



CITY OF KENNEWICK HEARING EXAMINER  
Sharon A. Rice, Hearing Examiner

## **AGENDA**

**MONDAY, JANUARY 11, 2016 @ 6:00 PM**

KENNEWICK CITY HALL, COUNCIL CHAMBER

210 W. 6<sup>TH</sup> AVE, KENNEWICK, WA 99336

### **Procedure for Participation**

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

### **I. CALL TO ORDER**

### **II. PROCEDURAL INFORMATION**

### **III. PUBLIC HEARING**

- A. Preliminary Plat "Olympia Estates" (PP 15-05/PLN-2015-03626). The site is two lots for a total of 12.75-acres generally located at 3124 S. Olympia St, and is proposed to be divided into 47 lots zoned Residential, Low Density District (RL). The applicant is Dan Swanson, KDS Development, 32814 SE 110<sup>th</sup> St, Issaquah, WA 98027.

### **IV. ADJOURN**



# COMMUNITY PLANNING DEPARTMENT

## STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

FILE No: PP 15-05/PLN-2015-03626

**Staff Report Date:** December 30, 2015

**Public Hearing  
Date and Location:** January 11, 2015, Kennewick City Hall

**Report Prepared By:** Steve Donovan, Planner

**Report Reviewed By:** Gregory McCormick, AICP, Planning Director

**Summary  
Recommendation:** The City of Kennewick RECOMMENDS that Preliminary Plat 15-05 be APPROVED with conditions.

**Summary of Proposal:** A Preliminary Plat proposed to subdivide 12.75 acres into 47 lots.

**Proposal Location:** 3124 S Olympia Street, Parcel Nos. 1-1489-1011-928-002 & 1-1489-1011-928-001

**Legal Description:** Lot 1 and 2, Short Plat No. 1928, according to the survey thereof recorded under Auditor's File No. 93-18970, records of Benton County, Washington;  
Except the South 10 feet of Lot 1.

**Property Owner(s):** Dan Swanson  
32814 SE. 110<sup>th</sup> Street  
Issaquah, WA 98027  
  
Gilbert and Gloria Jones  
3214 S Olympia Street  
Kennewick, WA 99337

**Applicant:** Dan Swanson  
32814 SE. 110<sup>th</sup> Street  
Issaquah, WA 98027

**Engineer:** Spink Engineering  
1045 Jadwin Avenue, Suite E  
Richland, WA 99352

**Surveyor:** Stratton Surveying and Mapping  
7525 W. Deschutes Place Unit 1C  
Kennewick, WA 99336

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

**Preliminary Plat Key Application Processing Dates:**

|                                            |                   |
|--------------------------------------------|-------------------|
| Pre-Application/Feasibility Meeting        | April 15, 2015    |
| Application Submittal                      | November 3, 2015  |
| Determination of Completeness Issued       | November 3, 2015  |
| Notice of Application Mailed               | November 5, 2015  |
| Property Posting Sign                      | December 22, 2015 |
| City Department Review Meeting             | November 18, 2015 |
| SEPA Threshold Determination Issued        | November 23, 2015 |
| Date of Published Notice of Public Hearing | December 27, 2015 |
| Date of Mailed Notice of Public Hearing    | December 22, 2015 |
| SEPA Appeal Period Ends                    | December 7, 2015  |
| Public Hearing Date                        | January 11, 2016  |

**Exhibits:**

1. Staff Report
2. Application
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Vicinity Map
5. Preliminary Plat
6. SEPA Determination
7. Memorandum from Joe Terpenning, City of Kennewick Deputy Fire Marshal, dated 11/23/15
8. Memorandum from John Deskins, City of Kennewick Traffic Engineer, dated 11/23/15
9. Email from John Deskins, City of Kennewick Traffic Engineer, dated 10/29/15
10. Memorandum from John Deskins, City of Kennewick Traffic Engineer, dated 6/26/15
11. Memorandum from Fernando Garcia, City of Kennewick Utility Coordinator, dated 11/18/15
12. Email from Ken Klander, Benton PUD Distribution Design Tech 1, dated 11/09/15
13. Letter from Jason McShane, P.E. Kennewick Irrigation District Engineering/Operations Manager, dated 12/14/15
14. Letter from Doug Carl, Kennewick School District Capital Projects Director, dated 12/03/15
15. Plat map showing City of Kennewick GIS Department comments

16. Olympia Estates Trip Generation and Distribution Letter, John Manix, P.E. HDJ Design Group, PLLC, dated 9/04/15
17. Memorandum from Thomas Woods, City of Kennewick Plans Examiner, dated 11/19/15
18. Letter from the Bonneville Power Administration, Joseph E. Cottrell II, Field Realty Specialist, dated 11/20/15
19. Letter from the State of Washington Department of Ecology, Gwen Clear, Environmental Review Coordinator, dated 11/20/15
20. Email from Ray Latham, Stormwater Inspector, State of Washington Department of Ecology, dated 11/20/15
21. Email from Greg Duffy, City of Kennewick Facilities & Grounds Supervisor, dated 11/23/15

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

The proposed Preliminary Plat (PP 15-05) is a request for the subdivision of 12.75 acres into 47 lots. The lots range in size from 7,500 square feet to 80,094 square feet. The project is generally located at 3124 S Olympia Street. Access to the site is via S Olympia Street. The site has a Comprehensive Plan Land-Use Designation of Low Density Residential and is zoned Residential Low Density (RL).

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 Single-Family Residential Design Standards apply to this project.

#### Property History:

The subject parcels were annexed into the City in February 1999 (Ordinance 3848) and then amended in May 2002 (Ordinance 4035). Current zoning for the property was established in October of this year pursuant to Ordinance 5610. The property has been used for two single family residences and pasture land.

#### Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2) the Residential Low Density (RL) zoning district has a minimum lot size requirement of 7,500 square feet and no minimum density or maximum density requirement. The average lot size of the development is 11,820 square feet with the smallest lot proposed being 7,500 square feet and the largest lot proposed is 80,094 square feet.

*Staff Comment: The preliminary plat as proposed meets the Residential Development Standards contained in KMC 18.12.010(A.2).*

#### Traffic:

The development will be subject to the conditions provided in Exhibits 8, 9 and 10.

