



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

AGENDA

**MONDAY, MAY 10, 2021
6:00 P.M.**

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

Procedure for Participation

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

I. CALL TO ORDER

II. PROCEDURAL INFORMATION

III. PUBLIC HEARING

- A. Preliminary Plat (PP No. 21-01/PLN-2021-00196, "Southridge Townhome Estates" proposing to subdivide 11.26 acres into five phases for a total of 80 lots and 3 tracts. The site is generally located at 6230 Ridgeline Drive. The site is currently zoned Residential, Medium Density (RM), the Comprehensive Plan designation is Medium Density Residential. The applicant and property owner is Dan Swanson, SDC Inc., 32814 SE 110th Street, Issaquah, WA 98027.

IV. ADJOURN



COMMUNITY PLANNING DEPARTMENT
STAFF REPORT AND RECOMMENDATION TO
THE HEARING EXAMINER

FILE No: PP 21-01/PLN-2021-00196

Staff Report Date:	May 3, 2021
Public Hearing Date and Location:	May 10, 2021, Virtual Hearing
Report Prepared By:	Steve Donovan, AICP, Senior Planner
Report Reviewed By:	Anthony Muai, AICP, Planning Manager
Summary Recommendation:	The City of Kennewick RECOMMENDS APPROVAL with conditions of Preliminary Plat 21-01.
Summary of Proposal:	A Preliminary Plat proposed to subdivide 11.26 acres into five phases with 80 lots and 3 tracts.
Proposal Location:	6230 Ridgeline Drive, Parcel Numbers 1-1789-100-0006-000 and 1-1789-101-2221-001
Legal Description:	EAST ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 8 RANGE 29 SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD: 5/2/73 CERTIFICATE OF RIGHT-OF-WAY 5/29/80. LESS PORTION FOR ROAD RIGHT-OF-WAY. LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2221, RECORDS OF BENTON COUNTY WASHINGTON. A PORTION OF THE EAST ½ OF THE EAST ½ OF THE EAST ½ OF THE SOUTHWEST OF THE NORTHEAST ¼ OF SECTION 17, TOWNSHIP 8, RANGE 29.
Property Owner(s):	SDC Inc. 32814 SE 110th Street Issaquah, WA 98027
Applicant:	SDC Inc. 32814 SE 110th Street Issaquah, WA 98027

Engineer: J.A.C.E.
3505 S Volland Street
Kennewick, WA 99337

Surveyor: Stratton Surveying
313 N Morain Street
Kennewick, WA 99336

Approval Criteria:

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

Preliminary Plat Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	January 21, 2021
Determination of Completeness Issued	January 21, 2021
Notice of Application	January 25, 2021
Property Posting Sign	January 25, 2021
City Department Review Meeting	N/A
SEPA Threshold Determination Issued	April 6, 2021
SEPA Appeal Period Ends	April 20, 2021
Date of Published Notice of Public Hearing	April 25, 2021
Date of Mailed Notice of Public Hearing	April 22, 2021

Exhibits:

1. Staff Report
2. Application
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Preliminary Plat
5. Determination of Non-Significance ED 21-02/PLN-2021-00200
6. Draft Grading Plan, dated 1/17/2021
7. Proposal to Provide Traffic Engineering Services, dated 1/13/2021
8. Memorandum – Public Works Department, dated 1/27/2021
9. Applicant's responses to first review comments
10. Traffic Engineering Division comments
11. Building Safety Division comments
12. Parks Department comments, dated 1/25/21
13. Cascade Natural Gas, date 1/26/21
14. Kennewick Irrigation District comments, dated 2/17/2021
15. Kennewick School District comments, dated 4/16/2021
16. Department of Ecology comments, dated 3/05/2021

17. Email from Chad Brooks, Benton PUD, dated 2/05/2021
18. Department of Archaeology and Historic Preservation comments, dated 2/03/2021
19. Cultural Resources Survey for the Ridgeline Estates Subdivision Project, Benton County Washington, dated April 2021

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (PP 21-01) is a request for the subdivision of 11.26-acres into Five Phases for a total of 80 lots and 3 tracts. The project is generally located at 6230 Ridgeline Drive and other than a small accessory building; the majority of the site is vacant. The subdivision was originally called Ridgeline Estates, but there is already a subdivision named that, so the proposal was changed to Southridge Townhome Estates.

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

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

Property History:

The City of Kennewick annexed the site on March 7, 2000, via Ordinance 3917.

Density/Lot Size:

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

The proposed development has a minimum residential lot area of 3,000 square feet, a maximum residential lot area of 24,946 square feet, with an overall lot average of 13,563 square feet.

Additionally, Tract A will be used for a storm water retention site, Tract B is proposed for pedestrian access and Tract C is for future right-of-way and utility extensions.

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

Traffic:

In Exhibit 10, the Traffic Engineering Division provided comments on the proposal.

Storm Water:

Tract A is proposed to be a storm water retention site. Storm water design, construction and post construction must meet the requirements of KMC Section 14.28.045 and COK Standard Specification 5-8.

Streets & Utilities:

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

Parks:

EXHIBIT 1

The proposed development is in Service Area 1. The Park Impact Fee for Service Area 1 is \$920 per Single-Family Unit. The impact fee is due and payable prior issuing the certificate of occupancy by the City.

Critical Areas:

The site is designated as a Critical Aquifer Recharge Area and the applicant has verified that pursuant to KMC Section 18.60.050 and 18.060 no regulated or prohibited activities are proposed within the development. See Exhibit 9.

The Department of Archaeology and Historical Preservation (DAHP) has commented on the general area having some importance to Native American groups. As a result, DHAP recommended an archaeological survey of the project area prior to ground disturbing activities. Exhibit 20 is the applicant's completed archaeological survey for the site.

Schools:

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

The Kennewick School District is reaching capacity at Sage Crest Elementary and still has the capacity for more students at the other two schools listed in Exhibit 15.

Surrounding Property:

The properties to the south and west are zoned Residential, Medium Density. Properties to the east and north are zoned Residential, Low Density. The property to the east is a developed subdivision.

Staff Comment: It is staff's opinion that the proposed Preliminary Plat will be harmonious with the existing uses on the adjacent properties. Development of the site is subject to the Residential Design Standards.

Provisions for Public Health, Safety, and Welfare:

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

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

Comprehensive Plan:

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

Particularly the following:

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

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

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

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

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

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

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

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

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

Staff Comment: *As proposed, the development meets Goal 3 and Policy 3 by providing mixture of townhome lots and standard single-family residential lots.*

The City of Kennewick hereby RECOMMENDS that Preliminary Plat 21-01 be APPROVED with the following conditions:

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Residential Design Standards – Single-Family Residential.
2. A five-foot landscaping strip consisting of ground cover and street trees every 40 feet is required along Ridgeline Drive.
3. A landscape plan must be submitted for approval of all common areas, open spaces and rights-of-way not left in a natural state, listing the number, location, and species of trees, sizes of plant material, and ground cover prior to final plat approval. Street trees shall be placed at 40-foot intervals and within five feet of the back of sidewalk for curb tight sidewalks. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale.
4. Provide a bond or cash deposit for incomplete sidewalks and applicable landscaping prior to final plat approval. Trees for the individual residential lots shall be planted prior to receiving certificate of occupancy for each new home.
5. All fencing along Bob Olson Parkway must satisfy the arterial street fencing requirements of the Residential Design Standards, with a minimum two-foot wide masonry column at least every 50-feet.
6. All fees required by the City shall be paid prior to approval of the final plat.
7. All development of the plat shall be in conformance and consistent with the plat drawing which was admitted as Exhibit 4.
8. The Building Department requires a geo-tech report stating the bearing capacity of the soil for each structure. The study can be either a mass report for all building sites submitted with the final plat or individual reports for each lot, required prior to the approval of the footing inspection, as they are built out.
9. Comply with the Memorandum – Public Works Department. Exhibit 8
10. Comply with the Traffic Engineering Division comments. Exhibit 10
11. Comply with the Building and Safety Division comments. Exhibit 11
12. Comply with the applicable requirements of Kennewick Irrigation District comments. Exhibit 14
13. Comply with the email submitted by the Benton Public Utility District. Exhibit 17
14. Comply with the recommendation or the archaeological survey. Exhibit 19

EXHIBIT 1

15. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
16. The applicant and/or all of its successors must execute a written agreement to the satisfaction of the City Attorney, which will allow the City to establish enforceable arrangements for maintenance of any common areas, open spaces, private roads and common landscape areas, should the Homeowner's Association fail or refuse to maintain these areas.
17. The Preliminary Plat (PP 21-01) expires 5 years from the approval date. The City may grant an extension, but any extension application must be applied for before the approved preliminary plat expires.



Department only

Exhibit 2

PP _____ / PLN- _____ Fee \$ _____

Preliminary Plat ApplicationDate: 7-12-2021 Name Of Plat Southridge Estates SubdivisionArea Of Plat: 11.26 Zoning: rm #/Lots: 80
Min. Lot Size: 3000 Average Lot Size: 4,875 (0.10 acres)Proposed Land Use: attached and detached single family dwellingsGeneral Location: West of Southridge High between Hildabrand & Ridgeline DriveParent Parcel Numbers: 117-891-000-006-000 & 117-891-012-221-001Applicant Name: KDS DevelopmentAddress: 32814 SE 110th St.City, State, Zip: Issaquah, WA. 98027Phone Number: 206-948-4455 E-mail ConDev47@AOL.ComOwner's Name: Dan SwansonAddress: same

City, State, Zip: _____

Phone Number: _____ E-mail _____

Surveyor's Name: Stratton SurveyingAddress: 313 N. Morain StCity, State, Zip: Kennewick WA 99336Phone Number: 509-735-7364 E-mail Aaron@strattonsurvey.comEngineer's Name: J.A.C.E.Address: 3505 S. Volland St.City, State, Zip: Kennewick, WA 99337Phone Number: 509-302-7624 E-mail Jensen-Engineering@outlook.com

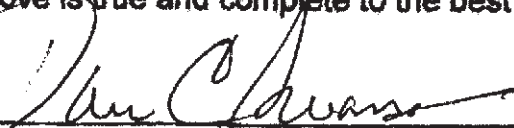
Plat Will Be Served By: (Check Those Which Apply)

Telephone Co:	Verizon	☒	Other	_____
Water System:	Well	☐	Private	☐
Sewer System:	Septic	☐	City	☒
Natural Gas:	Yes	☒	No	☐
Cable Tv:	Yes	☒	No	☐

Irrigation District: Kennewick Irrigation Districk Power: PUD Benton PUD

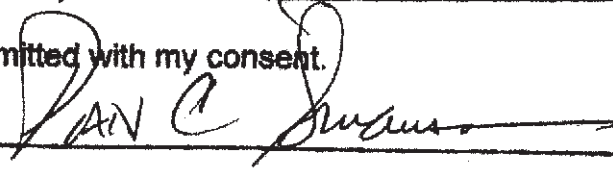
I certify that the information given above is true and complete to the best of my knowledge.

SIGNATURE OF APPLICANT:



This preliminary plat is being submitted with my consent.

SIGNATURE OF OWNER:



Received by: _____ Date: _____ Fee paid: _____

SEPA Checklist

ESA Supplement

Ownership Report



NOTICE OF MAILING

I, Steve Donovan, on April 22, 2020
mailed 32 copies of Notice of Public Hearing
for PP 21-01/PLN-2021-00196
to all property owners within 300 feet of the proposal
as shown on the attached list.



Signature



NOTICE OF PUBLIC HEARING

PLAT MAP ON BACK

Proposal: KDS Development submitted a preliminary plat application to subdivide an 11.26-acre lot located at 6230 Ridgeline Drive into 80 lots and 3 tracts. The Comprehensive Plan Designation for the site is Medium Density Residential. The site is zoned Residential, Medium Density (RM) and is subject to Residential Design Standards. The file number is PP 21-01/PLN-2021-00196.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **May 10, 2021**. In response to the COVID-19 emergency, testimony will be taken online. To participate in the meeting, use the link found at www.go2kennewick.com/244/Hearing-Examiner.

Submitting Written Comments

- The City asks all members of the public that would like to comment regarding the Public Hearing to fill out an online form at <https://www.go2kennewick.com/244/Hearing-Examiner> no later than 5:00 p.m. on Friday, May 7th to be included in the Hearing Examiner packet for the record.
- Interested parties may also submit written comments to P.O. Box 6108, Kennewick, WA 99336; or e-mail steve.donovan@ci.kennewick.wa.us no later than 5:00 p.m. on Friday, May 7th to be included in the Hearing Examiner packet for the record.

Commenting at the Meeting

- If you wish to comment during the Public Hearing, please register at <https://www.go2kennewick.com/244/Hearing-Examiner>. Registrations must be received by 4:00 p.m. on Monday, May 10th.

Environmental Documents and/or Studies Applicable to this Proposal: A Determination of Non-significance, ED 21-02/PLN-2021-00200 was issued on April 6, 2021.

Determination of Completeness: The application was determined complete on January 21, 2021.

Project Permits Associated with this Proposal: Civil

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

Estimated Date of Decision: Within 10 business days of the Hearing Date of May 10, 2021.

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

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

Steve Donovan, Senior 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

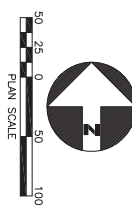


Exhibit 3

SOUTHRIDGE TOWNHOME ESTATES

RM ZONED TOWNHOMES (80 LOTS)

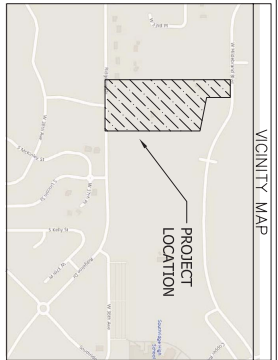
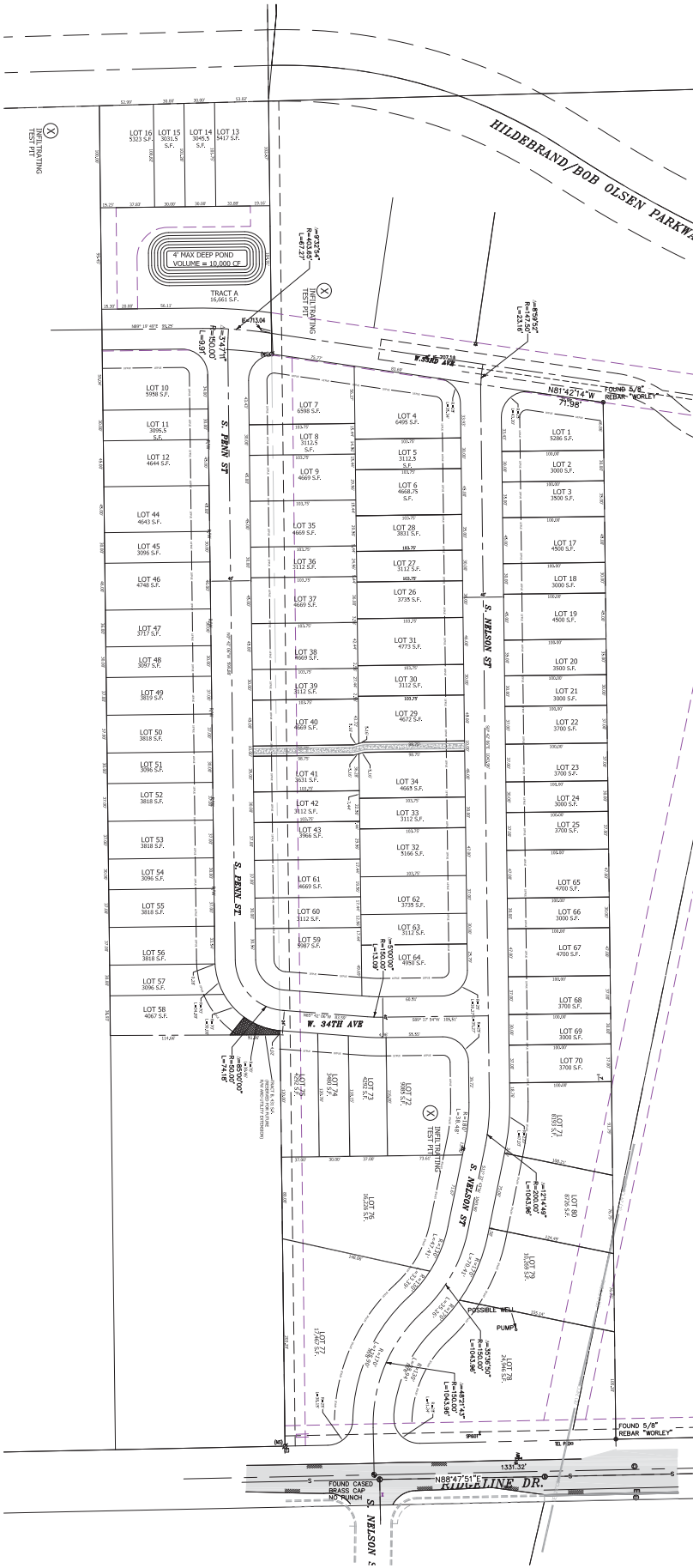
SW 1/4 OF NE 1/4 OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M.
(Parcels 11789100006000 & 117891012221001)
6230 RIDGELINE DR., KENNEWICK, BENTON COUNTY, WASHINGTON, 99338
PP 21-01/PLN-2021-00196

LEGAL DESCRIPTIONS:

PARCEL 11789100006000: EAST 1/2 OF THE EAST 1/4 OF SECTION 17 OF THE SOUTHWEST OF THE NORTHEAST 1/4 OF TOWNSHIP 8, RANGE 29, SUB 1 TO EASIS OF MAY 5/29/80, LESS PORTION FOR ROAD RIGHT-OF-WAY, PARCEL 117891012221001: LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2221, PARCEL 117891012221001: LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2221, A PORTION OF THE EAST 1/2 OF THE EAST 1/4 OF THE SECTION 17, TOWNSHIP 8, RANGE 29

LAND USE TABLE	
TOTAL SITE AREA (ACRES)	11.26 ACRES
LOT AREA (ACRES)	2.31 ACRES
LOT AREA (SQ. FT.)	8,575 SQ. FT.
ATTACHED HOUSING LOTS	79
ATTACHED SINGLE LOT SIZE	4,041 S.F.
ATTACHED SMALLEST LOT SIZE	3,000 S.F.
DETACHED SINGLE LOT SIZE	7,160 S.F.
DETACHED SMALLEST LOT SIZE	2,160 S.F.
DETACHED LARGEST LOT SIZE	8,103 S.F.
DETACHED SMALLEST LOT SIZE	18,000 S.F.

