
[image004.png](#)  
[image002.png](#)

---

We do not share our 10' utility easement with irrigation and usually it's an 18' sidewalk and utility easement in subdivisions?? Also, I will be having to get numerous BPA permits probably and I would like a 10' easement going south from the NE corner of lot 3 through lot 2 to connect to the existing easement for me to be able to loop the system.

Thanks,

Shanna Everson

Distribution Design Tech 1

509-585-5367




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**From:** Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]  
**Sent:** Tuesday, December 12, 2017 12:15 PM  
**To:** Alex Sligar Benton Clean Air; BC Planning Department; BC Planning Department Clark Posey; Ben Franklin Transit - Kevin Sliger; Ben Franklin Transit Tony Kalmbach; Benton Clean Air Authority - Rob Rodger; Benton Clean Air Authority - Tyler Thompson; Benton Franklin Health Dept - Rick Dawson; Bob Roe; David Smith; EngService; Jeff Vosahlo; Chad Brooks; Mike Irving; Shanna Everson; BPA - Deborah Rodgers; BPA - Joe Cottrell; Cascade Gas James Thomas; Charter Communication - Dean Kelley; Charter Communications - Robert Early; City of Richland - Rick Simon; Columbia Irrigation District; Consolidated Tribes of Umatilla Indian Reservation - Carey L. Miller; CTUIR - Tera Farrow Ferman; Department of Ecology SEPA UNIT; Dept of Fish & Wildlife; Dept of Fish & Wildlife - Michael Ritter; Dept of Natural Resources SEPA Center; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org); Frontier - Gary Taylor; Frontier - Gregory Goodwin; Kennewick Irrigation District - Jason McShane; Kennewick Irrigation District - Ben Woodard; Kennewick School District - Doug Carl; Mike Blatman; US Army Corps of Engineers; Williams Pipeline - Audie Neuson; WSDOT; Yakama Nation - Thalia Sachtleban  
**Subject:** [E] PRD 17-02/PP 17-06

Attached is a proposed Planned Residential Development/Preliminary Plat.

Let me know if you have any questions.

Steve

**Steve Donovan**

City of Kennewick

Community Planning/Planner

O: 509.585.4361

**From:** Thomas, James  
**Sent:** 12 Dec 2017 21:23:28 +0000  
**To:** Steve Donovan; Alex Sligar Benton Clean Air; BC Planning Department; BC Planning Department Clark Posey; Ben Franklin Transit - Kevin Sliger; Ben Franklin Transit Tony Kalmbach; Benton Clean Air Authority - Rob Rodger; Benton Clean Air Authority - Tyler Thompson; Benton Franklin Health Dept - Rick Dawson; Benton PUD - Bob Roe; Benton PUD - Dave Smith; Benton PUD - engineering services; Benton PUD - Jeff Vosahlo; Benton PUD Chad Brooks; Benton PUD Mike Irving; Benton PUD Shanna Everson; BPA - Deborah Rodgers; BPA - Joe Cottrell; Charter Communication - Dean Kelley; Charter Communications - Robert Early; City of Richland - Rick Simon; Columbia Irrigation District; Consolidated Tribes of Umatilla Indian Reservation - Carey L. Miller; CTUIR - Tera Farrow Ferman; Department of Ecology SEPA UNIT; Dept of Fish & Wildlife; Dept of Fish & Wildlife - Michael Ritter; Dept of Natural Resources SEPA Center; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org); Frontier - Gary Taylor; Frontier - Gregory Goodwin; Kennewick Irrigation District - Jason McShane; Kennewick Irrigation District - Ben Woodard; Kennewick School District - Doug Carl; Mike Blatman; US Army Corps of Engineers; Williams Pipeline - Audie Neuson; WSDOT; Yakama Nation - Thalia Sachtleban  
**Subject:** RE: PRD 17-02/PP 17-06  
**Attachments:** Service Map.pdf

To whom it may concern,

According to our GPS, we do not have any services in your area. If you have any other questions or concerns, please feel free to contact me any time. Thanks again, and have a wonderful day.