#### Storm Water:

Residential sub-divisions shall be designed to retain and dispose of the calculated difference between a 25-year 24 hour event for the developed state and the 24-hour event for the natural pre-developed state. Detention ponds (control outlet) may be used

only where it can be clearly demonstrated that infiltration, or retention, are not feasible per City of Kennewick Standard Specifications Section 5-9.02, see Exhibit 11.

Streets & Utilities:

The following is only a portion of the comments and conditions provided in Exhibit 11:

The developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage and designate sidewalk and utility easements all in conformance with current City of Kennewick Standard Drawing 2-1 Sheet 1 and 2. Widen sidewalk an additional 18-inches when adjoining a fence per City of Kennewick detail 2-10 sheet 1 of 8.

Water main and sanitary sewer line extensions to serve the proposed subdivision are required at the developer's expense.

Comprehensive water and sewer plans needs to be approved by the City for the entire plat prior to approval of Phase 1 construction plans. The comprehensive plan can be submitted with the preliminary civil plan review.

Parks:

Park fees in the amount of \$15,619.76 are required in lieu of dedication of park land. Per the Mitigated Determination of Non-significance (ED 15-30), park fees in the amount of \$15,619.76 are required to be paid to mitigate impacts to park zone 5E Twin Rivers. Fees will be required to be paid prior to signing the final plat mylar.

Critical Areas:

There are no critical areas that have been identified on the site.

Schools:

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

Surrounding Property:

The surrounding properties consist of urban single family residential lots and larger acreage lots. All properties have a land use designation of Low Density Residential.

*Staff Comment: It is staff's opinion that the proposed Preliminary Plat will be harmonious with the surrounding properties due to the single family residences that are adjacent to the proposal.*

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 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:

URBAN AREA POLICY 3: *"Promote new growth consistent with the Comprehensive Land Use Map, the Capital Facilities Plan and the Capital Improvement Plan."*

Staff Comment: Single-Family housing is a permitted use in the Residential Low Density (RL) zoning district. The subject property can be served by City utilities and services.

RESIDENTIAL GOAL 1: *"Guide the design of new residential developments to be compatible with adjacent residential areas."*

Staff Comment: The proposed Preliminary Plat is consistent with the Comprehensive Plan Land Use and complies with development standards for Residential Low Density (RL) zoning district. Similar developments to the east and west are adjacent to the site.

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

Staff Comment: The RL zone does not have a minimum or maximum density requirement. The proposed development will create 47 single-family residential lots.

RESIDENTIAL GOAL 4: *"Encourage residential development only in urban areas where services can be provided."*

Staff Comment: City water and sewer utilities are available in S Olympia.

RESIDENTIAL POLICY 3: *"Incorporate residential design standards into new residential developments."*

Staff Comment: The proposed preliminary plat and future homes are subject to the Residential Design Standards.

RESIDENTIAL POLICY 5: *"Provide provisions for parks, schools, drainage, transit, water, sanitation, infrastructure, pedestrian, and aesthetic considerations in new residential developments."*

Staff Comment: As proposed, the Preliminary Plat is providing the required improvements, infrastructure and fees.

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

Staff Comment: Per the City's critical area maps, there are no critical areas on the site.

**The City of Kennewick hereby RECOMMENDS that Preliminary Plat 15-05 be APPROVED with the following conditions:**

1. Comply with City of Kennewick regulatory controls, policies and codes, including the Single-Family Residential Design Standards.
2. All fees required by the City shall be paid prior to the approval of the final plat.
3. Delineate Phases 1 & 2 more clearly. The proposed access to Lot 47 will need to be 30 feet wide in order to meet frontage requirements. Development shall be in conformance with the plat drawing as amended above. (Exhibit 5).
4. Comply with Traffic Engineer memorandum dated October 8, 2015 (Exhibit 8).
5. Comply with Public Works memorandum dated November 18, 2015 (Exhibit 11).
6. Comply with applicable requirements of the Kennewick Irrigation District letter dated December 14, 2015 (Exhibit13).
7. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
8. In lieu of dedication of park land park fees are required in the amount of **\$15,619.76** for impacts to Park Planning Zone 5E-Twin Rivers. Park fees will be collected prior to signing the final plat mylar.

9. The Preliminary Plat (PP 15-05) 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.

Report Prepared By and Contact Person:

Steve Donovan, Planner

[steve.donovan@ci.kennewick.wa.us](mailto:steve.donovan@ci.kennewick.wa.us) 509-585-4361



Department only

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

### City Of Kennewick Preliminary Plat Application

Date: \_\_\_\_\_

Name Or Number Of Plat: \_\_\_\_\_

General Location: \_\_\_\_\_

Parent Parcel Numbers: \_\_\_\_\_

Applicant Name: \_\_\_\_\_

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

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

Phone Number: \_\_\_\_\_

E-mail: \_\_\_\_\_

Owner's Name: \_\_\_\_\_

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

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

Surveyor's Name: \_\_\_\_\_

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

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

Engineer's Name: \_\_\_\_\_

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

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

Area Of Plat: \_\_\_\_\_ Zoning: \_\_\_\_\_ #/Lots: \_\_\_\_\_

Min. Lot Size: \_\_\_\_\_ Average Lot Size: \_\_\_\_\_

Proposed Land Use: \_\_\_\_\_

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

Telephone Co: Verizon \_\_\_\_\_ Other \_\_\_\_\_

Water System: Well \_\_\_\_\_ Private \_\_\_\_\_ City \_\_\_\_\_

Sewer System: Septic \_\_\_\_\_ City \_\_\_\_\_

Natural Gas: Yes \_\_\_\_\_ No \_\_\_\_\_

Cable Tv: Yes \_\_\_\_\_ No \_\_\_\_\_

Irrigation District: \_\_\_\_\_ Power: PUD \_\_\_\_\_

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

SIGNATURE OF APPLICANT: \_\_\_\_\_

SPINK ENGINEERING  
FOR DAN SWANSON

This preliminary plat is being submitted with my consent.

SIGNATURE OF OWNER: \_\_\_\_\_

*[Signature]*  
*[Signature]*  
*[Signature]*

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

- \_\_\_ SEPA Checklist
- \_\_\_ ESA Supplement
- \_\_\_ Affidavit of Posting
- \_\_\_ Ownership Report
- \_\_\_ Receipt No.
- \_\_\_ File No.