1. DESIGN AND CONSTRUCTION OF ALL STREETS SHALL CONFORM TO STANDARDS SET FORTH BY THE CITY OF KENNEWICK.
2. DESIGN AND CONSTRUCTION OF DOMESTIC WATER AND SANITARY SEWER SERVICES SHALL CONFORM TO THE CITY OF KENNEWICK STANDARDS.
3. A STORM SEWER SYSTEM WILL BE DESIGNED TO HANDLE THE RUNOFF CREATED BY THE DEVELOPMENT FOR THE PROJECT.
4. 24" RCP STORM SEWER SHALL BE INSTALLED AT LOCATIONS APPROVED BY THE CITY OF KENNEWICK FIRE MARSHALL.
5. EXISTING ZONING IS RM.
6. ELECTRICAL SERVICE: PROVIDER FOR COMMUNICATIONS.
7. CABLE T.V. SERVICE: PROVIDER FOR COMMUNICATIONS.
8. UTILITY EASEMENTS OF 10' OR CLOSER THE FRONT LOT LINES WILL BE CREATED ON EACH LOT.
9. DEVELOPMENT SHALL BE RESPONSIBLE FOR PROVIDING THE FRONT LOT LINES WILL BE CREATED ON EACH LOT.
10. DEVELOPMENT SHALL BE RESPONSIBLE FOR PROVIDING THE FRONT LOT LINES WILL BE CREATED ON EACH LOT.
11. PRASING BOUNDARIES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
12. RANGING WILL BE SUPPLIED BY KENNEWICK IRRIGATION DISTRICT.
13. RANGING WILL BE SUPPLIED BY KENNEWICK IRRIGATION DISTRICT.
14. THE STANDARD RESIDENTIAL LOTS TO BE STANDARD CURE AND UTILITY.
15. ALL LOT FRONTAGES TO HAVE 18' EASEMENTS MEANT FOR SIDEWALKS, IRRIGATION AND UTILITIES.
16. BLOCK ENDING TO MATCH ELEVATION, LOCATION AND DESIGN OF EXISTING BLOCK ENDING ON EAST SIDE OF SUBDIVISION.



OVERALL SITE PLAN
SCALE: 1"=50'

SURVEYOR
STRATON SURVEYING AND MAPPING, INC. 509-735-7364
313 N. MORAIN ST., KENNEWICK, WA 99336

DATUM/BENCHMARK
DATUM - NGVD 29, CITY OF KENNEWICK RSN-1540,
POINT OF BEGINNING - 95.75' ELEVATION, 87.75' RSN-1540, PTS 9274837
BNS OF BEGINNING - 1540, 80' PER 1540-1540, PTS 9274837

CITY ENGINEER DATE

NOTE: ALL UTILITY LOCATIONS ARE APPROXIMATE AND ARE SUBJECT TO CHANGE. VERIFY EXACT LOCATIONS WITH UTILITY COMPANIES PRIOR TO TRENCHING.

CALL 2 BUSINESS DAYS BEFORE YOU DIG: 811

15800
DAN SWANSON
REGISTERED PROFESSIONAL ENGINEER
STATE OF WASHINGTON

SOUTHRIDGE TOWNHOME ESTATES

PP 21-01/PLN-2021-00196

RM ZONED TOWNHOME LAYOUT

KDS DEVELOPMENT Inc.

DAN SWANSON

313 N. ELIOTT ST., SEASIDE, WA 98137

206-466-4455

1977 - 2021

YEARS OF QUALITY SERVICE

Jensen & Associates Consulting Engineers

Desiged By: JSJ Drawn By: JSJ

File Name: 2017-011 SOUTHRIDGE TOWNHOME ESTATES

File Path: C:\Users\JAC\Documents\JAC\2017-0111 Dan Swanson Ridgeline OUTLOOK.dwg

JENSEN & ASSOCIATES CONSULTING ENGINEERS

WEDFORD OR & KENNEWICK WA

JOHN 509-774-1818 EXT-5091 302-7824

Web Site: www.JENSEN-Engineering.NET

Email: JENSEN-ENGINEERING@OUTLOOK.COM

J.A.C.E.

Exhibit 3

37

KDS DEVELOPMENT INC
32814 SE 110TH STREET
ISSAQUAH WA 98027

37

BRIAN J & TOBIE R SASS
3404 S MCKINLEY ST
KENNEWICK WA 99338

37

IZAK K & REBEKAH ATWOOD
3356 S MCKINLEY ST
KENNEWICK WA 99338

37

ROB J RATHBONE
3344 S MCKINLEY ST
KENNEWICK WA 99338

37

LARRY & TERESA WENZEK
3361 S MCKINLEY ST
KENNEWICK WA 99338

37

KENT R WELSCH
3429 S MCKINLEY ST
KENNEWICK WA 99338

37

FELIPE D ZAVALA & ZAVALA DANELLE M
SOSA
3337 S MCKINLEY ST
KENNEWICK WA 99338

37

ALDERBROOK INVESTMENTS INC
8220 W GAGE BLVD #742
KENNEWICK WA 99336

37

JANMEET S SAHOTA
26405 S SUNSET MEADOW LOOP
KENNEWICK WA 99338

37

JOHNATHAN O & DESIREE D JOHNS
3325 S MCKINLEY ST
KENNEWICK WA 99338

37

DARRELL E STOCKER
85026 SUMMIT VIEW DRIVE
KENNEWICK WA 99338

37

KAREY & RONDA REISDORPH
3368 S MCKINLEY ST
KENNEWICK WA 99338

37

GREEN FROG LLC
1920 N PITTSBURGH
KENNEWICK WA 99336

37

JARED WESLEY & TAYLOR LENORE
CARSON
6087 W 34TH AVE
KENNEWICK WA 99338

37

JAMES ORLEN & AMANDA V KADINGER
3349 S MCKINLEY ST
KENNEWICK WA 99338

37

QUALITY FIRST CONSTRUCTION LLC
216904 E BOWLES RD
KENNEWICK WA 99337

37

KURT VINCENT & BRENDA DOBIN
PO BOX 7221
KENNEWICK WA 99336

37

BRIAN N & PATRICIA M KROCYNSKI
6128 W 33RD AVE
KENNEWICK WA 99338

37

ANTHONY J & MARIE D PENNELLA
6436 RIDGELINE DR
KENNEWICK WA 99338

37

IL-YA & ANNA KATAN
3364 S LINCOLN PL
KENNEWICK WA 99338

37

SOUTHRIDGE HOMEOWNERS
ASSOCIATION OF KENNEWICK
8205 N DIVISION
SPOKANE WA 99208

37

DEXTER E & MICHELLE RAFEAL
BARNETT
3416 S MCKINLEY ST
KENNEWICK WA 99338

37

KIMBERLY HOLWAY
3432 S MCKINLEY ST
KENNEWICK WA 99338

37

YANEIRA CECILIA & SILVA DIEGO
DELGADO
3417 S MCKINLEY ST
KENNEWICK WA 99338

37

CHRISTINA MARIE & ERIC JAMES
CASIAS
6103 W 33RD AVE
KENNEWICK WA 99338

37

SOUTHRIDGE TRI-CITIES DEVELOPMENT
LLC
8205 N DIVISION
SPOKANE WA 99208

37

DANIELLE SASHEEN BROWN
3507 S MCKINLEY ST
KENNEWICK WA 99338

37

SHANNON L SALAZAR
3436 S LINCOLN PL
KENNEWICK WA 99338

37

DEREK J & BROOKE M HOLTMANN
6138 W 33RD AVE
KENNEWICK WA 99338

37

FEDERICO L & CASSIE A ARAUJO
3412 S LINCOLN PL
KENNEWICK WA 99338

37	37	Exhibit 3
LWIS T & OWSLEY TAYLOR D	SUSANA HOLMES	
MARMOLEJO	3424 S LINCOLN PL	
6102 W 33RD AVE	KENNEWICK WA 99338	
KENNEWICK WA 99338		

PARCEL 178910000060000, EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 8, RANGE 29 SUBJ TO ESMTS AND RESTING OF RECORD: 5/27/73 CERTIFICATE OF COMPLETION OF WAY 5/29/80. LESS PORTION FOR ROAD RIGHT-OF-WAY.

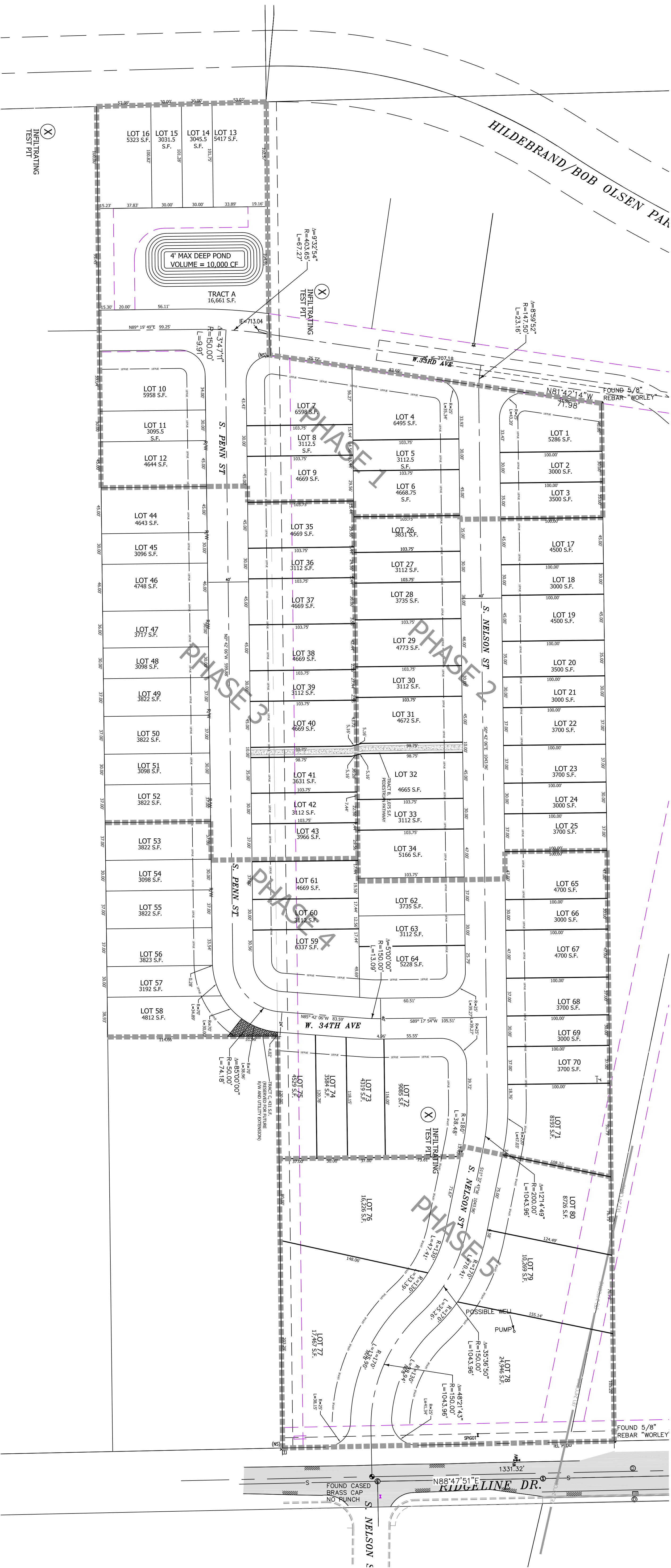
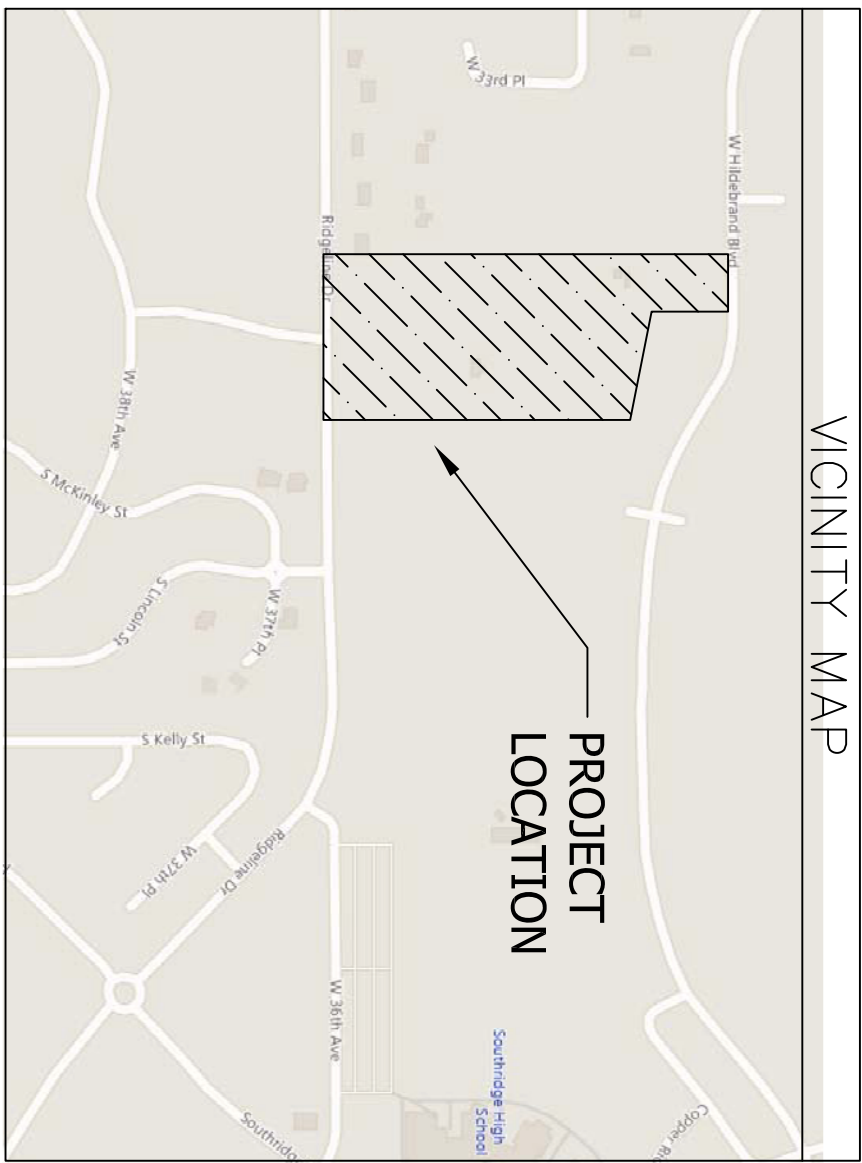
PARCEL 178910011001101 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 2221, RECORDS OF BENTON COUNTY, WASHINGTON.

A PORTION OF THE EAST 1/2 OF THE EAST 1/2 OF THE EAST 1/2 OF THE SOUTHWEST OF THE NORTHEAST 1/4 OF SECTION 17, TOWNSHIP 8, RANGE 29.