VR,

Jim Thomas  
 Engineer Associate I  
 CNGC, Kennewick District  
 509-212-5482

---

**From:** Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]  
**Sent:** Tuesday, December 12, 2017 12:15 PM  
**To:** Alex Sligar Benton Clean Air <alex.sliger@bentoncleanair.org>; BC Planning Department <jerrod.macpherson@co.benton.wa.us>; BC Planning Department Clark Posey <Clark.Posey@co.benton.wa.us>; Ben Franklin Transit - Kevin Sliger <ksliger@bft.org>; Ben Franklin Transit Tony Kalmbach <TKalmbach@bft.org>; Benton Clean Air Authority - Rob Rodger <rob.rodger@bentoncleanair.org>; Benton Clean Air Authority - Tyler Thompson <tyler.thompson@bentoncleanair.org>; Benton Franklin Health Dept - Rick Dawson <rickd@bfhd.wa.gov>; Benton PUD - Bob Roe <roer@bentonpud.org>; Benton PUD - Dave Smith <smithd@bentonpud.org>; Benton PUD - engineering services <engservice@bentonpud.org>; Benton PUD - Jeff Vosahlo <vosahloj@bentonpud.org>; Benton PUD Chad Brooks <brooksc@bentonpud.org>; Benton PUD Mike Irving <irvingm@bentonpud.org>; Benton PUD Shanna Everson <eversons@bentonpud.org>; BPA - Deborah Rodgers <dxrodgers@bpa.gov>; BPA - Joe Cottrell



STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

1250 W Alder St • Union Gap, WA 98903-0009 • (509) 575-2490

December 21, 2017

Steve Donovan  
Kennewick Development Services  
P.O. Box 6108  
Kennewick, WA 99336

Re: PRD 17-02, PP 17-06

Dear Mr. Donovan:

Thank you for opportunity to comment on the pre-threshold determination for the Lauria Meadows Planned Residential Development of 54 lots on 11.40 acres. This project is proposed by Brad Beauchamp. We have reviewed the environmental checklist and have the following comment.

**SHORELANDS/ENVIRONMENTAL ASSISTANCE**

Below are recommendations to consider during the platting phase:

The actual platting of the parcel will not result in impacts; however, building on the parcel could produce impacts to potential wetland and wetland buffer habitats. Potential wetland signatures were noticed on aerial images (GoogleEarth). The most notable occurred along fence lines and the Kennewick Irrigation Canal. Irrigation influence from adjacent agricultural land and the Canal could be influencing wetland features on the site. If this is occurring wetland jurisdiction could remain within the City's regulatory authority. For clarification please see the attached Department of Ecology's *Focus on Irrigation-Influenced Wetlands* publication (July 2010).

The Department of Ecology recommends using an environmental consultant to conduct a formal wetland delineation of the area prior to any development or platting to locate the extent of existing wetland habitat and required buffers in the area.

Please submit a wetland delineation report, wetland rating forms, and associated materials to the Department of Ecology for review and comment prior to construction activities. In the event wetland or wetland buffer habitats occur in the area and impacts cannot be avoided a mitigation plan must be submitted for review.

In order to minimize construction impacts on wetlands, Best Management Practices (BMPs) for sediment and erosion control should be implemented. This should include functional silt fences, and immediate revegetation and mulching.

Placement of fill in wetlands may require an individual or general (nationwide) permit from the U.S. Army of Corps of Engineers (Corps). We advise the applicant to contact the Corps to determine if a permit is needed.

If you have any questions or would like to respond to these Shorelands/Environmental Assistance



Mr. Donovan  
 December 21, 2017  
 Page 2

comments, please contact **Lori White** at (509) 575-2616 or email at [lori.white@ecy.wa.gov](mailto:lori.white@ecy.wa.gov).