## NOTIFICATION OF MAILING

I, Anna Linn, on Dec. 22<sup>nd</sup>, 20 15

Mailed 60 copies of NOPH

for PP 15-05 Olympia Estates

to applicant & prop. owners w/in 300'

as shown on the attached list. *& here* PP 15-05  
PLN-2015-03626  
3124 S OLYMPIA ST  
SPINK ENGINEERING

*Anna Linn*  
Signature

37  
KDS DEVELOPMENT  
32814 SE 110TH ST  
ISSAQUAH WA 98027

37  
KENNEWICK IRRIGATION DISTRICT  
ATTN: JASON MCSHANE  
12 W KENNEWICK AVE  
KENNEWICK WA 99336

SEND NOTICE  
TO KID C/O  
JASON MCSHANE  
12 W. KENNEWICK  
AVENUE, KENNEWICK,  
WA 99336

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

**Proposal:** An application for a preliminary plat has been submitted by KDS Development, 32814 SE 110<sup>th</sup> Street, Issaquah, WA 98027. The site is generally located at 3124 S Olympia Street and consists of two lots for a total of 12.75 acres proposed to be divided into 47 lots. The smallest lot size is 7,500 square feet, the largest lot size is 80,094 square feet and the average lot size is 11,820 square feet. The site is zoned Residential Low Density (RL) and is subject to single-family design standards. The Comprehensive Plan designation for the site is Low Density Residential. The file number is PP 15-05/PLN-2015-03626.

**Open Record Hearing:** The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **January 11, 2016** in the Council Chambers in Kennewick City Hall at 210 W. 6<sup>th</sup> Avenue, Kennewick, WA 99336. Testimony will be taken at this meeting. The Hearing Examiner is expected to make a decision for the Preliminary Plat following this meeting.

**Public Comment Period:** Comments submitted before 4:30 p.m. on January 8, 2016 will be included in the Hearing Examiner's meeting packet. Comments after January 8, 2016 can be submitted at the Public Hearing. If you have questions on the proposal, contact Steve Donovan, Planner at (509) 585-4361 or via e-mail at [steve.donovan@ci.kennewick.wa.us](mailto:steve.donovan@ci.kennewick.wa.us).

**Environmental Documents and/or Studies Applicable to this Proposal:** A Revised Mitigated Determination of Non-significance, ED 15-31 was issued on November 23, 2015.

**Determination of Completeness:** The application was determined complete on November 5, 2015 for the purpose of processing.

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

**Preliminary Determination of Regulations Used for Project Mitigation:** Title 18 (Zoning), Title 17 (Subdivision), Title 4 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 January 11, 2016.