LAND USE TABLE	
TOTAL SITE AREA (GROSS)	11.96 ACRES
RIGHT OF WAY DEDICATION	1.25 ACRES
LOT AREA (NET)	9.31 ACRES
LOT COUNT	80
ATTACHED HOUSING LOTS	73
ATTACHED HOUSING LOT SIZE	4,025 S.F.
DETACHED HOUSING LOT SIZE	6,500 S.F.
SINGLE FAMILY LOT SIZE	9,300 S.F.
ATTACHED SMALL LOT SIZE	7
DETACHED SMALL LOT SIZE	13,665 S.F.
DETACHED MEDIUM LOT SIZE	23,160 S.F.
DETACHED LARGE LOT SIZE	23,160 S.F.
DETACHED MEDIUM LOT SIZE	81,937 S.F.
DETACHED SMALL LOT SIZE	19,167 S.F.
PUBLIC TRAILS (3)	

SOUTHRIDGE TOWNHOME ESTATES
RM ZONED TOWNHOMES (80 LOTS)
SW 1/4 OF NE 1/4 OF SECTION 17, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M.
(Parcels 117891000006000 & 117891012221001)
6230 RIDGELINE DR., KENNEWICK, BENTON COUNTY, WASHINGTON, 99338
PP 21-01/PLN-2021-00196

1. DESIGN AND CONSTRUCTION OF ALL STREETS SHALL CONFORM TO STANDARDS SET FORTH BY THE CITY OF KENNEWICK.
2. RESIDENTIAL STREET SECTION TO CONFORM TO COK STANDARD DWG 2-1, SHEET 1 of 4, ALTERNATIVE 1, WITH SIDEWALK ADJACENT TO CURB.
15. CURB SECTION TO MATCH COK STANDARD DWG 2-10. TANGENT AREAS OF ATTACHED HOUSING FRONTAGES TO BE MOUNTAINABLE CURB (ROUNDABOUT OR TRAFFIC CIRCLE). AREAS WITHIN SMALL HORIZONTAL CURVES (LESS THAN 100'), INTERSECTIONS, AND AREAS FRONTING THE 7 STANDARD RESIDENTIAL LOTS TO BE STANDARD CURB AND GUTTER. (TYPICAL VERTICAL CURB).
16. DESIGN AND CONSTRUCTION OF DOMESTIC WATER AND SANITARY SEWER SERVICES SHALL CONFORM TO THE STANDARDS SET FORTH BY THE CITY OF KENNEWICK.
17. A STORM SEWER SYSTEM WILL BE DESIGNED TO HANDLE THE RUNOFF CREATED BY THE DEVELOPMENT FOR THE ZONE. APPROXIMATE 1.045' OF CITY SEWER WILL BE INSTALLED AT LOCATIONS APPROVED BY THE CITY OF KENNEWICK FIRE MARSHALL.
18. EXISTING ZONING IS RM.
19. ELECTRICAL SERVICE: BENTON PUD.
20. TELEPHONE SERVICE: FRONTIER COMMUNICATIONS.
21. CABLE T.V.: SPECTRUM.
22. UTILITY EASEMENTS OF 18' ALONG THE FRONT LOT LINES WILL BE CREATED ON EACH LOT.
23. APPROXIMATELY 2.045' OF CITY SEWER WILL BE CONSTRUCTED TO PROVIDE SEWAGE DISPOSAL FOR THE DEVELOPMENT.
25. DOMESTIC WATER SUPPLY WILL BE THE CITY OF KENNEWICK.
26. IRRIGATION WILL BE SUPPLIED BY KENNEWICK IRRIGATION DISTRICT.
27. PHASING BOUNDARIES ARE APPROXIMATE AND ARE SUBJECT TO CHANGE.
28. ALL LOT FRONTAGES TO HAVE 18' EASEMENTS MEANT FOR SIDEWALKS, IRRIGATION, AND UTILITIES.
29. 6' HIGH BLOCK FENCING TO BE INSTALLED ALONG LOT FRONTAGES OF RIDELINE DRIVE AND HILDEBRAND BLVD. BLOCK FENCING TO MATCH ELEVATION, LOCATION AND DESIGN OF EXISTING BLOCK FENCING ON EAST SIDE OF SUBDIVISION.



SURVEYOR

STRATTON SURVEYING AND MAPPING, INC., 509-735-7364
313 N. MORAIN ST., KENNEWICK, WA. 99336

DATUM/BENCHMARK

DATUM - NGVD 29, CITY OF KENNEWICK RS#1-1540,
POINT # 927. ELEVATION = 879.59
BASIS OF BEARING - NAD 83 PER RS#1-1540, PTS 927&937

CITY ENGINEER

DATE _____

NOTE: ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH UTILITY COMPANIES PRIOR TO TRENCHING

CALL 2 BUSINESS DAYS
BEFORE YOU DIG: 811



SOUTHRIDGE TOWNHOME ESTATES

PP 21-01/PLN-2021-00196
RM ZONED TOWNHOME LAYOUT

SDC INC.
DAN SWANSON
32814 SE 110th ST. ISSAQUAH WA, 98027
ConDev47@AOL.Com
206-948-4455

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CONSTR

CONSTRAINT		
Rev	Date	Description

1977 - 2021

44
YEARS OF QUALITY
AND VALUE

Jensen & Associates
Consulting Engineers

JENSEN & ASSOCIATES CONSULTING ENGINEERS

MEDFORD OR & KENNWICK WA
JOHN-(541) 779-4352 JEFF-(509) 302-7624
Web Site: www.JENSEN-Engineering.NET
Email: JENSEN-ENGINEERING@OUTLOOK.com

Designed By: JSJ Drawn By: JSJ
File Name: 2017-011 SOUTHRIDGE TOWNHOME ESTATES
File Path: C:\local\laff\Documental\ACF\2017\2017-011 Den Surveys\Bridgeline.aud\Drawings

J.A.C.E.



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

FILE/PROJECT NUMBER: ED 21-02/PLN-2021-00200

DESCRIPTION OF PROPOSAL: To develop an 80 lot residential subdivision in five phases.

PROPOSER: KDS Development, c/o Dan Swanson, 32814 SE 110th Street, Issaquah, WA 98027

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 6230 Ridgeline Drive

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: **April 6, 2021**

Signature: _____

Appeal: An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days and no later than 5p.m. 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
ED 21-02 File

January 13, 2021

Dan Swanson
KDS Development
32814 SE 110th Street
Issaquah, Washington 98027

Via email: condev47@aol.com

Regarding: Proposal to Provide Traffic Engineering Services
Ridgeline Estates Subdivision – Kennewick
6230 Ridgeline Drive
Kennewick, Washington
PBS Proposal PR71700.000

Dear Mr. Swanson:

PBS Engineering and Environmental Inc. (PBS) is pleased to submit this proposal to provide traffic engineering services for the proposed Ridgeline Estates Subdivision at 6230 Ridgeline Drive in Kennewick, Washington.

This proposal outlines our project approach, scope of work, schedule, and budget for PBS services based on our understanding of the project, information provided to us to date, and experience with similar projects.

PROJECT UNDERSTANDING AND APPROACH

The proposed project is to develop 11.26 acres into 80 residential lots. Seven of these properties will be single-family detached lots and 73 attached townhomes.

Given the proposed residential use for this site and based upon the latest edition of the Institute of Transportation Engineers *Trip Generation Manual*, it is estimated that the site will generate 601 weekday average daily trips, 45 in the weekday AM peak hour and 53 in the weekday PM peak hour. The City of Kennewick's Development Traffic Impact Analysis Criteria suggests that developments with peak hour trip generation more than 30 trips and less than 100 peak hour trips should develop a Trip Generation and Distribution Letter to meet the city traffic study requirements.

If this proposal is accepted, PBS staff will schedule a scoping meeting with the City of Kennewick Traffic Engineer to finalize the study scope. The following scope of work may be refined following the scoping meeting with city staff.

SCOPE OF WORK

PBS proposes the following scope of work for the traffic study based on the City of Kennewick guidelines. See attached Traffic Impact Analysis (TIA) guidelines.

PBS will prepare an estimate of new trips applied and prepare a trip distribution map illustrating how the project trips will distribute on the streets around the proposed development.

PBS will set up a meeting with city staff to verify a trip generation and distribution letter will meet its standards and refine the trip estimate and distribution.

LIMITATIONS OF SCOPE

This study will be limited to the tests and/or locations indicated in the previously described scope of work. The site may have other concerns that will not be characterized by this study. Further study may be recommended. The findings and conclusions of this work are not scientific certainties, but probabilities based on professional judgment concerning the significance of the data gathered during this investigation. PBS is not able to represent conditions on the site beyond those detected or observed by PBS.

ASSUMPTIONS

PBS made the following assumptions when completing this proposal:

- All meetings will be held via conference calls.
- The client will submit the Trip Generation Letter with the land use application.

DELIVERABLES

A Trip Generation and Distribution Letter will be prepared and provided via a PDF attachment to an email to the client.

COMPENSATION

PBS proposes to provide the scope of work on fixed fee basis. The following outlines the estimated costs associated with the scope of services.

PBS labor for the trip generation and distribution letter only	\$3,500
--	---------

This cost estimate includes all labor, materials, transportation, equipment, and other expenses required to complete the work described.

The fees and terms under which these services are provided will be in accordance with the attached PBS General Terms and Conditions for Professional Services (Rev. 10/2018). The Terms and Conditions and this proposal constitute the entire agreement (Agreement) between the parties and may not be changed without prior written consent of the parties.

The pricing and other information contained in this proposal document are proprietary and shall not be duplicated, used, or disclosed, in whole or in part, to other parties without the permission of PBS.

SCHEDULE

PBS is available to begin work on this project immediately upon receipt of a signed copy of this Agreement. The scope of work will be completed approximately two weeks after authorization to proceed.

JOBSITE SAFETY DURING COVID-19

At PBS, we are committed to keeping our employees, clients, contractors, and communities healthy. We are following federal, state, and local guidelines and recommendations in response to COVID-19 as we strive to balance public health concerns and delivery of our projects. For the foreseeable future, these precautions will include continuing to observe social distancing and other engineering controls to minimize risk. Our staff will be wearing face coverings and personal protective equipment (PPE) in situations where other controls cannot be applied.

APPROVAL

Please indicate acceptance of this Agreement by returning a signed copy of this Agreement or a purchase order incorporating the terms and conditions of this Agreement.

Please feel free to contact me at 360.567.2117 or john.manix@pbsusa.com with any questions or comments.

Sincerely,



Digitally signed by John
Manix PE
Date: 2021.01.13
09:13:14-08'00'

John Manix, PE
Senior Traffic Engineer
PBS Engineering and Environmental Inc.

ACCEPTED BY:
KDS Development

Signature of Authorized Representative

Name (Please Print)

Title

Date

Attachments: Ridgeline Estates Trip Generation Summary (January 12, 2021)
City of Kennewick *Traffic Impact Analysis (TIA) Study Guidelines* (May 8, 2014)
PBS General Terms and Conditions for Professional Services (Rev. 10/2018)

JP:JAM:mo

Trip Generation Summary

Exhibit 7

Alternative: Alternative 1
Phase:
Project: Ridgeline Estates Subdivision

Open Date: 1/12/2021
Analysis Date: 1/12/2021

ITE	Land Use	Weekday Average Daily Trips				Weekday AM Peak Hour of Adjacent Street Traffic				Weekday PM Peak Hour of Adjacent Street Traffic			
		*	Enter	Exit	Total	*	Enter	Exit	Total	*	Enter	Exit	Total
210	SFHOUSE 1		45	45	90		3	7	10		5	3	8
	7 Dwelling Units												
220	LOW-RISE 1		256	255	511		8	27	35		28	17	45
	73 Dwelling Units												
	Unadjusted Volume		301	300	601		11	34	45		33	20	53
	Internal Capture Trips		0	0	0		0	0	0		0	0	0
	Pass-By Trips		0	0	0		0	0	0		0	0	0
	Volume Added to Adjacent Streets		301	300	601		11	34	45		33	20	53

Total Weekday Average Daily Trips Internal Capture = 0 Percent
Total Weekday AM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent
Total Weekday PM Peak Hour of Adjacent Street Traffic Internal Capture = 0 Percent

* - Custom rate used for selected time period.



DEVELOPMENT TRAFFIC IMPACT ANALYSIS CRITERIA

CITY OF KENNEWICK, WASHINGTON

As part of the State Environmental Policy Act (SEPA) determination for Transportation, applicants for new or existing developments that meet or exceed the trip generation rates as prescribe in the following table, shall provide a traffic analysis outlined for SEPA review/determination.

Development Level	Trip Generation ^(a)	Analysis Requirement
Level 1	≤ 30 peak hour trips	None
Level 2	>30 < 100 new peak hour trips	Trip Generation and Distribution Letter
Level 3 ^(b)	≥ 100 new peak hour trips	Traffic Impact Analysis (TIA) Study

- (a) Trip Generation shall be based upon the latest edition to the Institute of Transportation Engineers (ITE) *Trip Generation Manual*, unless otherwise approved by the city's Traffic Engineer in advance of any required analysis.
- (b) Level 3 – Any development that generates one-hundred or more (≥100) new peak hour trips; or any Level 2 development that impacts a roadway or intersection that exceeds, or as the result of the development is expected to exceed the adopted level-of-service, shall provide a Traffic Impact Analysis Study.

The city's Traffic Engineer may require a full or modified TIA study for Level 1 or Level 2 developments where there are other potential traffic impacts resulting from or aggravated by the proposed development (e.g. safety, queuing, circulation, etc.)

TRIP GENERATION AND DISTRIBUTION LETTER

To reduce cost for further analysis and delays for review, it is highly recommended the Trip Generation and Distribution Letter preparer contact the city's Traffic Engineer prior to the start of the analysis to discuss the trip generation rates and distribution pattern used for the analysis.

Trip Generation and Distribution Letter is required for a Level 2 development and shall include the following elements as a minimum:

1. Project description, including proposed use;
2. Site plan with vicinity map;
3. Number of residential units; or commercial/industrial building size noted in square feet and number of parking stalls required per Kennewick Municipal Code (KMC) Chapter 18.36 and number of parking stalls provided;
4. Proposed and existing access points (show existing accesses within 300 feet on both sides of the street); site circulation; queuing lengths; proposed traffic controls, streetlight and parking locations, as applicable;
5. Project phasing, expected opening year and completion year (for phased projects);
6. An estimate of trip generation for the typical weekday (and peak weekend day for commercial development) and the PM peak-hour conditions. Supporting calculations and data sources shall be shown. Any adjustments for transit use and/or pass-by trips shall be clearly documented. AM peak-hour, weekend, holiday and/or off-peak trips conditions may be necessary for some projects due to their characteristics, e.g. theaters, amusement parks, auditoriums, convention centers, coliseum, etc.;
7. A comparison of the trip generation between the previous and the proposed site use for projects involving a change of use and if the comparison shows a net increase in trip generation

of more than thirty (30) peak hour trips, the project will be subject to the Traffic Impact Analysis Study requirements;

8. A preliminary distribution pattern for traffic on the adjacent street network, shown in a graphical format;
9. Provide a graphic showing all site trip distribution at all access points and key intersections within one (1.0) mile of the site;
10. Any Level 2 development within a one (1.0) mile radius of a planned/identified intersection or roadway improvements (traffic signal, roundabout, capacity, etc.) shall calculate their proportionate share to mitigate the development's impact to said intersections/roadways. An electronic (Microsoft Excel) spreadsheet to assist in the determination of the proportionate share may be obtained by contacting the city Traffic Engineer;
11. A discussion of the potential need for Neighborhood Traffic Calming measures for the proposed project and/or adjacent neighborhood streets may be required by the city Traffic Engineer;
12. The *Trip Generation and Distribution Letter* shall be sealed, signed and dated by the Engineer licensed within the State of Washington qualified to perform traffic engineering impact analysis; and,
13. An electronic file (MS-Word or PDF) and five copies of the report and appendix containing analysis shall be provided, unless otherwise stated, to the city's Planning Department assigned planner for the development application. Trip Generation and Distribution Letter's that do not meet the guidelines outlined in above may be returned to the applicant for further analysis. The study is included in the case file and information from the analysis may be used as a basis for finding by city staff.

TRAFFIC IMPACT ANALYSIS (TIA) STUDY

It is highly recommended that the traffic impact analysis study preparer contact the city's Traffic Engineer prior to the start of the study to learn the study area and other requirements for the TIA study. Failure to do so may result in needless additional cost and delay to the development applicant for additional analysis.

The following components of the traffic impact study report shall be included as a minimum:

1. The study purpose and objectives.
2. The project description including existing and proposed land use and site characteristics.
3. A study area description including surrounding land use(s), street system characteristics, transit service, pedestrian and bicycle facilities, and any pending funded transportation system improvements.
4. Existing and future non-project traffic volumes.
 - a. For projects with projected trips of less than 1,000 or fewer than 100 peak-hour trips during a typical day with build-out in a single phase, the horizon shall be the anticipated opening year, assuming full build-out and occupancy.
 - b. For projects with projected trips of 1,000 during a typical day or 100 or more peak-hour trips with build-out in a single phase the horizon shall be the project opening year and five (5) years after the opening year, assuming full build-out and occupancy.
 - c. For projects with multiple phases, the study shall include analysis of the opening years of each phase, assuming build-out and full occupancy for each phase, plus a ten (10) year projection for the completed project.