## **WATER QUALITY**

Erosion control measures must be in place prior to any clearing, grading, or construction. These control measures must prevent soil from being carried by stormwater runoff into surface waters, or into stormwater drains that may discharge directly to surface water. Sand, silt, and soil will damage aquatic habitat and are considered pollutants.

### Underground Injection Control

Drywells, and certain infiltration structures such as drain fields and French drains are regulated under 173-218 WAC Underground Injection Control Program. This program requires evaluation of construction standards, restrictions on types of discharges, registration of the structure through the UIC Program. Further information may be found on Ecology's website: <http://www.ecy.wa.gov/programs/wq/grndwtr/uic/index.html>, or, with an internet search for "Washington UIC"

### Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit is a minimum of a 38 day process and may take up to 60 days if the original SEPA does not disclose all proposed activities.

The permit requires that Stormwater Pollution Prevention Plan (Erosion Sediment Control Plan) is prepared and implemented for all permitted construction sites. These control measures must be able to prevent soil from being carried into surface water (this includes storm drains) by stormwater runoff. Permit coverage and erosion control measures must be in place prior to any clearing, grading or construction.

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Lloyd Stevens Jr.** at the Dept. of Ecology, (509) 574-3991, with questions about this permit.

Sincerely,



Gwen Clear  
 Environmental Review Coordinator  
 Central Regional Office  
 (509) 575-2012  
[crosepacoordinator@ecy.wa.gov](mailto:crosepacoordinator@ecy.wa.gov)

# Focus on Irrigation-Influenced Wetlands



DEPARTMENT OF  
**ECOLOGY**  
State of Washington

## Shorelands and Environmental Assistance Program

July 2010

### Background

Much of the deep-soil native habitats in eastern Washington have been converted to agriculture. A large portion of this land, particularly in the Columbia River Basin, is under irrigation. Additionally, some agricultural areas in western Washington are also irrigated. In many areas, the regional groundwater table is higher than it was before irrigation. Many wetlands have formed adjacent to irrigation conveyance systems and in low-lying areas where irrigation occurs. Some confusion exists as to whether these wetlands are considered "jurisdictional" – that is, whether they are regulated under federal, state, or local laws. This focus sheet explains how wetlands in irrigation areas are regulated under Washington state law. Applicable provisions of federal or local laws are not addressed by this document. *Consult with the U.S. Army Corps of Engineers for applicability of federal law and your local city or county planning department for applicability of local laws.*

**Keep in mind:** If a wetland falls under federal, state, or local regulation, it only means that the wetland is subject to the provisions of the law. This does not mean the wetland cannot be impacted – it simply means that the law applies and governs the proposed impact. In many cases, certain land use actions may be exempt from regulation or a wetland impact may be allowed under a permitting program.

### Wetland Definition

The same definition of wetlands is used in the three state laws that regulate wetlands: the Growth Management Act, RCW 36.0A.030 (20); the Shoreline Management Act, RCW 90.58.030 2(h); and the Water Pollution Control Act, WAC 173-201A.020:

*Wetlands means areas that are inundated or saturated by surface water or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas. Wetlands do not include those artificial wetlands intentionally created from nonwetland sites, including, but not limited to, irrigation and drainage ditches, grass-lined swales, canals, detention facilities, wastewater treatment facilities, farm ponds, and landscape amenities, or those wetlands created after July 1, 1990, that were unintentionally created as a result of the construction of a road, street, or highway. Wetlands may include those artificial wetlands intentionally created from nonwetland areas created to mitigate conversion of wetlands.*

#### "Artificial" Wetlands

State law distinguishes between wetlands that are regulated as wetlands and those that are "artificial" wetlands. "Artificial" wetlands such as stormwater ponds and irrigation ditches may still be regulated by other state laws. Even if they are found to be "artificial" wetlands, they may be considered "waters of the state" and regulated as a surface water body under state water quality law (RCW 90.48 and WAC 173-201A). Different standards for protection may apply. Contact Ecology's wetland staff for assistance (see More Information on page 3).