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

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

Steve Donovan, Planner

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

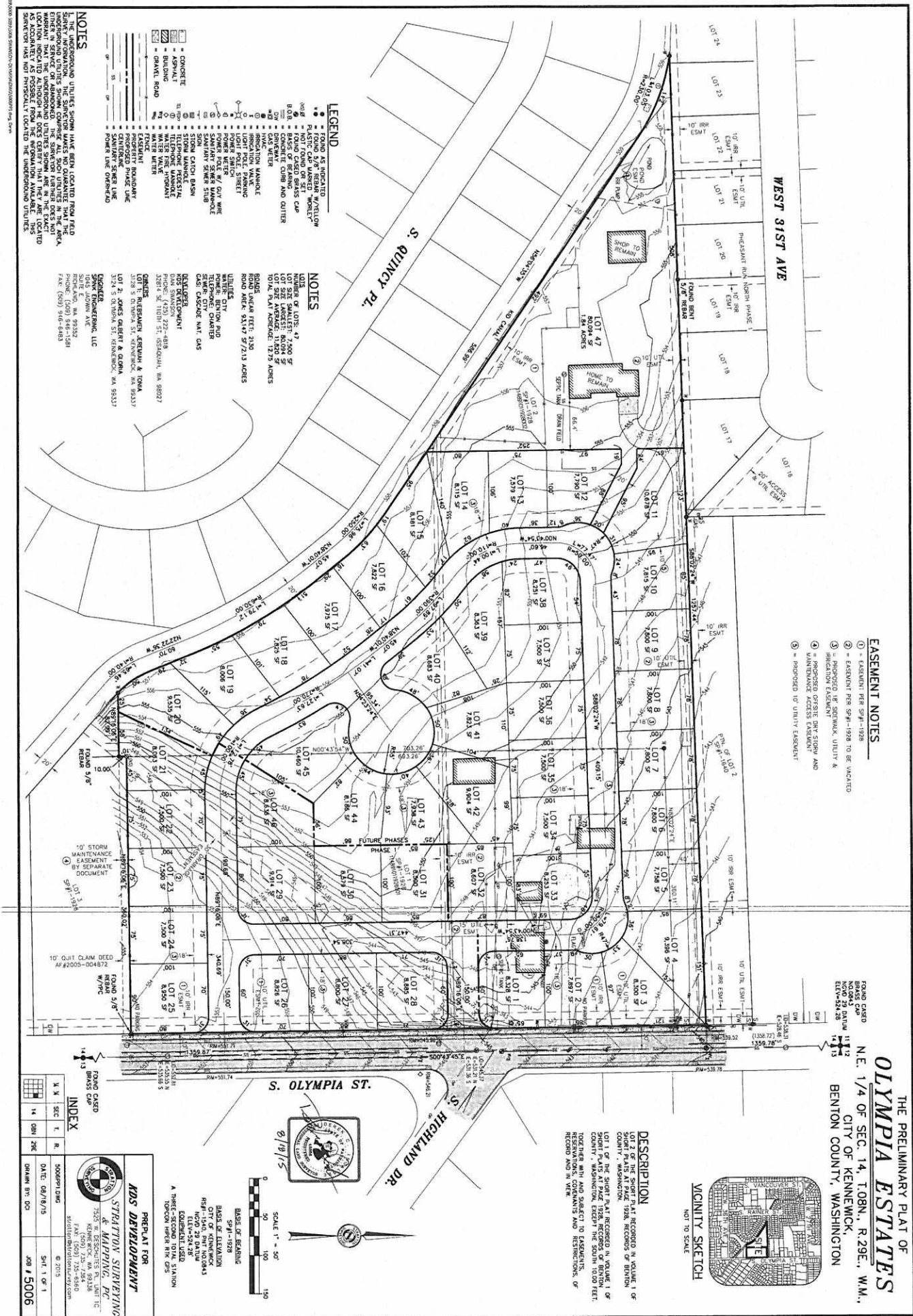


Exhibit 3

PP 15-05  
PLN-2015-03626  
3124 S OLYMPIA ST  
SPINK ENGINEERING

37  
PHEASANT RUN HOMEOWNERS  
ASSOCIATION  
329 N KELLOGG ST  
KENNEWICK, WA 99336

37  
VERDINE DAVIS  
3450 S OLYMPIA  
KENNEWICK, WA 99337

37  
HOLLY JEAN DAVIS  
3420 S OLYMPIA ST  
KENNEWICK, WA 99337

37  
JAMES W & THERESE KICKBUSH  
3435 S OLYMPIA ST  
KENNEWICK, WA 99337

37  
JOHN RYAN BEAUCHAMP  
1127 S HIGHLAND DR  
KENNEWICK, WA 99337

37  
LOOSVELDT LIVING TRUST  
3402 S NEWPORT ST  
KENNEWICK, WA 99337

37  
MICHAEL H & DEBBIE J CLAYTON  
3312 S NEWPORT ST  
KENNEWICK, WA 99337

37  
JACOB T LIEN  
3306 S NEWPORT ST  
KENNEWICK, WA 99337

37  
JASON A & CHRISTINA F COWGILL  
3300 S NEWPORT ST  
KENNEWICK, WA 99337

37  
HIPOLITO & SONIA J VELEZ JR  
3208 S NEWPORT  
KENNEWICK, WA 99337

37  
ROBERT A DORCHAK  
3202 S NEWPORT ST  
KENNEWICK, WA 99337

37  
JASON M & FELICIA MARIA VANDINE  
3110 S OLYMPIA ST  
KENNEWICK, WA 99337

37  
JANET RUEBSAMEN  
3116 S OLYMPIA ST  
KENNEWICK, WA 99337

37  
TRI CITIES DEVELOPMENT CO LLC  
15 SW COLORADO STE 1  
BEND, OR 97702

37  
DEAN L & MARY R DENNIS  
3009 S QUINCY PL  
KENNEWICK, WA 99337

37  
MAHMUT & MINETA SOGOROVIC  
3013 S QUINCY PL  
KENNEWICK, WA 99337

37  
BRET E & CAROLINE D HELMS  
3017 S QUINCY PL  
KENNEWICK, WA 99337

37  
KRAIG C & STEPHANIE SORENSON  
1703 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
ERIC T & COLLETTE M DENTON  
1707 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
KYLER K & MADILYNNE J CLARK  
1620 W 21<sup>ST</sup> PL  
KENNEWICK, WA 99337

37  
MICHELLE & JEREMY SIMANTON  
1715 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
BANK OF NEW YORK MELLON  
8742 LUCENT BLVD STE 300  
HIGHLANDS RANCH,

37  
FILIBERTO V & MARGARITA  
MENDOZA  
1723 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
BRONSON NEAL TURNQUIST  
3246 29<sup>TH</sup> AVE W  
SEATTLE, WA 98199

37  
JEFFREY B & MICHELLE L EVANS  
1807 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
MICHAEL R & KERI S HOWARD  
3817 W 36<sup>TH</sup> AVE  
KENNEWICK, WA 99337

37  
BARBARA LOUISE ROBINSON  
3006 S QUINCY PL  
KENNEWICK, WA 99337

37  
JENNIFER A COOPER  
1704 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
BUDDY M & ELIZABETH A  
CUNNINGHAM  
1708 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

Exhibit 3

37  
CRAIG WILLIAM & DANIELLE O  
BLAKESLEY  
1712 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
BETH A CROWDER  
1708 S PALOUSE ST  
KENNEWICK, WA 99337

37  
BLAKE STEMP  
1720 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
ROBERT F & FRANCES L WEIS  
1802 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
BRANDON & HEATHER MAYFIELD  
1806 W 31<sup>ST</sup> AVE  
KENNEWICK, WA 99337