- d. For projects with projected trips of 10,000 or more trips on a typical day or 1,000 or more peak-hour trips, a twenty (20) year horizon assuming full build-out, in addition to any five (5) year horizons for each phase, if applicable.
 - e. A 20-year horizon analysis shall be required for any proposed traffic signal or roundabout installation, regardless of the size of the proposed project.
- 5. Project-related trip analysis including expected trip generation, trip distribution, trip assignment and modal split. The trip generation analysis should identify the critical hours of analysis (morning, evening, or facility peak hour) and a summary of daily trips. A discussion of the significance of pass-by and diverted trips may be appropriate for some projects.
- 6. An evaluation of the project impacts on roadway operating conditions for each evaluation period (opening, phasing, 5-, 10-, and 20-year) including:
 - a. An analysis of level-of-service and volume/capacity critical intersections and access points. Capacity deficiencies should be identified by each intersection and access approach.
 - b. Turning conflicts and queue spillback in locations that may adversely impact adjacent intersections or driveways.
 - c. A discussion of traffic safety impacts should be included in cases where safety may be adversely affected by the proposed development or where the city's Traffic Engineer has identified there are existing safety issues.
 - d. Impacts to on-street parking in sensitive areas.
 - e. An evaluation of the site accesses, including on-site and street circulation and impacts. The analysis needs to identify any impacts with adjacent driveways or streets and those opposite the development.
 - f. A discussion of the impacts on neighborhood streets with residential land uses (typically street classified as Local Street).
 - g. Mitigation measures required for the project by each evaluation period.
- 7. In some cases the scope of the TIA study may be modified (expanded or reduced) by the City's Traffic Engineer. This may include review of particular traffic, design, or safety characteristics, the need for a longer and/or additional evaluation periods, need to use or obtain traffic or trip generation data from similar developments, etc. Scope changes will normally be provided at either the initial scope meeting between the City Traffic Engineer and the TIA engineer prior to the start of the study or in the Site Plan Approval (SPA) or other approval or review process for the development by the City.
- 8. A Professional Engineer qualified in the practice of transportation engineering, traffic operations, or transportation planning, and currently registered in the state of Washington must perform and stamp the Traffic Impact Analysis Study.
- 9. An electronic file (MS-Word or PDF) and five copies of the study and appendix containing analysis shall be provided, unless otherwise stated, to the city's Planning Department assigned planner for the development application. If the electronic analysis data is based upon a program not currently registered to the City, then a working version of the program used in the analysis shall be provided to the City by the TIA preparer for the City's review of the electronic data. Reports that do not meet the guidelines outlined in this chapter may be returned to the applicant for further analysis. The study is included in the case file and information from the study may be used as a basis for finding by city staff.

GENERAL TERMS AND CONDITIONS FOR PROFESSIONAL SERVICES

These General Terms and Conditions for Professional Services ("Terms and Conditions") are attached to and made part of the letter proposal and scope of work (collectively, the "SOW") from PBS Engineering and Environmental Inc. ("PBS") to Client (as defined in the letter proposal). The Terms and Conditions and the SOW (collectively, the "Agreement") represent the entire and integrated agreement between Client and PBS. This Agreement supersedes all prior negotiations, representations, or agreements, written or oral. If there are any inconsistencies between the SOW and the Terms and Conditions, the SOW shall control. Any services outside the SOW will be considered an "extra" and billed directly to the Client, outside of the contract amount, on a "Time and Materials" basis in accordance with PBS's currently established bill rates and these Terms and Conditions.

The Agreement memorializes the contractual obligations of PBS and Client with respect to PBS' delivery of professional consulting services to Client as an engineer, consultant, or owner representative.

1. **PROFESSIONAL LIABILITY AND STANDARD OF CARE:** PBS will perform the professional services described in the SOW in accordance with the standard of care and skill ordinarily recognized under similar circumstances by members of its profession in the state and region at the time the services are performed. PBS makes no other warranty, express or implied, in connection with its performance of its professional services. If PBS' services under this Agreement do not include observation or review of contractor performance during construction phase, PBS services are deemed complete on the date the design is completed or if applicable, the date when the approving authority approves the design. Client assumes all responsibility for the application and interpretation of the construction phase review of design.
2. **TERM AND TERMINATION:** This Agreement will remain in full force and effect until all work described in the SOW has been completed and Client has paid for the work in full. Client may terminate this Agreement at any time and for any reason by providing written notice to PBS of its decision to terminate. Client is responsible for payment of all fees for any work performed by PBS through the date and time PBS receives the written termination notice. The amount of fees owed will be established by the SOW and PBS' then current rate schedule. PBS may elect to suspend or terminate this Agreement for nonpayment of its fees. If PBS elects to suspend services, PBS will give Client seven days' written notice to cure the nonpayment before suspending services. In the event of a suspension of services, PBS shall have no liability to Client because of the suspension and Client shall indemnify, defend, and hold PBS harmless from and against any claims arising out of or in any way related to such suspension. If Client fails to cure a nonpayment after a suspension that lasts thirty (30) days, PBS may terminate this Agreement and recover its fees as provided in this Agreement and by law.
3. **INDEPENDENT CONTRACTOR:** Client has retained PBS, including its subconsultants and subcontractors, to perform the services and to prepare any deliverables described in the SOW as an independent contractor. Accordingly, PBS is not responsible for the following: (a) the health and safety of Client's personnel or other persons present on the Property (as defined in paragraph 8 below) at the time PBS performs its field services; (b) the overall status of Client's project; (c) any damage to any real or personal property of Client unless it results from an intentional or negligent act of PBS; (d) the interpretation of any PBS report, design drawings, or results by others; (e) any use of PBS reports, design drawings, or results by Client or others except as specifically set forth herein; or (f) any other matter not encompassed in the SOW.
4. **INSURANCE AND LIMITATION OF PBS' LIABILITY:** PBS carries the following insurance: Worker's Compensation and/or Employer's Liability as required by law; Commercial General Liability (\$1,000,000 per occurrence/\$2,000,000 aggregate); Employer's Liability (\$1,000,000); Business Automobile Liability (\$1,000,000); and Professional Liability (\$1,000,000), including pollution liability coverage. PBS makes no representations or warranties concerning the effect, applicability, or scope of such insurance. Client acknowledges and agrees that PBS' maximum liability to Client for any breach of this Agreement or for any PBS act or omission affecting client, including negligence, shall not exceed the policy limits for any policy of insurance that applies to the breach, act, or omission. Under no circumstances shall PBS be liable to Client for any indirect, incidental, special, punitive, or consequential damages, including any loss of use, profit or revenue.
5. **RATE SCHEDULE:** Fees for services are based on the number of hours spent working on Client's project by PBS personnel, including travel, plus all reimbursable expenses. PBS hourly rates will be billed as stated in the SOW or at its current hourly rates as applicable (current rates are available upon request). Invoices will include sales tax when required.
6. **REIMBURSABLE EXPENSES:**
 - A. **Outside Services.** Services performed by any subconsultants or subcontractors will be invoiced at cost plus 15 percent (15%). Examples of services that may be subcontracted include other professional disciplines, soil boring, well installation, heavy and specialty equipment operators, geophysical surveys, commercial data base search providers, and computer programming. Remediation, Abatement, General Construction and Software services will be invoiced as quoted.
 - B. **Supplies and Equipment.** Charges for items not ordinarily furnished by PBS such as expendable equipment, rental equipment, subsistence, travel expenses, tolls, special fees, reproduction, permits, licenses, priority mail fees, and deposits will be invoiced at cost plus 10 percent (10%). Certain PBS-owned equipment (for sampling, testing, personal protective equipment, surveying, mapping, vehicle mileage, photocopying, etc.) may be required to complete Client's project. These will be invoiced at PBS standard rates without markup (rates available upon request).
 - C. **Laboratory.** PBS utilizes both in-house and outside laboratories for sample analysis. PBS maintains a list of standard rates for sample analyses commonly utilized in conjunction with PBS services (available upon request).
7. **PAYMENTS TO PBS AND LIEN RIGHTS:** Invoices for services performed will be submitted periodically, but no more frequently than monthly. Invoices will describe the work PBS has performed and hours worked, reimbursable expenses incurred, and the total amount due to PBS in accordance with this Agreement. All invoices are due net thirty (30) days and an account will become delinquent 30 days after the invoice date. Delinquent accounts shall bear interest at the rate of eighteen percent (18%) per annum; provided, however, that if 18% per annum exceeds the maximum rate allowable by law, the maximum rate allowable by law will apply instead. If Client contests an invoice, Client may withhold only that portion contested and must pay the undisputed portion. Client acknowledges and agrees that if PBS may assert a lien against Client's project to secure payment for its services to the extent permitted by law.

- 8. RIGHT OF ENTRY:** Unless otherwise agreed in writing, Client will furnish PBS with a legal right-of-entry to any real property PBS is required to access in order to perform its services (the "Property") and that Client will be responsible for securing appropriate conditions concerning the time, place, and manner of PBS' entry upon the Property to perform its services. PBS will take reasonable precautions to minimize damage to the Property in the performance of its services. Restoration of the Property to its approximate condition prior to performance of PBS' services is not provided unless it is expressly included in the SOW. If the Client desires PBS to restore the Property to its approximate former condition, PBS will accomplish this and add the cost plus 15 percent (15%) to its fee.
- 9. BURIED UTILITIES:** PBS field personnel are trained in the public utility notification process and the risk of subsurface work encountering buried utilities. PBS personnel will avoid observable hazards or utilities at the Property and will take reasonable precautions to avoid damage to subsurface structures and utilities. PBS is not responsible for damage or loss due to undisclosed or unknown surface or subsurface conditions. Client will hold PBS and PBS subcontractors harmless from any loss resulting from inaccuracy of markings, of plans, or lack of plans, relating to the location of utilities. Note: Utility locates typically require two full working days' advance notice.
- 10. RETENTION OF RECORDS AND SAMPLES:** Client may make and retain copies of documents provided to Client for reference with the understanding that such documents may not be relied upon unless signed by PBS or its consultants. PBS has a Records Retention policy (available upon request), and pursuant thereto, client acknowledges that PBS has the right to destroy copies of documents without seeking further approval from Client. Samples retained by PBS and not subject to the recipient laboratory retention policy will be discarded 30 days after submission of PBS' final report unless other arrangements are made.
- 11. EMPLOYEE AND SERVICES SOLICITATION:** Client agrees not to solicit or tender any employment offer of/to any PBS employee, or consulting services offer to any PBS subcontractor assigned to perform work for Client under this Agreement within six (6) months of completion of their part of the work without PBS' prior written approval. Client agrees that any breach of this provision resulting in the Client hiring any PBS employee for employment or any PBS subcontractor for consulting services will cause damage to PBS and obligate the Client to reimburse PBS for recruitment and service fees incurred in connection with the breach upon demand by PBS.
- 12. OWNERSHIP OF INTELLECTUAL PROPERTY:** All concepts, plans, drawings, specifications, designs, models, reports, photographs, computer software, surveys, calculations, construction and other data, documents, and processes produced by PBS pursuant to this Agreement, including all copyright and other intellectual property therein (collectively, the "Instruments of Service"), are and shall at all times remain PBS' property. Any Client use of any Instruments of Service is permitted only if authorized by a written agreement executed by PBS and Client. Any unauthorized use or distribution of any Instruments of Service is a violation of this Agreement, will cause damage to PBS, and shall be at Client and recipient's sole risk. Accordingly, Client agrees to indemnify, defend, and hold PBS, its officers and employees, and its subconsultants and subcontractors harmless from and against any and all claims, damages, costs, losses, and expenses, including but not limited to attorney fees and costs of arbitrations, mediations, trials, proceedings in bankruptcy, or appeals, arising out of or in any way related to Client's unauthorized use, sale, or delivery to any third party of any Instrument of Service.
- 13. TIME FOR COMPLETION:** If, through no fault of PBS, the schedule to provide our services is changed, then the time for completion of PBS' services, and the rates and amounts of PBS' compensation shall be adjusted equitably via contract amendment. PBS shall not be responsible for delays in completing its services that cannot be reasonably foreseen at the time of entering into this agreement, or for delays caused by factors beyond PBS's control.
- 14. MISCELLANEOUS:** Neither party shall hold the other responsible for delay in performance caused by Acts of God, strikes, lockouts, weather, accidents, or other events beyond the control of the other or the other's employees and agents.

Any waiver of any provision, term, or condition, in this Agreement must be in writing and any such waiver will not be construed as a waiver of any subsequent breach of the same provision, term, or condition.

PBS may rely upon the accuracy and completeness of all information furnished by Client and may use such information in performing or furnishing services under this Agreement.

An opinion of construction, remediation, and restoration costs prepared by PBS represents its judgment as a professional. PBS has no control over the cost of labor and material, or over competitive bidding or market conditions.

If the SOW includes the investigation, remediation, or disposal of solid or hazardous wastes or substances, then the following terms shall apply: (a) PBS will assist Client with its legal obligation to make a hazardous waste determination and then act as an arranger with respect to solid and hazardous waste management only. Client acknowledges its full and sole responsibility to otherwise manage its solid and hazardous wastes and its ultimate liability for final disposal of all the solid and hazardous wastes it generates; (b) Should any release of hazardous substances or any other matter requiring notification to governmental authorities arise while PBS performs the services under this Agreement, Client acknowledges its responsibility to make such notification and agrees to do as required by applicable law; and, (c) Client agrees that PBS and its subconsultants and subcontractors are not responsible for any known or unknown pre-existing hazardous substance condition(s) PBS is being asked to investigate at the Property (collectively, "pre-existing conditions"). Accordingly, Client agrees to defend, indemnify, and hold PBS and its subconsultants and subcontractors harmless from liability for injury to person or property or loss arising from any pre-existing conditions, the unintentional exacerbation of any pre-existing conditions by PBS, and the exacerbation of pre-existing conditions by any third parties.

PBS does not provide legal opinions or advice. Client should consult with an attorney for advice on any legal issues related to this Agreement including efforts to minimize legal liability, the reportability of a condition to a public agency, potential cost recovery from responsible parties, and the possibility of protecting PBS' services under the attorney-client and attorney work product privileges.

In the event there is a dispute between PBS and the Client concerning the performance of any provision in this Agreement, the losing party shall pay the prevailing party's reasonable attorney's fees and costs in mediation, arbitration, trial, any proceeding in bankruptcy, and in any appeal or review. In addition, Client agrees to pay PBS for all employee time, costs, and witness costs incurred for collection activity. All disputes between Client and PBS shall be settled by arbitration in accordance with the rules of JAMS Mediators and Arbitrators.



Memorandum Public Works

Leading the Way

To: Steve Donovan, Senior Planner

From: Fernando Garcia, Development Services Supervisor

Date: January 27, 2021

Re: Public Works Consolidated Comments

Project: PP No. 21-01 / PLN-2021-00196

1. Provide the location and design of proposed fencing constructed along abutting streets per KMC 17.10.030(5). Widen sidewalk an additional 18-inches when adjoining a wall or fence per COK detail 2-10, sheet 1 of 8, note 4.
2. Construct new 5-foot sidewalk per COK detail 2-10 sheet 1, across frontage of Lot 1, Lot 4, Lot 7 Lot 10 and Tract A fronting W 33rd Ave. Other sidewalks on phase one can be bonded and constructed with development of individual lots.
3. Construct half-street improvements on W 33rd Ave. adjacent to plat per Traffic Division Comments.
4. Rolled curb construction is approved with the condition for the rolled curb to be constructed per attached Idaho Standard Drawing SD-702.
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. There is an existing 12" DI waterline in Ridgeline Dr installed by Record Drawing E3145_04 and there is an 8-inch waterline on the north side of the development in W 33rd Ave installed by Record Drawing E3157_07.
7. Group water meters for zero lot-line lots outside the driveway approaches.
8. Developer will be required to loop all water mains to maintain water quality. The City will not accept transmission waterlines in an easement between lots, design waterlines for construction in City right of way.
9. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat, contact Kennewick Irrigation District for connection requirements.