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Basically, this definition means:

1. A wetland must have indicators of three features: water, plants, and soils. It must have enough water to support "water-loving" (hydrophytic) plants, so the water must be present during the growing season. The presence of water creates low-oxygen conditions that support hydrophytic plants and also creates specialized soil characteristics.
2. The definition also distinguishes between "natural" and "artificial" wetlands. The definition requires that if an irrigation induced wetland is to be considered artificial, and thus not subject to state regulation as a wetland, it must meet both of the following characteristics:
  - a. It was intentionally created; and
  - b. It is in a formerly non-wetland (upland) site.

### Clarification of the terms "intentionally created" and "non-wetland"

The term "intentionally created," and the examples given in the definition, require that the artificial wetland not be the result of an accident or an unexpected by-product of some other intentional act. Therefore, artificial wetlands are found where someone **intentionally** creates a water feature such as a ditch, pond, or canal. The only situation where an artificial wetland results from an **unintentional** action is when construction of a road (after July 1, 1990) inadvertently creates a new wetland.

The term "non-wetland" means an area where wetland characteristics are lacking, i.e., an upland area. Thus, if someone intentionally creates a new water feature, such as a ditch or pond, in an area that was already wetland, the new water feature is still regulated under state law as a wetland.

In irrigated agricultural areas, wetlands can result from localized conditions (e.g., a leaking irrigation ditch) or as a result of a region-wide rise in groundwater resulting from regional irrigation projects. These types of wetlands are regulated by state wetland law and cannot be filled or drained without appropriate mitigation. However, if the irrigation practices are changed (such as moving irrigation away from a particular field for a year or two, or water conservation practices are implemented), and the wetland dries up and no longer performs wetland functions, then no mitigation is required.

### Examples

The following examples may help illustrate how the wetland definition applies to artificial wetlands in real-world situations.

1. **A ranch pond was built to supply water to livestock on a dry hillside and wetland conditions form over time.** Clearly, the pond meets both criteria for being an artificial wetland, as it was an intentionally created water feature in an upland site.
2. **Wetland vegetation is found along the inside edge or bottom of an irrigation canal.** The canal is an intentionally created water feature. If the canal was dug through uplands, then the wetland within the canal is not regulated as a wetland. If the canal was dug through an existing wetland, then the wetlands within the canal are subject to regulation.

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3. **A wetland is found down-gradient of a leaking irrigation canal or pipe.** The wetland is subject to regulation because it is an unintentional result of digging the canal. However, the canal (or a leaking irrigation pipe) can be repaired or lined to improve water conservation. If the wetland disappears as a result of the improvement, the loss of the wetland is not regulated. If wetland conditions persist, then it cannot be further altered without a permit.
4. **A wetland is found within a field that is irrigated.** The wetland is subject to regulation because it was not intentionally created. Although filling the wetland would be regulated, changes in irrigation practices (such as going from flood to drip irrigation) that would dry up the wetland would not be regulated.
5. **A wetland is found in a field that is not irrigated, but irrigation water from a field higher up has raised the groundwater table.** The wetland is subject to regulation because it was not intentionally created as part of a water feature.
6. **Wetland indicators (water, plants and soils) are found within a stormwater pond.** The wetland is not subject to regulation as a wetland if the stormwater pond was created in an upland area. However, if the stormwater pond is created within a wetland, then it is subject to regulation.

These examples are intended to provide a general idea of how state regulations apply to wetlands in irrigated agricultural areas. Landowners and applicants are encouraged to contact Ecology's regional wetland staff for assistance in determining how state wetland law applies to their situation (see More Information below).

### More Information

Ecology will post up-to-date information on this topic on the Irrigation-Influenced Wetlands web page: <http://www.ecy.wa.gov/programs/sea/wetlands/irrigation.html>.

For information on how state law addresses isolated wetlands, see Ecology Publication # 01-06-020 (<http://www.ecy.wa.gov/biblio/0106020.html>).