37  
ROBERT W & ALMA N WELCH  
3007 S RAINIER ST  
KENNEWICK, WA 99337

37  
KENNETH D MONTGOMERY  
1800 W LEWIS ST  
PASCO, WA 99301

37  
MICHAEL G & CAROL DOENGES  
3205 S QUINCY PL  
KENNEWICK, WA 99337

37  
JOSHUA D & CHRISTY BROOKS  
3209 S QUINCY PL  
KENNEWICK, WA 99337

37  
JUAN B & R A DORAME JR  
3211 S QUINCY PL  
KENNEWICK, WA 99337

37  
SILVIA J BILLING  
3213 S QUINCY PL  
KENNEWICK, WA 99337

37  
ROGER L & BETHAMIE R HEWITT  
3215 S QUINCY PL  
KENNEWICK, WA 99337

37  
SHIH-HOWE ZHAO  
2024 GREENBROOK BLVD  
RICHLAND, WA 99352

37  
ROBERT MCCOURTIE  
3219 S QUINCY PL  
KENNEWICK, WA 99337

37  
STEVEN W & KATTI K WARREN  
3221 S QUINCY PL  
KENNEWICK, WA 99337

37  
ROGER K & CATHERINE L KROSHUS  
3223 S QUINCY PL  
KENNEWICK, WA 99337

37  
ROBERT D & NANCY F PARKS  
3225 S QUINCY PL  
KENNEWICK, WA 99337

37  
CHAD S & JERICA A PLATT  
3301 S QUINCY PL  
KENNEWICK, WA 99337

37  
LUDWIN ALVARADO  
3303 S QUINCY PL  
KENNEWICK, WA 99337

37  
BRUCE E & JOETTA R RUPERT  
3305 S QUINCY PL  
KENNEWICK, WA 99337

37  
KENNETH R NEAL  
21505 S FINLEY RD  
KENNEWICK, WA 99337

37  
BRIAN D & CYNTHIA R LEWIS  
TRUSTEE  
3309 S QUINCY PL  
KENNEWICK, WA 99337

37  
JONATHAN EARL COLWELL  
3311 S QUINCY PL  
KENNEWICK, WA 99337

37  
WILIAM A COLE IV  
3315 S QUINCY PL  
KENNEWICK, WA 99337

37  
GILBERT & GLORIA JONES  
3124 S OLYMPIA ST  
KENNEWICK, WA 99337

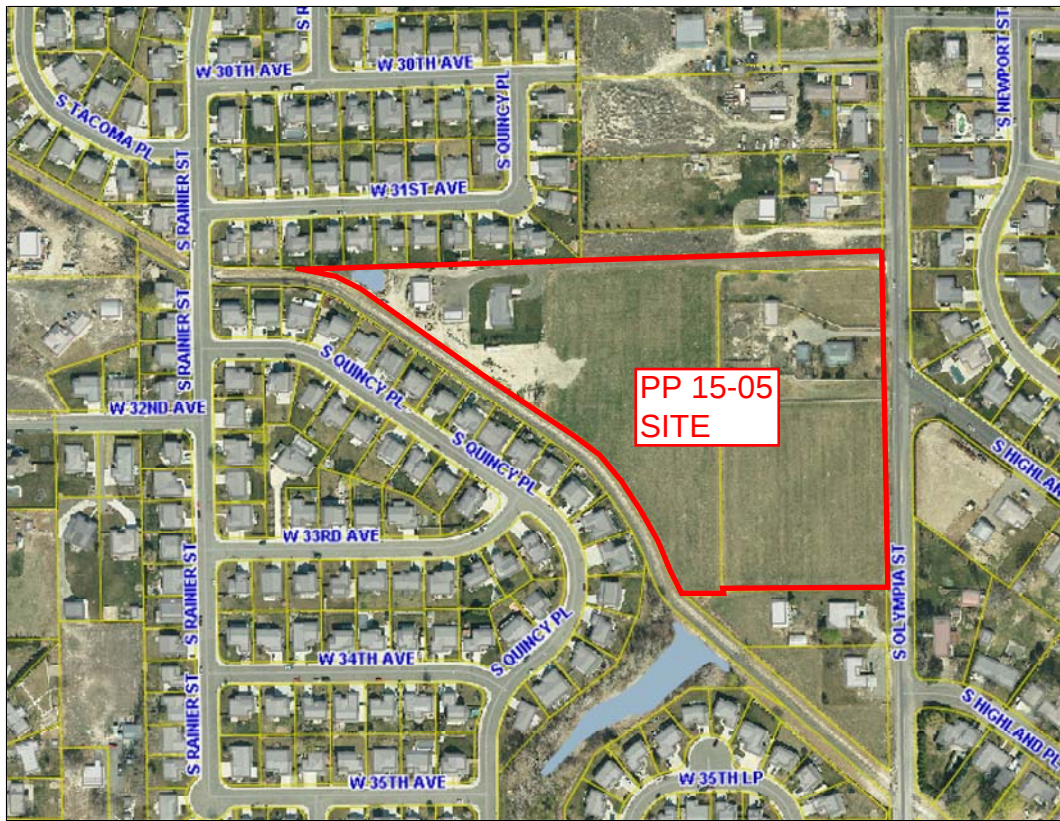
37  
JEREMIAH & TONIA RUEBSAMEN  
3128 S OLYMPIA ST  
KENNEWICK, WA 99337

37  
PATRICIA A WALTER  
1526 W 35<sup>TH</sup> LOOP  
KENNEWICK, WA 99337

37  
CRAIG G & MARTHA T MILLER  
1520 W 35<sup>TH</sup> LOOP  
KENNEWICK, WA 99337

37  
JOHN K RIDER  
3116 S NEWPORT ST  
KENNEWICK, WA 99337

## Exhibit 4



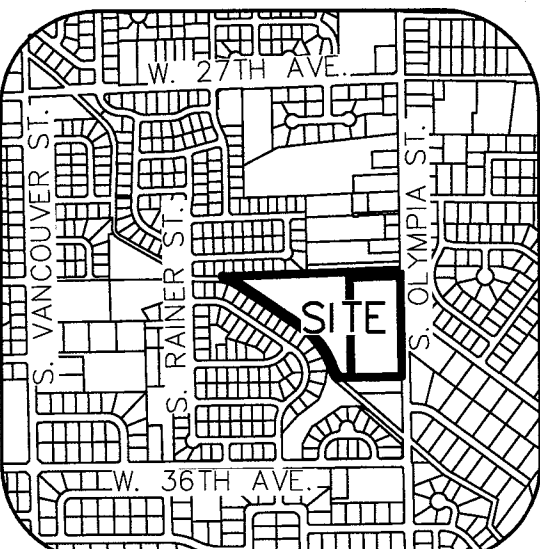
300 ft 1 : 3740 1in : 311.67ft

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

Produced by CITYSDonovan 11:24  
12/30/2015

THE PRELIMINARY PLAT OF  
**OLYMPIA ESTATES**

N.E. 1/4 OF SEC. 14, T.08N., R.29E., W.M.,  
CITY OF KENNEWICK,  
BENTON COUNTY, WASHINGTON



VICINITY SKETCH

NOT TO SCALE

**DESCRIPTION**

LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF  
SHORT PLATS AT PAGE 1928, RECORDS OF BENTON  
COUNTY, WASHINGTON.

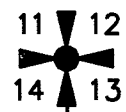
LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF  
SHORT PLATS AT PAGE 1928, RECORDS OF BENTON  
COUNTY, WASHINGTON, EXCEPT THE SOUTH 10.00 FEET.

TOGETHER WITH AND SUBJECT TO EASEMENTS,  
RESERVATIONS, COVENANTS AND RESTRICTIONS, OF  
RECORD AND IN VIEW.

**EASEMENT NOTES**

- ① = EASEMENT PER SP#1-1928
- ② = EASEMENT PER SP#1-1928 TO BE VACATED
- ③ = PROPOSED 18" SIDEWALK, UTILITY &  
IRRIGATION EASEMENT
- ④ = PROPOSED OFFSITE DRY STORM AND  
MAINTENANCE ACCESS EASEMENT
- ⑤ = PROPOSED 10' UTILITY EASEMENT

FOUND Cased  
BRASS CAP  
NO.0843  
NGVD 29 DATUM  
ELEV=524.28



**LEGEND**

- = FOUND AS INDICATED
- = FOUND 5/8" REBAR W/YELLOW  
PLASTIC CAP MARKED "WORLEY"
- (NS) = NOT FOUND OR SET
- = FOUND Cased BRASS CAP
- B.O.B. = BASIS OF BEARING
- = CONCRETE CURB AND GUTTER
- = DRIVEWAY
- = GAS METER
- = HVAC
- = IRRIGATION MANHOLE
- = IRRIGATION VALVE
- = LIGHT POLE, PARKING
- = LIGHT POLE, STREET
- = POWER SWITCH
- = POWER METER
- = POWER POLE W/ GUY WIRE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER STUB
- = SIGN
- = STORM CATCH BASIN
- = STORM MANHOLE
- = TELEPHONE PEDESTAL
- = TELEPHONE MANHOLE
- = WATER FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = FENCE
- = EASEMENT
- = PROPERTY BOUNDARY
- = PROPOSED PHASE LINE
- = CENTERLINE
- = SANITARY SEWER LINE
- = POWER LINE OVERHEAD