PUBLIC WORKS

10. There is one 8" sanitary sewer main from the north end of W 33rd Ave installed by Record Drawing E3157. Provide a minimum 4" sewer service to each lot or dwelling per KMC 14.22.020. Location per Standard Drawing 3-6.
11. Sanitary sewer extension will be required at Developer expense. On the Plans, provide a Sewer Comprehensive Plan with for the subdivision meeting KMC 12.22.040. The City will not accept transmission sewer lines in an easement between lots, design sewer mains for construction in City right of way.
12. Submit Comprehensive Plan for the entire plat prior to approval of phase one-construction plans with the Preliminary Civil plan review and approval to serve the remaining phases.
13. Water, Sewer and Storm Comprehensive plans shall include pipe size on their proposal.
14. Design residential sub-division 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. Retention Ponds are preferred method.
15. Stormwater design, construction and post construction per KMC 14.28.045 and COK Standard Specification 5-8.
16. Stormwater Design must include erosion control and conveyance of the upstream flow through the project considering as well as overflows at low points and the effects on downstream capacity. We recommend starting in Section 3.1 of the SMMEW.
17. Infiltration tests are required at the location and depth of the planned infiltration structures along with a soils log to 5 feet below that point. Design and install all underground infiltration structures to meet the Washington State Underground Injection Control (UIC) Rule. Provide an assessment of the design against the UIC pretreatment requirements. Provide UIC registration numbers on the plans prior seeking the City's signature.
18. **For civil plan reviews submit the following:**
 - a. One PDF copy of the Application for Civil Review and Storm Calculations.
 - b. One full size (24"x36") PDF copy of the construction plans.
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 for construction plans and record drawings:
 - a. Construct all projects using current COK Survey data.
 - b. For detailed information on Kennewick Survey Data and Record Drawings go to COK website @ <https://www.go2kennewick.com/314/Civil-Plan-Review>
21. Follow the link to access the easement vacation form and instruction:
<https://www.go2kennewick.com/DocumentCenter/View/9212/Vacation-of-Easement>

PUBLIC WORKS





**Development Services Division
Community Planning
210 W 6th Ave
Kennewick, WA 99336**

February 10, 2021

KDS Development
32814 SE 110 Street
Issaquah, WA 98027

Re: First Review Comments for Preliminary Plat PP 21-01/PLN-2021-00196

The City of Kennewick has reviewed the application materials for the proposed Preliminary Plat, PP 21-01/PLN-2021-00196 and has determined that the following information and changes to the plat are required prior to issuing a SEPA Determination and proceeding to hearing:

1. Provide verification that the proposal will not allow regulated or prohibited activities in the Aquifer Recharge Area, pursuant to KMC Chapter 18.60. 
2. Change the name of the proposed plat, a Ridgeline Estates already exists in the City of Kennewick. 
3. Remove the proposed buildings, building numbers and residential lot numbers from the face of the plat. 
4. Show the gas mainline infrastructure that is on Lot 5. 
5. See attached Public Works Department comments. 
6. See attached Traffic Division comments. 
7. See attached Benton Public Utility District comments.
8. See attached Cascade Natural Gas comments.
9. See attached Kennewick Irrigation District comments.

Additionally, I have attached comments from the Department of Archeology and Historic Preservation that will need to be met prior to ground disturbing activities taking place at the site.

Send electronic copies of the requested materials to me for second review.

Requested materials must be submitted within 90 days of this request, pursuant to KMC Section 4.12.075(1)(ii).

Feel free to contact me at, (509) 585-4361 or steve.donovan@ci.kennewick.wa.us if you have any questions.

Thank you,



Stephen Donovan, AICP
Senior Planner

Summary of Comments on May 12, 2003

Page: 1

- | | | | |
|---|--------------|----------------------|-----------------------------|
| Number: 1 | Author: Jeff | Subject: Sticky Note | Date: 4/27/2021 8:31:05 AM |
| After review of the KMC Chapter 18.60, it is determined that this project proposal does not include regulated or prohibited activities in the Aquifer Recharge Area | | | |
| Number: 2 | Author: Jeff | Subject: Sticky Note | Date: 3/25/2021 3:16:54 PM |
| Name changed to Ridgeline Townhome Estates | | | |
| Number: 3 | Author: Jeff | Subject: Sticky Note | Date: 3/25/2021 3:17:54 PM |
| Removed as requested | | | |
| Number: 4 | Author: Jeff | Subject: Sticky Note | Date: 3/25/2021 3:19:40 PM |
| The gas main (Williams Pipeline) does not cross this property, it is approximately 400' east. The KID irrigation main does cross the property and is shown on Lot 78-80 | | | |
| Number: 5 | Author: Jeff | Subject: Sticky Note | Date: 3/25/2021 4:49:17 PM |
| All conditions will be met as required during construction documents phase. | | | |
| Number: 6 | Author: Jeff | Subject: Sticky Note | Date: 3/26/2021 10:53:33 AM |
| Traffic comments addressed and pre-plat changes made per attached. | | | |

Cc: Jensen & Associates Consulting Engineers

Attachments: Memorandum – Public Works Department
Memorandum – Traffic Engineering Division
Benton Public Utility District Comments
Cascade Natural Gas Comments
Kennewick Irrigation District Preliminary Comments
Department of Archeology and Historic Preservation Comments



MEMORANDUM

Traffic Engineering Division

To: Steve Donovan, Planner

From: Joe Seet, Assistant Traffic Engineer

Date: February 4, 2021

Re: Traffic Engineering Comments for 6230 Ridgeline Dr. 80 lot Subdivision

Project: PP 21-01/PLN-2021-00196

KMC 13.16 Transportation Impact Fees

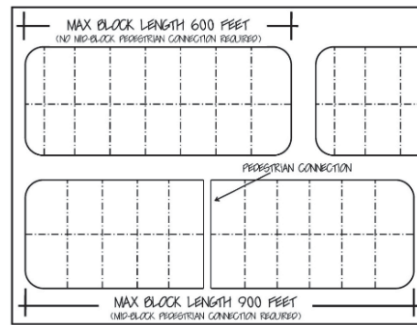
1. The Transportation Impact Fee (TIF) is a one-time charge for direct impacts caused by the traffic generated from the proposed development and used to pay for transportation projects needed to address said impacts. The TIF amendment on June 5, 2018 (effective June 14, 2018) created Traffic Impact Fee Districts, which allows fees to be remitted to projects congruent with the area where the impact is realized.
2. The estimated 2021 District 1 TIF for the proposed subdivision is:

Land Use Category	ITE LUC	DU	Cost / DU	Total
Single-Family Detached Housing	210	7	\$1,392	\$9,744
Multi-Family	220, 221	73	\$787	\$57,451
Single-Family Detached Housing		1	\$1,392	(\$1,392)*
				\$65,803

* - Credit for prior land use

Traffic Operations

1. No comments on the January 13, 2021 PBS Traffic Scope.
2. Per KMC 17.20.010(3)(b) – marked mid-block pedestrian crossings are required:
 - a. S. Nelson St. between W. 33rd Ave. and W. 34th Ave.
 - b. S. Penn St. between W. 33rd Ave. and W. 34th Ave.



Proposed Driveway(s)

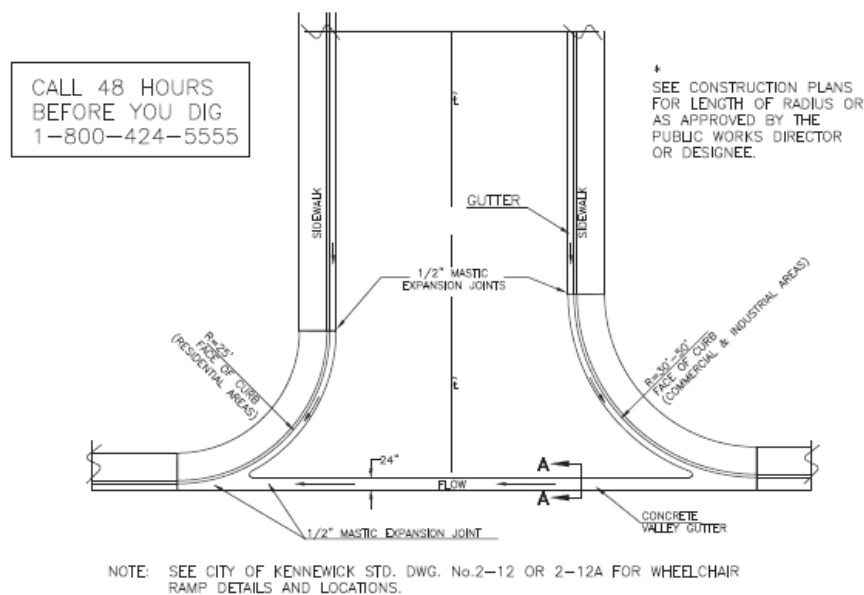
1. The submitted drawings did not provide centerline radius information. Please refer to KMC 5.56.275(1)'s for minimum centerline radius requirements.

5.56.275: - Street Radii and Grade.



- (1) Local Streets: Unless otherwise approved by the Deputy Director of Public Works, local streets shall be constructed with centerline radii which meet the following standards. On minor loop streets and cul-de-sac streets, where the street makes a 90-degree plus or minus five-degree turn, the minimum centerline radius shall be 50 feet. On all other minor loop street and cul-de-sac street curves, the minimum centerline radius shall be 150 feet. On all local through streets, other than minor loop streets, as determined by the Deputy Director of Public Works, the minimum centerline radius shall be 200. Unless otherwise approved by the Deputy Director of Public Works, the maximum grade on local streets shall be 12 percent.

2. The submitted drawings did not provide intersection information. Please refer to KMC Standard Drawing No. 2-9 for intersection design guidelines. Provide civil design layout to verify adequate right-of-way.



3. The submitted drawings did not provide roadway profile information. Please refer to the table below for the design rate of vertical curvature, K, values for vertical curves at the proposed roadway design speed. Provide civil design layout to verify that roadway will have adequate right-of-way for vertical and horizontal curves.

Table 3-34. Design Controls for Crest Vertical Curves Based on Stopping Sight Distance

Metric				U.S. Customary			
Design Speed (km/h)	Stopping Sight Distance (m)	Rate of Vertical Curvature, K ^a		Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, K ^a	
		Calculated	Design			Calculated	Design
20	20	0.6	1	15	80	3.0	3
30	35	1.9	2	20	115	5.1	7
40	50	3.8	4	25	155	11.1	12
50	65	6.4	7	30	200	18.5	19
60	85	11.0	11	35	250	29.0	29
70	105	16.8	17	40	305	43.1	44
80	130	25.7	26	45	360	60.1	61
90	160	38.9	39	50	425	83.7	84
100	185	52.0	52	55	495	113.5	114
110	220	73.6	74	60	570	150.6	151
120	260	95.0	95	65	645	192.8	193
130	285	123.4	124	70	730	246.9	247
				75	820	311.6	312
				80	910	383.7	384

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

Table 3-36. Design Controls for Sag Vertical Curves

Metric				U.S. Customary			
Design Speed (km/h)	Stopping Sight Distance (m)	Rate of Vertical Curvature, K ^a		Design Speed (mph)	Stopping Sight Distance (ft)	Rate of Vertical Curvature, K ^a	
		Calculated	Design			Calculated	Design
20	20	2.1	3	15	80	9.4	10
30	35	5.1	6	20	115	16.5	17
40	50	8.5	9	25	155	25.5	26
50	65	12.2	13	30	200	36.4	37
60	85	17.3	18	35	250	49.0	49
70	105	22.6	23	40	305	63.4	64
80	130	29.4	30	45	360	78.1	79
90	160	37.6	38	50	425	95.7	96
100	185	44.6	45	55	495	114.9	115
110	220	54.4	55	60	570	135.7	136
120	250	62.8	63	65	645	156.5	157
130	285	72.7	73	70	730	180.3	181
				75	820	205.6	206
				80	910	231.0	231

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

4. Ridgeline Dr. is a functionally classified Collector. Per KMC 17.20.010(4)(d) – Lots 4 and 5 shall not have direct driveway access onto Ridgeline Dr. Record and show on the plat map a 1' No Access Easement along Ridgeline Dr.

Right-of-Way and Easement

- Record and show on the plat map the 18' public sidewalk, utility and irrigation easement for W. 33rd Ave., S. Nelson St, S. Penn St., and W. 34th Ave.
- Record and show on the plat map a 1' No Access Easement along W. 33rd Ave. to restrict access to Lots 1, 4, 7, and 10.
- Record and show on the plat map a 1' No Access Easement along W. Hildebrand Blvd./Bob Olson Parkway to restrict access to Lots 13, 14, 15, and 16.

JS:cm
PW2021-034



MEMORANDUM

Traffic Engineering Division

To: Steve Donovan, Planner

From: Joe Seet, Assistant Traffic Engineer

Date: May 4, 2021

Re: Traffic Engineering Comments for 6230 Ridgeline Dr. 80 lot Subdivision
Second Review

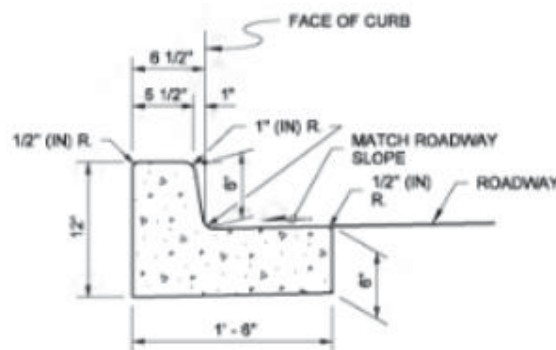
Project: PP 21-01/PLN-2021-00196

Project Description

80-lot Subdivision Preliminary Plat

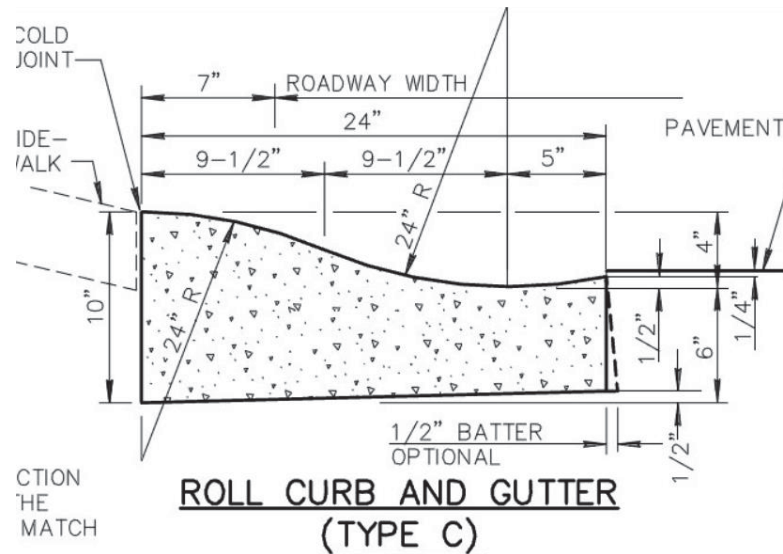
Right-of-Way and Easement

1. Record and show on the plat map a 1' No Access Easement along W. 33rd Ave. to restrict access to Lots 1, 4, 7, and 10.
2. Record and show on the plat map a 1' No Access Easement along W. Hildebrand Blvd/Bob Olson Parkway to restrict access to Lots 13, 14, 15, and 16.
3. Lots 71, 76, 77, 78, 79, 79 and 80 are required to have a standard Cement Concrete Traffic Curb and Gutter section per WSDOT Std Plan F-10.12-03 Cement Concrete Traffic Curb and Gutter (as referenced to in the COK Std. Dwg.) See detail blow.



**CEMENT CONCRETE
TRAFFIC CURB AND GUTTER**

4. The townhouse lots are permitted to use Roll Curb and Gutter Section (Type C).
See detail below.



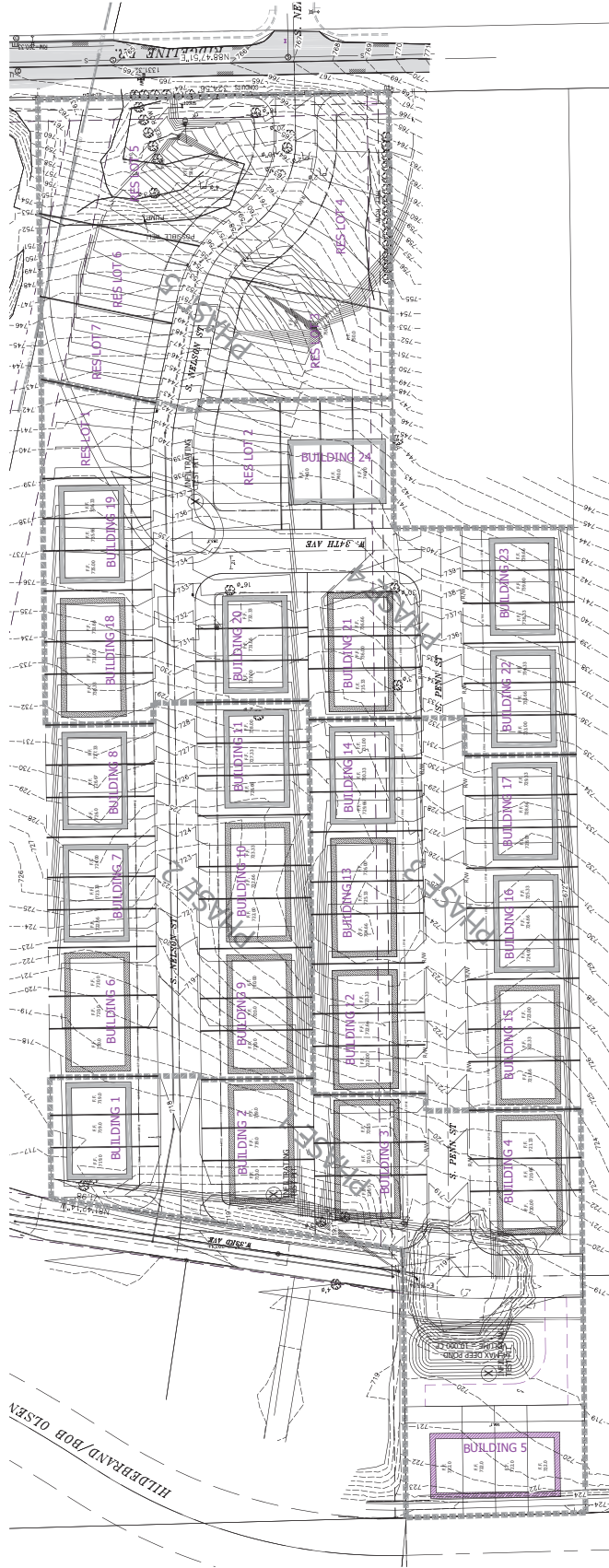
5. Revise Preliminary Plat Note No. 15 to reference Roll Curb and Gutter Section (Type C) for the townhouse lots.
6. Revise Preliminary Plat Notes No. 23 and 28 to identify the 18' easement as "Public Sidewalk, Utility and Irrigation Easement".
7. Provide detailed dimensions for Tract C, add an expanded detail if necessary to clearly identify the dimensions, include bearing and distance, horizontal curve information.