For more information or assistance in determining state authority to regulate wetlands, contact the regional wetlands specialist for the county in which the wetland is located: <http://ecy.wa.gov/programs/sea/wetlands/contacts.html>.

#### Special accommodations:

To ask about the availability of this document in a version for the visually impaired call the Shorelands and Environmental Assistance Program at 360-407-6600. Persons with hearing loss, call 711 for Washington Relay Service. Persons with a speech disability, call 877-833-6341.

**From:** [White, Lori \(ECY\)](#)  
**To:** [Steve Donovan](#)  
**Subject:** RE: Along fence line  
**Date:** Tuesday, January 09, 2018 8:49:57 AM

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Good Morning Steve,

Yes, after speaking with Mr. Beauchamp about the property and receiving some site photos I agree the signatures I noted were due to nearby irrigation practices and maintenance or lack of. No additional investigations of the parcel for wetland habitat is needed.

Thank you for following up! Please let me know if you have any questions or if I can offer any technical assistance.

Sincerely,

Lori B White

Shorelands, Wetland, & Federal Permit Specialist  
Department of Ecology  
1250 W Alder Street  
Union Gap, WA 98903  
509-575-2616  
[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)

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**From:** Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]  
**Sent:** Tuesday, January 9, 2018 8:29 AM  
**To:** White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>  
**Subject:** FW: Along fence line

Ms. White:

I am wanting to verify the below email that I received from Brad Beauchamp in regard to requiring a wetland assessment for the plat he is proposing on South Vancouver in Kennewick.

Based on your comments we were no longer going to require any further assessment of the site for wetlands.

Thanks,

Steve Donovan  
Planner

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**From:** brad beauchamp [<mailto:bmbdevelopment@yahoo.com>]  
**Sent:** Monday, January 08, 2018 4:14 PM  
**To:** Steve Donovan  
**Subject:** Fwd: Along fence line

Response from Ecology on PRD

Sent from my iPhone

Begin forwarded message:

**From:** "White, Lori (ECY)" <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>  
**Date:** January 8, 2018 at 2:38:55 PM PST  
**To:** brad beauchamp <[bmbdevelopment@yahoo.com](mailto:bmbdevelopment@yahoo.com)>  
**Subject:** RE: Along fence line

Good Afternoon Brad,

Thank you for sending the photos over. After taking a look at them and looking over the aerals again it does appear the signatures and vegetation changes are a result of irrigation and maintenance. No additional investigations are needed.

Thank you,

Lori B White

Shorelands, Wetland, & Federal Permit Specialist  
Department of Ecology  
1250 W Alder Street  
Union Gap, WA 98903  
509-575-2616  
[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)

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

From: brad beauchamp [<mailto:bmbdevelopment@yahoo.com>]  
Sent: Friday, January 5, 2018 4:39 PM  
To: White, Lori (ECY) <[lowh461@ECY.WA.GOV](mailto:lowh461@ECY.WA.GOV)>  
Subject: Along fence line



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**MEMORANDUM****Traffic Engineering Division**

To: Steve Donovan, Planner  
From: Jeff Herb, Transportation Manager  
Date: February 6th, 2018  
Re: Amended Traffic Engineering Comments for 2357 W 22nd Ave. & 2262 S Vancouver St. - 54 lots  
Project: PP 17-06/PLN-2017-03182

**Roadway Construction**

1. The northern most proposed east/west public street will be designed to a modified residential street half-road standard from S. Vancouver Street to the eastern property lot line of proposed lot 10. The paved road width will be 24' not including the curb and gutter. Sidewalk, curb and gutter will only be required on the side of the proposed road. The remaining street segments within this development will be designed to full road standards for a public residential street.
2. A modified street intersection design where the northern most proposed east/west public street intersects S Vancouver Street will be per the approved exhibit received by Public works on February 5<sup>th</sup>, 2018.