**NOTES**

**LOTS**  
NUMBER OF LOTS: 47  
LOT SIZE SMALLEST: 7,500 SF  
LOT SIZE LARGEST: 80,094 SF  
LOT SIZE AVERAGE: 11,820 SF  
TOTAL PLAT ACREAGE: 12.75 ACRES

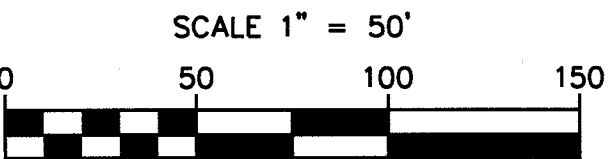
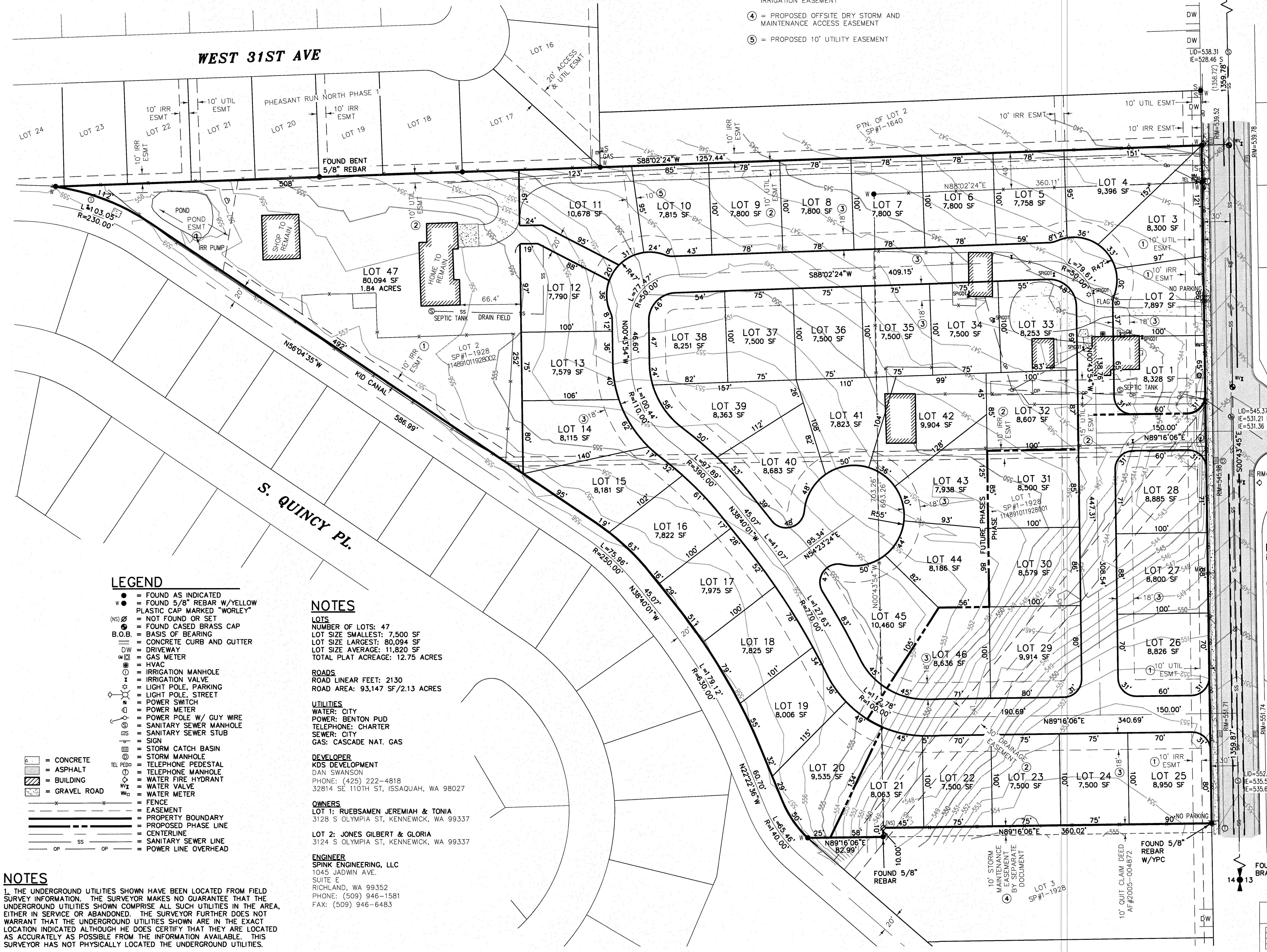
**ROADS**  
ROAD LINEAR FEET: 2130  
ROAD AREA: 93,147 SF/2.13 ACRES

**UTILITIES**  
WATER: CITY  
POWER: BENTON PUD  
TELEPHONE: CHARTER  
SEWER: CITY  
GAS: CASCADE NAT. GAS

**DEVELOPER**  
KDS DEVELOPMENT  
DAN SWANSON  
PHONE: (425) 222-4818  
32814 SE 110TH ST, ISSAQUAH, WA 98027

**OWNERS**  
LOT 1: RUEBSAMEN JEREMIAH & TONIA  
3128 S OLYMPIA ST, KENNEWICK, WA 99337  
LOT 2: JONES GILBERT & GLORIA  
3124 S OLYMPIA ST, KENNEWICK, WA 99337

**ENGINEER**  
SPINK ENGINEERING, LLC  
1045 JADWIN AVE.  
SUITE E  
RICHLAND, WA 99352  
PHONE: (509) 946-1581  
FAX: (509) 946-6483



**BASIS OF BEARING**

SP#1-1928

**BASIS OF ELEVATION**

CITY OF KENNEWICK

RS#1-1540, PNT NO.0843

NGVD 29 DATUM

ELEV=524.28'