JS: cm
PW2021-139

PLAN SCALE

50 25 0 50 100

STRATTON SURVEYING AND MAPPING, INC. 509-735-7364
7525 W DESCHUTES PL #1C KENNEWICK, WA



CITY ENGINEER _____ DATE _____

NOTE: ALL UTILITY LOCATIONS ARE APPROXIMATE. CONTRACTOR SHALL VERIFY EXACT LOCATIONS WITH UTILITY COMPANIES PRIOR TO TRENCHING

GRADING PLAN
SCALE: 1"=50'

CALL 2 BUSINESS DAYS
BEFORE YOU DIG: 811

From: Greg Duffy
Sent: Mon, 25 Jan 2021 09:21:38 -0800
To: Steve Donovan
Subject: RE: Permit PLN-2021-00196 approval routing

PIF West

Thanks

From: Steve Donovan <Steve.Donovan@ci.kennewick.wa.us>
Sent: Monday, January 25, 2021 8:20 AM
To: Greg Duffy <greg.duffy@ci.kennewick.wa.us>
Subject: Permit PLN-2021-00196 approval routing

Permit number PLN-2021-00196 has been routed from Planner/Planning Tech and is ready for your review with the following comments: Project description: A Preliminary Plat Application has been submitted for property located at 6230 Ridgeline Drive. The request is to create 80 lots in 11.26 acres, with an average lot size of 4,875 sq. ft. The Comprehensive Plan designation for the site is Medium Density Residential and is zoned Residential, Medium Density (RM). Please review and submit your comments to the Community Planning Department, at the email listed above, on or before February 9, 2021.

From: [Pineda, Sara](#)
To: [Steve Donovan](#)
Subject: RE: PP 21-01/PLN-2021-00196 ED-21-02/PLN-2021-00200
Date: Tuesday, January 26, 2021 2:13:27 PM
Attachments: [image003.png](#)
[image004.png](#)
[image002.png](#)
[CNG GIS Map - Ridgeline Dr.pdf](#)

Hi Steve,

Please find attached our GIS map showing natural gas is available for this new development.

I have reached out to Jensen Engineering and will work with them on getting gas mains mapped.

Thank you,

Sara

Sara Pineda - Energy Service Representative

Service Area: Kennewick, West Richland, Finley & Patterson

Kennewick District Office

200 N. Union St.

Kennewick, WA 99336

Office: 509.734.4515

Cell: 509.551.2536

Email: sara.pineda@cngc.com

CNGC



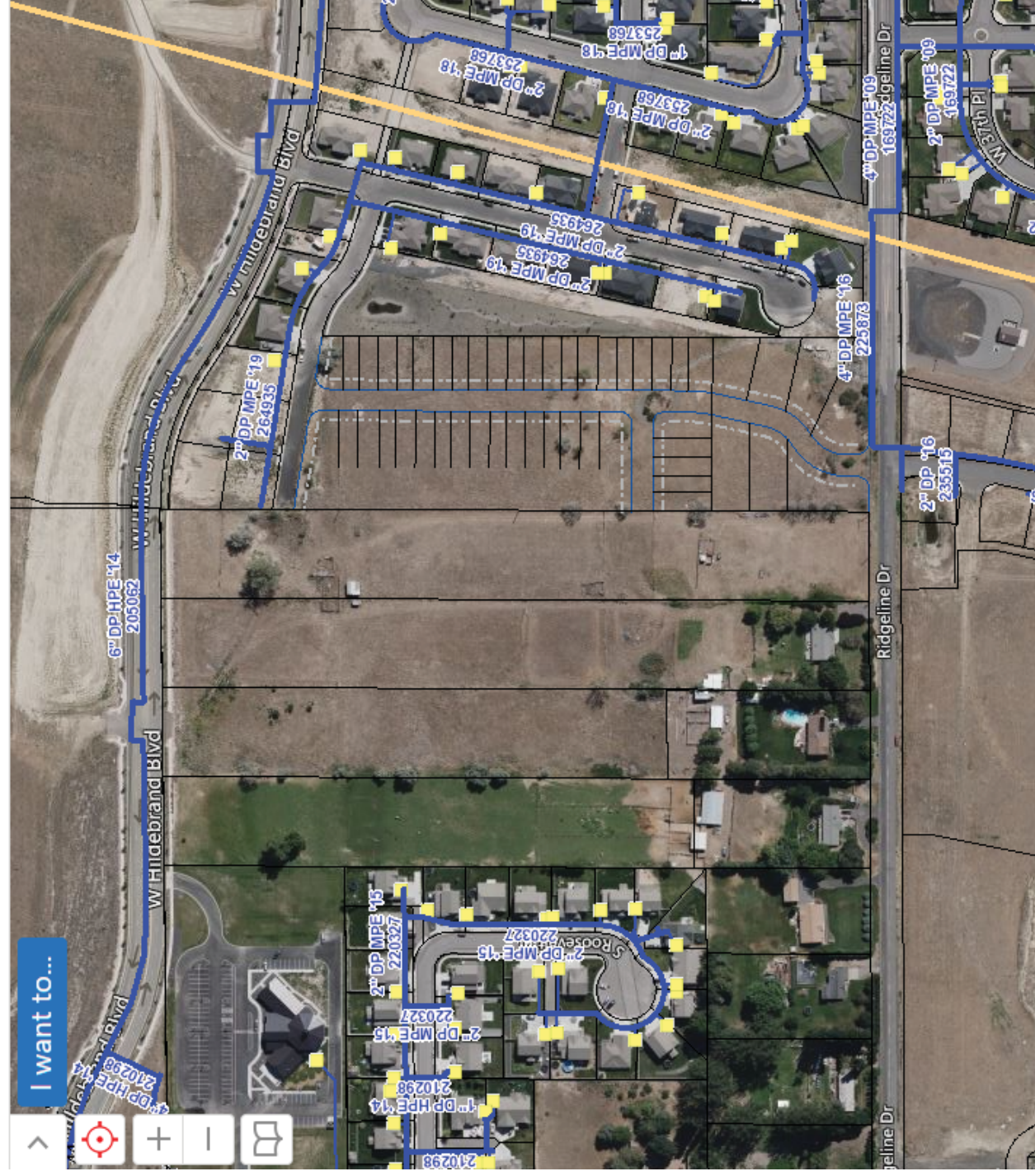
From: Steve Donovan

Sent: Monday, January 25, 2021 8:19 AM

To: Ashley M. Morton ; Ben Franklin Transit - Bill Barlow ; Ben Franklin Transit - Kevin Sliger ; Benton Clean Air Authority - Rob Rodger ; Benton Clean Air Authority - Tyler Thompson ; Benton Clean Air John Lyle ; Benton Franklin Health Dept - Rick Dawson ; Benton PUD - engineering services ; Benton PUD - Jeff Vosahlo ; Benton PUD Chad Brooks ; Benton PUD Mike Irving ; Benton PUD Shanna Everson ; Benton PUD Tina Glines ; BPA - Deborah Rodgers ; BPA - Joe Cottrell ; BPA - Mike Deklyen ; Thomas, James ; Pineda, Sara ; Charter Communications - Robert Early ; Columbia Irrigation District ; Department of Ecology SEPA UNIT ; Dept of Archaeology and Historic Preservation (sepa@dahp.wa.gov) ; 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 Communications (gregory.goodwin@ziply.com) ; Greg Wendt (Greg.Wendt@co.benton.wa.us) ; Kennewick School District; Brandon Potts ; KID Development ; Michelle Cooke ; Mike Stevens - (mstevens@ci.richland.wa.us) ; Shane O'Neill ; US Army Corps of Engineers ; Williams Pipeline - Audie Neuson ; WSDOT ; Yakama Nation - Thalia Sachtleban ; Ziply Fiber Christy Ross ; Ziply Fiber Gary Taylor (gary.taylor@ziply.com)

Subject: PP 21-01/PLN-2021-00196 ED-21-02/PLN-2021-00200

**** WARNING: EXTERNAL SENDER. NEVER click links or open attachments without positive sender verification of purpose. DO NOT provide your user ID or password on sites or forms**





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

February 17, 2021

Steve Donovan
City of Kennewick – Community Planning Department
P.O. Box 6108
Kennewick, WA 99336

Subject: Review Comments Pre Plat 21-01: Ridgeline Estates

Dear Mr. Donovan,

This letter provides Kennewick Irrigation District (KID) review comments on Pre Plat No. 21-01 submitted by KDS Development Inc., 32814 SE 110th St., Issaquah, WA 98027 ("Applicant"¹). The properties are generally located at 6230 Ridgeline Dr., Kennewick, WA 99338 and includes the following parcels:

- 1-1789-100-0006-000 (4.76 irrigable acres)
- 1-1789-101-2221-001 (7.53 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 **12.29** irrigable acres. Accordingly, KID provides the following comments to be included as required conditions of approval by the legislative authority under RCW 58.17.310(2):

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

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

- 2) The Applicant is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. **This proposed plat is within the Southridge Master Plan Benefit Area. Compliance with the Southridge Master Irrigation Facilities Plan and KID Resolution No. 2016-14 is also required.** This system will be dedicated to the KID upon completion, at the time of final plat.
 - a. **The connection points for this subdivision will be in Ridgeline Dr. and W. 33rd Ave.**
- 3) Design of the required irrigation system must be approved by KID prior to installation. The Applicant is required to submit an irrigation plan designed by a professional engineer for review and approval by 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. In addition to compliance with Condition 2 above, the Plan must ensure all reasonable measures are taken to protect any easements, right-of-ways, and facilities. Please contact me at 586-6012 for more information regarding this irrigation plan.
- 4) Completion of all the facilities, consistent with irrigation plan approved by KID, is required prior to KID signature on the Final Plat.
 - a. In the event any KID facilities are damaged during construction, the damage must be fully repaired to KID's then-existing standards.
 - b. For each phase of the plat, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and right-of-ways. Such review and approval will be coordinated as part of City review and the Final Plat approval process.
 - c. The KID must inspect any new irrigation system installations or modifications. The Applicant shall contact the KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
 - d. As an alternative to immediate construction prior to approval of the Final Plat, the Applicant may choose to delay installation of the irrigation system by entering into a facilities installation agreement with the KID. The Applicant must still 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 Applicant must establish an approved bonding mechanism with the KID in an amount approved by KID.

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

- 5) There exists KID/United States Bureau of Reclamation (USBR) Right-of-Way (ROW) along the East property line. The Applicant must show this ROW on the preliminary plat. A copy of the ROW maps are available upon request. The proximity of the proposed residential development to the KID ROW increases the risk of harm to KID facilities and exposes residents to risk of injury. In order to mitigate these risks, the KID requires the following:
 - a. At the time of final plat, Applicant shall either: (1) deed to KID/USBR a tract of land that fully contains the KID/USBR ROW, subject to the Applicant and KID entering a license agreement under which the Applicant agrees to construct and maintain fencing, or, (2) place the KID/USBR ROW into separate tracts, convey such tracts to a homeowner's association or similar entity responsible for constructing and maintaining fencing and landscaping, subject to an easement benefitting KID with terms acceptable to KID.
 - b. No permanent structures within the USBR ROW.
 - c. A note on the face of the plat that states: "No grading may be performed or any permanent structure built within KID right of way without an approved permit from the Kennewick Irrigation District and/or the United States Bureau of Reclamation, when applicable."
 - d. For each phase of the project, include a note on the face of the Final Plat stating as follows: "This property is located within the boundaries of the Kennewick Irrigation District and in the immediate vicinity of irrigation infrastructure. Please refer to www.kid.org for further information."
- 6) For each phase of the Project, KID/USBR review and approval of grading and 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.
- 7) The Applicant shall 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."

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

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

- 9) Prior to approval of the first phase, the 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.
- 10) 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**.
- 11) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the plat is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.
- 12) In order to receive KID irrigation water delivery, a water master (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Homeowners Association (or similar organization) officers, or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, than an election method similar to the attached document is required.
- 13) 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.
- 14) 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.

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

- 15) 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.

- 16) 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.
- 17) KID reserves the right to review and comment on the Applicant's covenants, conditions, and restrictions to evaluate whether they should include any terms regarding protection of KID system components after construction and fencing requirements.
- 18) KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).

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

Sincerely,

A handwritten signature in blue ink, appearing to read 'JML', is positioned above the printed name.

Jason McShane, P.E.
Engineering/Operations Manager

Enc: Sample Water Master Information
C: LB\correspondence\File: [17-8-29]



RYAN JONES • CAPITAL PROJECTS MANAGER
5501 W. METALINE AVE. ▪ KENNEWICK, WA 99336
P: (509) 222-6810 ▪ F: (509) 222-5057
RYAN.JONES@KSD.ORG ▪ WWW.KSD.ORG

Exhibit 15

April 16, 2021

Steve Donovan, AICP
Community Planning/Senior Planner
City of Kennewick

Re: Ridgeline Estates Subdivision

Mr. Donovan,

This memo is written in regards to your request for the Kennewick School District #17 to address capacity questions in regards to:

Ridgeline Estates Subdivision
Parcels 117891000006000 & 117891012221001
6230 Ridgeline Dr., Kennewick, Benton County, Washington, 99338

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

The Kennewick School District is reaching capacity at Sage Crest Elementary. Based on this and forecasted development/growth in the before mentioned area, the Kennewick School District has acquired land for a future elementary site west of this area and intends to review other possible sites. The District reviews school boundaries on a regular basis to address residential growth.

Residential development west of Southridge High School has had a significant impact on public utility capacity (i.e. City of Kennewick, Kennewick Irrigation District, etc.), roads, and traffic. The impact on utility and road infrastructure directly and indirectly affect our schools and students. The District expects the level of current utility capacity to be maintained to District facilities. We request the city to ensure that developers are contributing toward utility infrastructure development and upgrades, safe walking routes, safe crosswalks, including flashing beacons, etc.

Sincerely,

Ryan Jones



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY
1250 West Alder Street • Union Gap, Washington 98903-0009 • (509) 575-2490

March 5, 2021

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

Re: SEPA Register 202100363, PP 21-01, PLN-2021-00196, ED 21-02

Dear Steve Donovan:

Thank you for the opportunity to comment on the Pre-Threshold Consultation for the Ridgeline Estates subdivision of 11.26 acres into 80 lots, proposed by KDS Development, Inc. We have reviewed the environmental checklist and have the following comment.

WATER QUALITY

Project with Potential to Discharge Off-Site

If your project anticipates disturbing ground with the potential for stormwater discharge off-site, the NPDES Construction Stormwater General Permit is recommended. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit may take 38-60 days.

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

In the event that an unpermitted Stormwater discharge does occur off-site, it is a violation of Chapter 90.48 RCW, Water Pollution Control and is subject to enforcement action.

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 or email lloyd.stevensjr@ecy.wa.gov, with questions about this permit.

Sincerely,

A handwritten signature in blue ink that reads "Gwen Clear".

Gwen Clear
Environmental Review Coordinator
Central Regional Office
(509) 575-2012
crosepa@ecy.wa.gov

From: [Chad Brooks](#)
To: [Steve Donovan](#)
Subject: RE: [E] PP 21-01/PLN-2021-00196 ED-21-02/PLN-2021-00200
Date: Friday, February 5, 2021 10:52:44 AM
Attachments: [image003.png](#)
[image004.png](#)
[image002.png](#)
[BPUD Power Map Ridgeline Estates \(2-5-21\).pdf](#)

No easements shown, site plan not accepted by Benton PUD. Require minimum 10 foot easement. Developer will need to provide CAD file so lot layout can be put into BPUD map system. BPUD power map is attached. Developer will need to meet with Benton PUD onsite to look at where power will come into phase 1 and how to loop power from Bob Olson to Ridgeline Dr through all phases of subdivision. I had spoken to developer when he was previously just doing a short plat off of Ridgeline Dr and BPUD already removed services from OH line, but OH line will need to be removed during project. Developer needs to provide driveway layouts and work with BPUD on transformer locations to not interfere with driveways. Need to know if units will be meter packs or stand alone meter bases and where they plan to be located on building. This will dictate where secondary stubouts are placed and where transformer is located as well.

BPUD power map of area attached.

Thank you

Benton PUD provides this data for your sole use "as is".

The requestor/receiver hereby acknowledges that the attached information is not guaranteed to be accurate, correct or complete and any conclusions drawn from the information are the responsibility of the user.

Additionally the requestor/receiver acknowledges that the attached files are for illustration purposes only and are not suitable for site-specific decision making and in no way are the attached files a suitable replacement for calling for Utility Locates before ground disturbing activities.

The requestor/receiver agrees not to disclose, lease, sell, distribute, make, transfer or assign the requested data in any other transaction without the prior written consent of Benton PUD.

It is further understood that this information is the work product of Benton PUD, created solely for Benton PUD's use and for no other purpose.

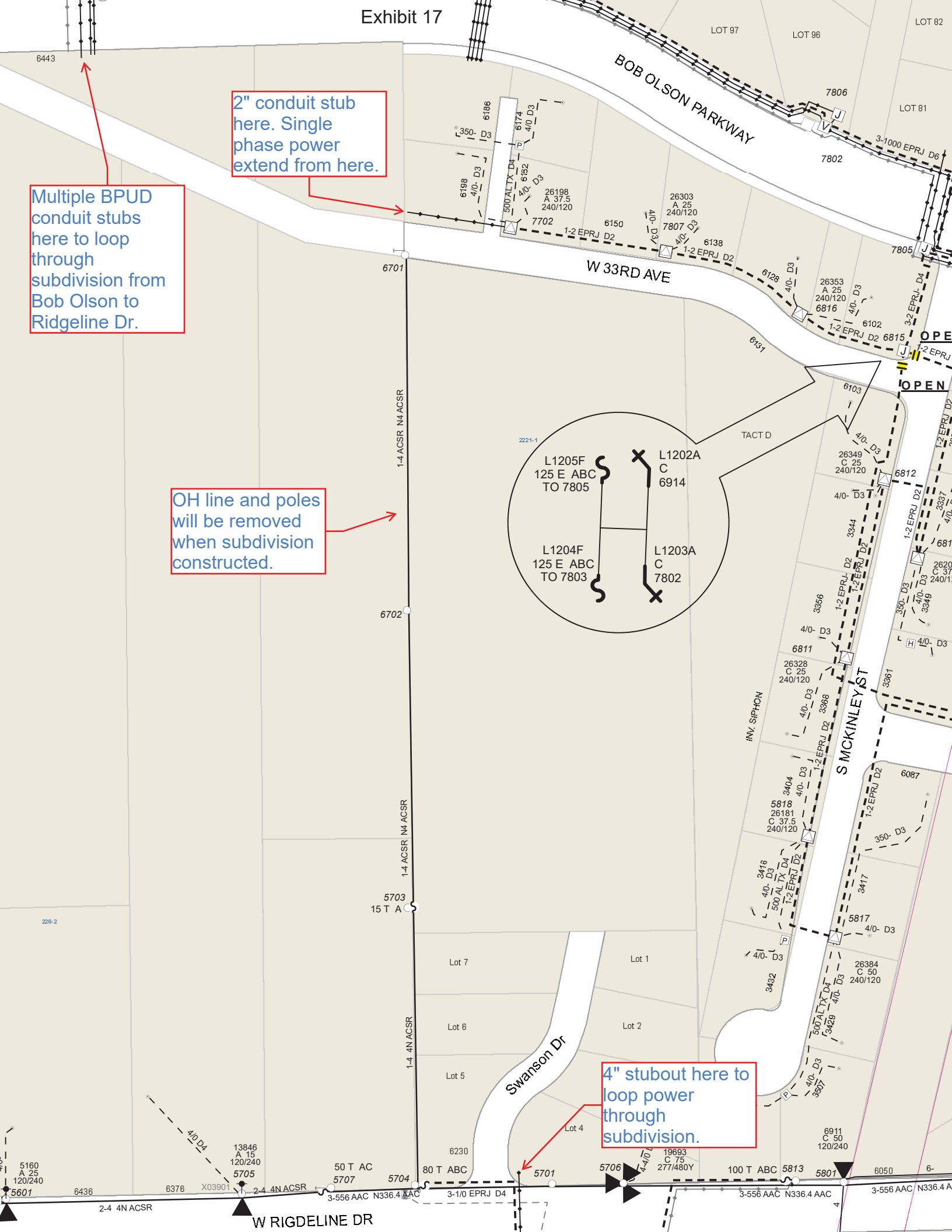
Chad Brooks
Distribution Design Tech I
Benton PUD
Email: brooksc@bentonpud.org
Main # (509)582-2175

2" conduit stub
here. Single
phase power
extend from here.

Multiple BPUD
conduit stubs
here to loop
through
subdivision from
Bob Olson to
Ridgeline Dr.

OH line and poles
will be removed
when subdivision
constructed.

4" stubout here to
loop power
through
subdivision.





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

February 3, 2021

Steve Donovan
Senior Planner
City of Kennewick
210 W 6th Ave
Kennewick, WA 99336

In future correspondence please refer to:
Project Tracking Code: 2021-02-00614
Property: City of Kennewick_Ridgeline Estates Subdivision (PP 21-01/PLN-2021-00196)
Re: Survey Requested

Dear Steve Donovan:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. While our statewide predictive model indicates that there is a moderate-to-low probability of encountering cultural resources within the proposed project area, archaeological investigations in the vicinity of Thompson Hill have encountered prehistoric archaeological material. Prehistoric archaeological sites are protected under Washington State law (see RCW 27.53). Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov



Cultural Resources Survey for the Ridgeline Estates Subdivision Project, Benton County, Washington

by Julia Furlong, MS, RPA

Principal Investigator: Julia Furlong, MS, RPA

Submitted to SDC Inc.
DAHP Project No.: 2021-02-00614

Short Report FS02
Furlon Services

April 2021

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Furlon Services Cultural Resource Short Report Form

Author(s): Julia Furlong, MS, RPA

Date: April 2021

USGS Quadrangle(s): Kennewick, Wash. (1964, photorevised 1973)

Location (Sec., T, R): Sec. 17, T8N, R29E

PROJECT DATA

Sponsor: SDC Inc.

DAHP Project No.: 2021-02-00614

PROJECT DESCRIPTION

Project Area

Development of a subdivision is planned at 6230 Ridgeline Dr., Kennewick, WA, parcel no. 117891012221001. The project area consists of 11.2 acres located in southern Kennewick, WA in east-central Benton County and encompasses all project related ground disturbing activities (Figure 1). The proposed project area was sent to the Washington Department of Archaeology and Historic Preservation (DAHP) by the City of Kennewick and the project was assigned DAHP project number 2021-02-00614 (Appendix A).

Cultural Resource Tasks

Furlon Services conducted the following tasks: 1) a search of site records managed by DAHP through their Washington Information System for Architectural and Archaeological Records Data (WISAARD) database; 2) background research concerning ethnography, history, and previous cultural resources investigations of the project area and vicinity; 3) a cultural resources survey of the entire project area; and, 4) preparation of this technical report of findings.

PROJECT BACKGROUND

Regulatory Background: Washington State Environmental Policy Act (SEPA)

Survey Personnel: Julia Furlong, MS, RPA meets/exceeds the Secretary of the Interior's Standards for Professional Archaeologists and completed all survey tasks.

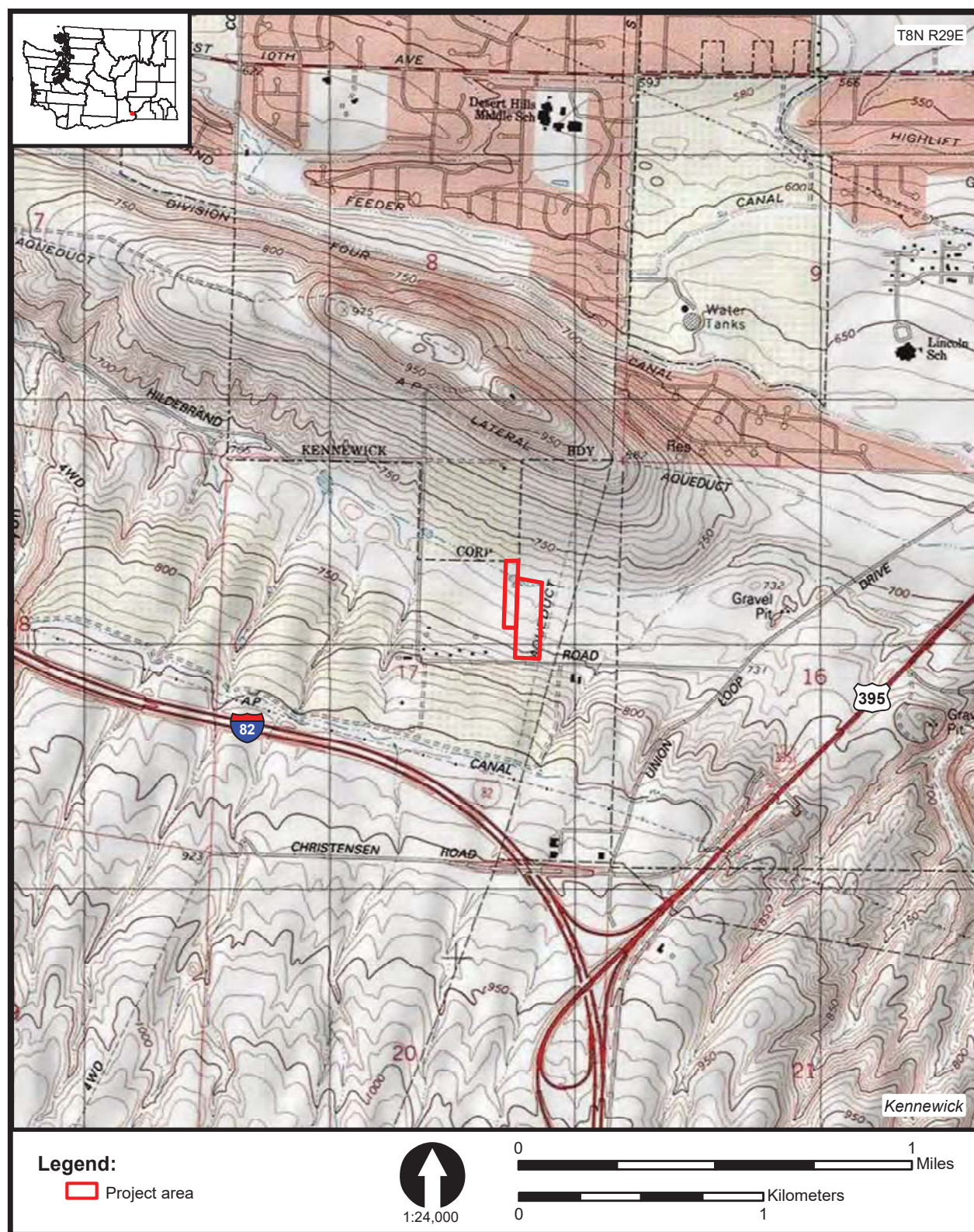


Figure 1. Topographic map showing the location of the Ridgeline Estates Subdivision Project area (adapted from USGS 7.5' topographic quadrangle Kennewick, Wash., 1964, photorevised 1973).

ENVIRONMENTAL BACKGROUND

Setting/Landform/Vegetation

The project area lies within the Columbia Basin physiographic province, characterized by gently undulating to moderately hilly terrain. Steep slopes in this region are few, occurring only along basalt buttes or canyons cut by major rivers. This province was formed beginning in the Miocene epoch when numerous eruptions of lava began and continued for millions of years forming the vast Columbia River Basalt Group which underlies the majority of the province (Franklin and Dyrness 1988:29-32). During the Pleistocene epoch, deformation of the Columbia River Basalt resulted in the formation of a series of anticlines. The landscape was further shaped by catastrophic Lake Missoula outburst floods, the last of which occurred less than 13,000 years ago (Smith 1993).

Four soil types are mapped in the project area (Soil Survey Staff 2021; Table 1). The Esquatzel silt loam complex consist of deep, well drained soils formed alluvium located in valleys. The Scootney silt loam complex consists of very deep, well drained soils formed in alluvium. They are located on alluvial fans and terraces. The Warden silt loam complex consists of very deep, well drained soils formed in loess over lacustrine or glaciolacustrine deposits. They are located on hills, plateaus, and valleys. All soils within the project area are traditionally used for livestock grazing or irrigated farming.

Table 1. Soil Units in the Project Area.^a

Soil Symbol	Soil Unit
EuA	Esquatzel silt loam, 0 to 2 percent slopes
ScB	Scootney silt loam, 2 to 5 percent slopes
WdC	Warden silt loam, 5 to 8 percent slopes
WdD	Warden silt loam, 8 to 15 percent slopes

^a Source: Soil Survey Staff (2021)

Historically, areas of deeper soils supported *Artemisia tridentata*-*Agropyron spicatum* (big sagebrush-bunchgrass) associations, while thin rocky soils supported lithosol plant communities dominated by *Artemisia rigida* (stiff sage). Dense concentrations of edible *Lomatium* spp. (biscuitroot), *Lewisia rediviva* (bitterroot), and *Allium* spp. (wild onion) grow in lithosol areas, plants of great economic significance to local Native American populations (Franklin and Dyrness 1988:212, 222). Historically, areas of deeper soils were converted to agricultural land with irrigation.

CULTURAL/HISTORIC BACKGROUND

Prehistoric/Ethnographic Period

The project area is located on lands traditionally occupied by the Yakima and Walla Walla, bordered by lands of the Wanapum to the north, the Cayuse and Palouse to the east, and the Umatilla to the south (Walker 1998). Columbia Plateau cultural groups practiced a seasonal round of resource procurement. Large, permanent villages were located along permanent bodies of water, such as the Columbia River, and generally inhabited in winter. Temporary camps associated with root gathering and processing, hunting, and fishing were occupied at different times throughout the rest of the year. The Columbia Basin provided dense concentrations of edible root crops such as biscuitroot, *Camassia quamash* (blue camas), bitterroot, and wild onion (Schuster 1998). Both seasonal resource procurement in the form of edible root crops and hunting likely took place within the project vicinity, however settlements were limited to the large rivers and temporary processing camps to sources of water such as perineal streams or springs.

Ray (1936) reports two important Yakima villages near the present day Tri-Cities. The first was *k'u'sis* (“two rivers meet”), a large village and important trading center located at present day Pasco, WA near the confluence of the Columbia and Snake rivers. The second was *tana'xalu* (“throw rocks at fish”), a large, permanent village and fishing site on the Columbia River adjacent to present day Richland, WA near the confluence of the Columbia and Yakima rivers. In addition to these villages, Hunn et al. (2015) notes two villages located along the Columbia River near present day Kennewick, WA. These villages are *Ánwaš* (‘sun’s place’), a winter village, and *Wixalxalipa* (‘rock spider’), a large village occupied in summer and winter where salmon and lamprey were caught. In addition to the nearby villages, a series of trails near the project area are documented on the 1871 historic General Land Office (GLO) plat map (BLM 1871; Figure 2).

Historic Period

Following the arrival of white settlers, land encompassing the present day Tri-Cities was farmed and irrigated with a vast system of canals. The city of Richland was incorporated in 1910 as a farming town (Findlay 1995). In 1888, the Yakima Irrigating and Improvement Company was organized promising a system of canals in the Kennewick area (Zeisler-Vralsted 1993). The expansion of the Northern Pacific Railroad to the area in 1901 led to the establishment of Kennewick as a railroad town. The Northern Pacific Railroad Company committed to irrigation development of the area, spurring increased settlement (Zeisler-Vralsted 1993). The city of Pasco was a center for processing and shipping farm produce, established in the late 1800s. Over the following decades, canal systems were developed and populations expanded steadily until the beginning of the Manhattan Project.