**EQUIPMENT USED**

A THREE-SECOND TOTAL STATION

TOPCON HIPER RTK GPS

**PREPLAT FOR  
KDS DEVELOPMENT**

**STRATTON SURVEYING  
& MAPPING, PC**  
7525 W. DESCHUTES PL. UNIT 1C  
KENNEWICK, WA 99336  
(509) 735-7364  
FAX: (509) 735-6560  
stratton@strattonsurvey.com

|                |             |
|----------------|-------------|
| 5006PP1.DWG    | © 2015      |
| DATE: 08/18/15 | SHT. 1 OF 1 |
| DRAWN BY: DCI  | JOB # 5006  |

**INDEX**

|     |     |     |    |
|-----|-----|-----|----|
| 1/4 | SEC | T.  | R. |
| 14  | 08N | 29E |    |

**NOTES**

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



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

**FILE/PROJECT NUMBER:** COZ 15-04/PLN-2015-01649 & PP 15-05/PLN-2015-03626

**DESCRIPTION OF PROPOSAL:** REZONE 12.74 ACRES OF RESIDENTIAL, SUBURBAN (RS) TO RESIDENTIAL, LOW (RL) AND DEVELOP A 47 LOT PRELIMINARY PLAT. THE ORIGINAL DNS WAS ISSUED ON JULY, 13, 2013.

**PROPONENT:** DAN SWANSON, 32814 SE 110<sup>TH</sup> STREET, ISSAQUAH, WA 98027

**LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY:** 3214 AND 3214 S. OLYMPIA STREET, KENNEWICK, WA 99336 – SEC. 14 T8N R29E

**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: **November 23, 2015**

Signature: \_\_\_\_\_

\*\*\*\*\*  
**Appeal:** An appeal of this determination must be submitted to the Community Planning Department within fourteen (14) calendar days after the date issued. This appeal must be written and make specific factual objections to the City's threshold determination. Appeals shall be conducted in conformance with Section 4.12.090(9) of the Kennewick Municipal Code and the required fees pursuant to the City's adopted Fee Schedule shall be paid at time of appeal submittal.

Copies of this DNS were mailed to:

Dept. of Ecology  
 WA Dept of Fish & Wildlife  
 WSDOT  
 Yakima Nation  
 CTUIR  
 COZ 15-04 and PP 15-05 Files

CITY OF KENNEWICK  
ENVIRONMENTAL CHECKLIST REVIEW

Exhibit 6

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**File # ED 15-30**

**Action: COZ 15-04 & PP 15-05**

Please note the following condition(s):

**1.) Park Fees**

For the proposal, PP 15-05/PLN-2015-03626, the condition includes the mitigation fees for impacts for the addition of 47 dwelling units in Park Planning Zone 5E Twin Rivers. In lieu of land dedication, fees are required to be paid to Park Planning Zone 5E Twin Rivers in the amount of \$15,619.76 as calculated per the City's Park Fee Determination Process form. The fee must be paid at the time of final plat as a percentage of lots in each final plat phase.



# MEMORANDUM

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## Fire Department

To: Steve Donovan, Development Services

From: Joe Terpenning, Deputy Fire Marshal

Date: November 23, 2015

Re: Olympia Estates

Project: PLN 2015-03626

1. Install fire hydrants in accordance with City engineering standards at intersections and average 500 foot spacing along streets. International Fire Code, Appendix B & C.
2. If phased, dead-end streets over 150 feet in length shall have a means for turning around fire apparatus (paved hammerhead or bulb). IFC 503.2.5

---

### FIRE DEPARTMENT

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



---

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

To: Steve Donovan, Planner  
From: Alisha Piper Traffic Technician III  
Date: November 23, 2015  
Re: Traffic Comments for Olympia St. and Highlands subdivision  
Project: PP 15-05/PLN-2015-03626

**Conditions**

Based upon review of the proposed development site plan, existing traffic conditions, the average weekday traffic volumes generated by similar types of developments (per current ITE Trip Generation Manual), traffic flow and safety, proximately to the intersection adjoining property access and in conformance with Kennewick Administrative Code (KAC) Chapter 13-46 "Highway Access Management", the conditions are as follows:

1. The preliminary comments for the Civil Plans made under COZ 15-04 on a memo dated June 26, 2015 will still apply. However, the street light locations will change as the street layout has changed from the preliminary design. More detailed comments will be provided with the Civil Plans review.
2. The estimated total Transportation Impact Fee (TIF) for the subdivision is \$42,300 based on an analysis of the preliminary information provided by the developer and as estimated on the last page of this document. The final fee will be based on the actual project as submitted at the building permit stage. As a residential development, the developer has the option to defer the fees by recording a covenant for each lot assigning a TIF fee of \$900 to each lot.

If the developer disagrees with the assigned contributions for traffic impacts or traffic mitigation, the developer has the right to hire an independent Traffic Engineering Consultant to prepare a Traffic Impact Study to evaluate appropriate impacts and mitigations. No work should start on such a study until consulting with the City of Kennewick Traffic Engineer.

### TIF Estimate

| Transportation Impact Fee (Per New PM Peak Hour Trip) = |       |                   |                                        |                    |                                    |                       | \$900                                  |         |               |            |
|---------------------------------------------------------|-------|-------------------|----------------------------------------|--------------------|------------------------------------|-----------------------|----------------------------------------|---------|---------------|------------|
| Land Use Category - Trip Generation, 9th Edition *      | Notes | ITE Land Use Code | ITE Average PM Peak Hour Trip Rate (1) | New Trip % *** (2) | Net New PM Peak Hour Trip Rate (3) | Unit of Development** | Impact Fee Per Unit of Development (4) | # Units | Net New Trips | IMPACT FEE |
| Single-Family Detached Housing                          | 2     | 210               | 1.00                                   | 100%               | 1.00                               | Dwelling Unit         | \$ 900                                 | 47      | 47.00         | \$42,300   |

**From:** [John Deskins](#)  
**To:** ["Caleb Stromstad"](#)  
**Cc:** [Steve Donovan](#); ["Manix, John A."](#)  
**Subject:** RE: COZ 15-04 - Olympia & Highlands Development - Traffic Comments  
**Date:** Thursday, October 29, 2015 6:40:25 PM  
**Attachments:** [image001.png](#)  
[image007.png](#)  
[image003.png](#)  
[image004.png](#)  
[image009.png](#)

---

Caleb,

The Traffic Study looks good. Please pay close attention to the Figure 2 for signing and street lighting locations. A few corrections though.