Hanford was constructed beginning in 1942 for the Manhattan Project, which produced plutonium for weapons during World War II through 1946 (Marceau et al. 2002). Following World War II, the Hanford Site was expanded again during the beginning of the Cold War and Korean War. The construction of Hanford involved the displacement of over 1500 people, including local Native American populations (Marceau et al. 2002). Houses in the already established city of Richland

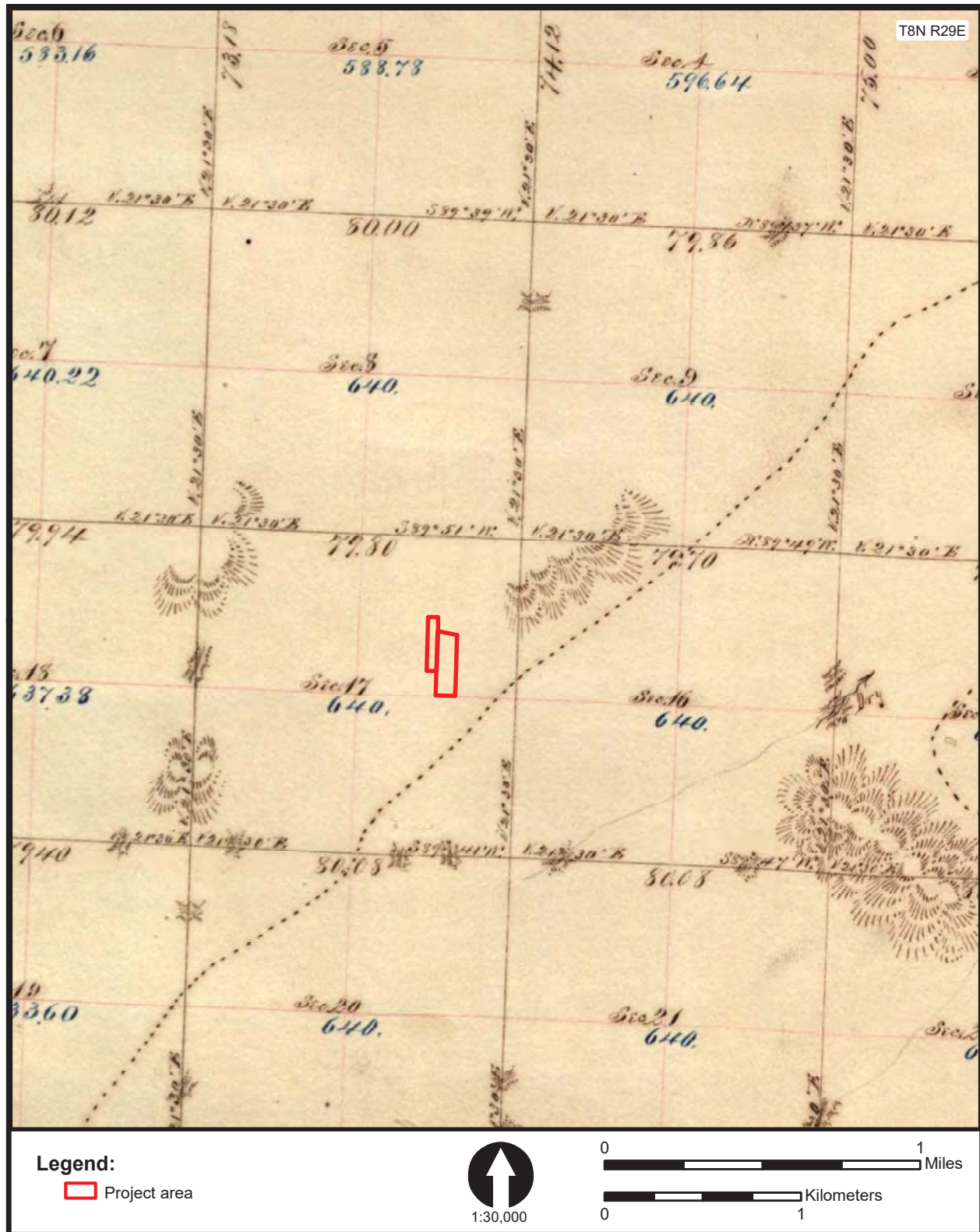


Figure 2. Map showing the project area plotted on the 1871 GLO map (BLM 1871). Note the trail to the southeast of the project area.

were acquired by the Hanford project and used for homes for those working on the project. Development of the Tri-Cities for housing of Hanford staff lead to substantial increases in population of the cities of Richland, Kennewick, and Pasco (Findlay 1995). The cities were segregated by rank and race, with the supervisors, engineers, operators, and essential office staff settled in Richland, craftsman and laborers in Kennewick and Pasco, and the Black community relegated to East Pasco (Hevly 2010; Marceau et al. 2002). Hanford was active for a period spanning 48 years, from 1943 to 1990 (Marceau et al. 2002).

Traditional Cultural Properties

No traditional cultural properties (TCPs) have been recorded within one mile of the project area, according to DAHP information. Initiating tribal consultation and determining the APE, in addition to this cultural resources survey, demonstrate efforts in complying with the federal regulations. Continuing tribal consultation may help identify any National Register of Historic Places (NRHP) eligible TCPs.

Previous Investigations near the Project Area

Six cultural resource investigations have been completed within one mile of the project area and are summarized below in Table 2.

Table 2. Previous Investigations within One Mile of the Project Area.

NADB No.	Authors	Report Title	Year
1342261	Baker & Fagan	Northwest Pipeline corporation Pasco District Spokane Lateral Smart Pigging Project Cultural Resources Survey	2001
1342384	Steinmetz & Dickson	A Cultural Resource Survey of the City of Kennewick's Zone 3, Zone 4, and Zone 5 Reservoirs, Benton County, Washington	2003
1683818	Senn	Archaeological Survey for the City of Kennewick's Proposed Aquifer Storage and Recovery Project, Benton County, Washington	2013
1684998	Dampf, Falkner, & Tarman	Cultural Resources Assessment for the Williams Northwest Pipeline LLC's Pasco Replacement Project, Benton County, Washington	2014
1689735	Aymond & Dampf	Cultural Resources Inventory for the US 395/Ridgeline Drive Grade Separation Project, Benton County, Washington	2017
1692158	Landreau & Pitts	An executive order 05-05 Archaeological Review and Inventory of the City of Kennewick Storm-water Masterplan Geotechnical Survey, Benton County, Washington	2019

Previously Recorded Cultural Resources within and near the Project Area

Seven previously recorded cultural resources are located within one mile of the project area (Table 3). No previously recorded cultural resources are located within the project area. Of the seven previously recorded cultural resources within one mile of the project area, three are archaeological

sites and four are historic properties. Site 45BN2015, is a historical resource consisting of a section of fence, an unmaintained irrigation canal, an unfinished weir box, and an historic debris scatter. Site 45BN2094 is a single obsidian flake and site 45BN2095 is a private collection of precontact artifacts including handstones, a single projectile point, and cut bone. The four historic resources other resources consist of two NRHP-eligible irrigation canal systems (667226 and 667239), one irrigation canal system that is not eligible for listing in the NRHP (721952), and one transmission line (721665).

Table 3. Previously Recorded Cultural Resources within One Mile of the Project Area.

Site/Property No.	DAHP Site Type/Resource Name	NRHP Status	Within Project Area?
45BN2015	Historic Agriculture, Historic Debris Scatter/Concentration	not eligible	no
45BN2094	Pre Contact Isolate	not eligible	no
45BN2095	Pre Contact and Historic Components, Pre Contact Lithic Material/ Dixon Home Site	unevaluated	no
667226	Kennewick Main Canal Division IV - Yakima Project	eligible	no
667239	Kennewick Division Highland Feeder including Highland Feeder 3.3 – Yakima Project	eligible	no
721665	McNary-Badger Canyon No. 1 Transmission Line	not eligible	no
721952	Amon Pump lateral – Kennewick Division – Yakima Project	not eligible	yes

CULTURAL RESOURCE SURVEY RESEARCH DESIGN

Objectives/Expectations

The objective of this study is to assist SDC Inc. in compliance with SEPA to identify any cultural resources located within or near the project area that are eligible for listing in national, state, or local preservation registers.

According to the DAHP's WISAARD probability model, the project area, located in Kennewick, WA, has a moderately low to moderate probability for cultural resources. Historically, lands within and near the project area were used for farming following irrigation and recently as residential land. Considering the irrigation canals and historical resource near the project area, there is potential for finding historic-age cultural resources. However, there is a low probability for finding precontact cultural materials within the project area. If any are observed they would likely be isolated debitage or projectile points associated with hunting or other resource procurement activities in the project vicinity.

Area Surveyed

The entire 11.2-acre project area was surveyed.

Methods

The Ridgeline Estates Subdivision Project area was identified using maps provided by SDC Inc.. Prior to fieldwork, a literature review of previous cultural resource investigations and previously recorded cultural resources within and in the vicinity of the project area was conducted through the DAHP WISAARD online database. Background research included a review of online historical narratives and historic maps of the project area and land records managed by the BLM. Aerial imagery of the project area and vicinity was also reviewed.

Fieldwork was conducted March 13, 2021 by archaeologist Julia Furlong, MS, RPA, who meets/exceeds the Secretary of the Interior's Standards for Professional Archaeologists. The weather was sunny and warm. The project area was surveyed in transects no more than 20-meters wide (Figure 3). All previously disturbed areas devoid of vegetation and areas of animal activity where ground visibility was increased were thoroughly examined. All debris and features observed within the project area were thoroughly investigated for the presence of historic-age materials. Survey transects and features were recorded using a sub-meter accuracy Geode GNS2 GPS receiver and digital, GIS-based forms.

During the survey, descriptive notes were recorded and high-quality, representative photographs of project area landforms and modification were taken with a Nikon D7100 DSLR camera. All photographs, field notes, maps, correspondence, and other records generated during this study are on file with Furlon Services.

RESULTS ☐ positive ☒ negative

No cultural resources were identified as a result of surveying the project area. Ground visibility ranged from excellent in areas of prior disturbance to fair in areas with vegetation (grasses) (Figure 4). The majority of the project area has been previously disturbed. Three modern features were identified and consist of a foundation depression from a demolished house and surrounding landscaping, a demolished shed (shed 1), and a shed (shed 2) and surrounding fencing and animal pens (Figures 5 through 9; see Figure 3). Shed 2 does not appear on historic aerials and is therefore not a historical resource. No historic-era debris was observed in association with the demolished house or either shed. Modern debris was observed sporadically throughout the project area, however no diagnostic, historic-age materials were observed (see Figures 4 and 6).

Although the project area is located in an area likely used by precontact Native American groups for seasonal resource procurement and hunting, no evidence of these activities were identified. Additionally, no historic-age cultural resources were observed within the project area.

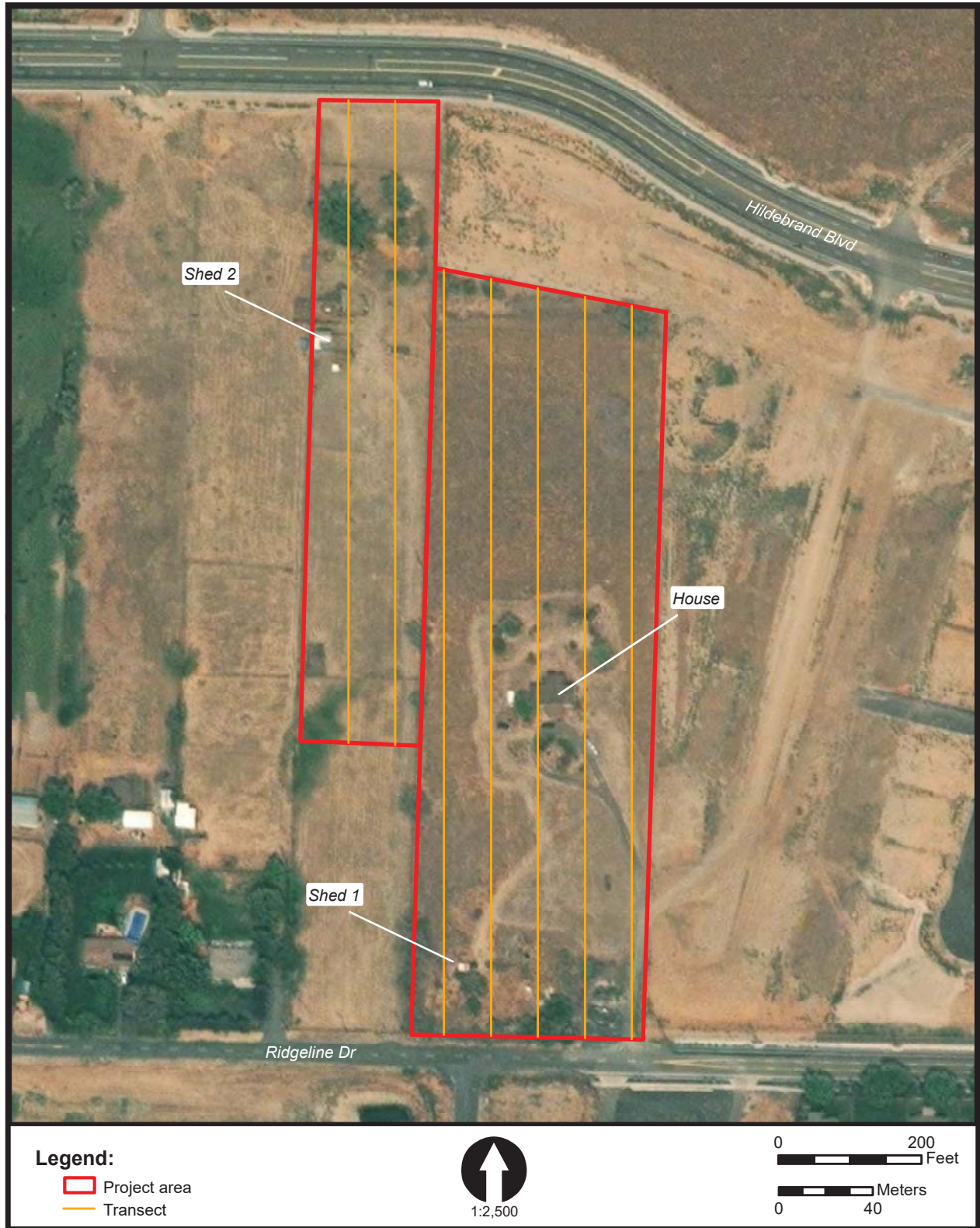


Figure 3. Aerial photograph showing the location of survey transects within the project area.



Figure 4. Photograph showing typical vegetation, ground cover, and modern debris throughout the project area, view to the northwest.



Figure 5. Overview of the location of the demolished house showing the foundation depression, view to the southwest.



Figure 6. Overview of demolished shed 1, view to the west.



Figure 7. Overview of the project area showing heavy machinery disturbance (left), view to the northwest. Note the locations of the demolished house landscaping (center) and shed 2 (background left).



Figure 8. Overview of shed 2 showing the surrounding fencing and animal huts, view to the south.



Figure 9. Detail of shed 2, view to the southwest.

MANAGEMENT SUMMARY

Cultural resources survey for the Ridgeline Estates Subdivision Project did not result in the identification of cultural materials or features. The proposed development will not have an adverse impact on any cultural resources and it is recommended the project proceed as proposed.

In the unlikely event that cultural resources are identified during construction, work should be halted in the immediate vicinity of the find and a professional archaeologist notified to assess the resource. This document should be submitted by SDC Inc. to the appropriate review agencies and interested parties for review and comment prior to the initiation of any land altering activities.

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Appendix A

Washington Department of Archaeology and Historic Preservation Consultation



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

February 3, 2021

Steve Donovan
Senior Planner
City of Kennewick
210 W 6th Ave
Kennewick, WA 99336

In future correspondence please refer to:
Project Tracking Code: 2021-02-00614
Property: City of Kennewick_Ridgeline Estates Subdivision (PP 21-01/PLN-2021-00196)
Re: Survey Requested

Dear Steve Donovan:

Thank you for contacting the Washington State Historic Preservation Officer (SHPO) and Department of Archaeology and Historic Preservation (DAHP) and providing documentation regarding the above referenced project. While our statewide predictive model indicates that there is a moderate-to-low probability of encountering cultural resources within the proposed project area, archaeological investigations in the vicinity of Thompson Hill have encountered prehistoric archaeological material. Prehistoric archaeological sites are protected under Washington State law (see RCW 27.53). Therefore, we recommend a professional archaeological survey of the project area be conducted prior to ground disturbing activities. We also recommend consultation with the concerned Tribes' cultural committees and staff regarding cultural resource issues.

These comments are based on the information available at the time of this review and on behalf of the SHPO in conformance with Washington State law. Should additional information become available, our assessment may be revised.

Thank you for the opportunity to comment on this project and we look forward to receiving the survey report. Please ensure that the DAHP Project Number (a.k.a. Project Tracking Code) is shared with any hired cultural resource consultants and is attached to any communications or submitted reports. Should you have any questions, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads 'Sydney Hanson'.

Sydney Hanson
Transportation Archaeologist
(360) 280-7563
Sydney.Hanson@dahp.wa.gov