1. I don't normally allow lights diagonally over the intersection. We will try it this time here.
2. Make sure the entire development is on a single service disconnect/meter.
3. All the lights will be 50 watt
4. Lights should be on the property line as opposed to 2-3 feet off.
5. Sign C shown on Lot 1 really needs to be on the right side of the street heading east so is really on Lot 28
6. The striping revisions on Highland Drive are a bit more detailed. I believe I provided information in a bit more detail to Steve a few months ago.

Thank you.

Sincerely,

**John Deskins, PE, PTOE**

City of Kennewick

Traffic Engineer

509.585.4400

[john.deskins@ci.kennewick.wa.us](mailto:john.deskins@ci.kennewick.wa.us)

This e-mail and your response are considered a public record and will be subject to disclosure under Washington's Public Records Disclosure Act.

---

**From:** Caleb Stromstad [mailto:[caleb@spinkeng.com](mailto:caleb@spinkeng.com)]  
**Sent:** Tuesday, October 27, 2015 7:15 AM  
**To:** John Deskins  
**Subject:** RE: COZ 15-04 - Olympia & Highlands Development - Traffic Comments

John,

Here is the letter. I never sent it because I misunderstood this would be approved with the preliminary plat application. How long is the approval process for this letter? We were planning to submit the pre plat application this week. Appreciate the help!

Caleb

**Caleb Stromstad**

Design Engineer

**SPINK ENGINEERING LLC, CIVIL & MUNICIPAL ENGINEERS**

1045 JADWIN AVENUE, SUITE E | RICHLAND, WA 99354  
T 509.946.1581 | F 509.946.6483 | W [WWW.SPINKENG.COM](http://WWW.SPINKENG.COM)

---

**From:** John Deskins [<mailto:John.Deskins@ci.kennewick.wa.us>]  
**Sent:** Monday, October 26, 2015 6:27 PM  
**To:** 'caleb@spinkeng.com'  
**Cc:** Steve Donovan  
**Subject:** RE: COZ 15-04 - Olympia & Highlands Development - Traffic Comments

Caleb,

In response to your voicemail. I haven't seen, or possibly I have misplaced the final Trip Generation & Distribution Study. Do you have a copy from HDJ you could forward?

Sincerely,

**John Deskins, PE, PTOE**

City of Kennewick

Traffic Engineer

509.585.4400

[john.deskins@ci.kennewick.wa.us](mailto:john.deskins@ci.kennewick.wa.us)

This e-mail and your response are considered a public record and will be subject to disclosure under Washington's Public Records Disclosure Act.

---

**From:** John Deskins  
**Sent:** Monday, July 06, 2015 2:38 PM  
**To:** Steve Donovan  
**Cc:** 'caleb@spinkeng.com'  
**Subject:** COZ 15-04 - Olympia & Highlands Development - Traffic Comments

Steve,

Per our phone conversation, the traffic comments dated 6/26/15 can be disregarded for the Change of Zone action. Note that the Trip Generation & Distribution Study will be required at the time of the preliminary plat, while the design layout changes to the Highland Drive intersection at Olympia and the streetlights will be required at the Civil Plan Review Stage.

Sincerely,

**John Deskins, PE, PTOE**

City of Kennewick

Traffic Engineer

509.585.4400

[john.deskins@ci.kennewick.wa.us](mailto:john.deskins@ci.kennewick.wa.us)

This e-mail and your response are considered a public record and will be subject to disclosure under Washington's Public Records Disclosure Act.



## MEMORANDUM

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### Traffic Engineering Division

To: Steve Donovan Planner  
From: John Deskins, Traffic Engineer  
Date: June 26, 2015  
Re: Traffic Engineer's Comments for COZ 15-04 at Olympia & Highland Dr.  
Project: COZ 15-04/PLN-2015-01649

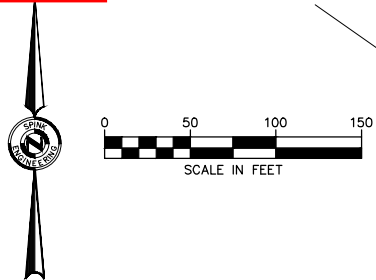
### **Conditions**

Based upon review of the proposed development site plan, existing traffic conditions, the average weekday traffic volumes generated by similar types of developments (per current ITE Trip Generation Manual), traffic flow and safety, proximately to the intersection adjoining property access and in conformance with Kennewick Administrative Code (KAC) Chapter 13-46 "Highway Access Management", the conditions are as follows:

1. A Trip Generation & Distribution Study is required prior to this project going to the Hearing Examiner.
2. Note that the distance between the cul-de-sac and the connecting residential street does not meet the minimum of 125 per KMC 17.20.010 (2)(k). Due to site constraints, low traffic volumes from the cul-de-sac, and the need to align the main street with Highland Drive, an exception is granted.
3. Attached is a markup of the plat showing required street lighting, signing, and traffic markings that will be required at the Civil Plan review stage.
4. The City of Kennewick is currently considering the implementation of a Transportation Impact Fee (TIF). If approved at the proposed rate of \$900 per New PM Peak Hour Trip, then these fees would be required if the building permit has not been taken out prior to the effective date of the TIF. If the permit is after the effective date then fees would ultimately come due at the closing of the home. At this time the effective date of the TIF implementation could be as early as September 1<sup>st</sup>, 2015

S. 14, T.08N., R.29E., W.M.

These notes are items that need to be addressed at the Civil Plan Stage



Streetlights - Place as shown on drawing.

Yield Sign

Yield Sign on Streetlight

Yield Sign on streetlight

Stop Sign

Stop Sign on Streetlight

Striping Revision Plan Required at Civil Plans.



|                                                                                              |                                                                                             |                                                                                               |                                                |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------|
| SPINK ENGINEERING, LLC.<br>1045 JADWIN AVE., SUITE E<br>RICHLAND, WA 99352<br>(509) 946-1561 | SCALE: AS SHOWN<br>DRAWN BY: SWS<br>DESIGNED BY: SWS<br>APPROVED BY: AHR<br>FILE: 15109.DWG | SWANSON<br>PRELIMINARY STREET & LOT LAYOUT<br>OLYMPIA ST. SUBDIVISION<br>KENNEWICK WASHINGTON | SHEET<br>1 of 1<br>JOB# 15-109<br>DWG# 600-XXX |
|----------------------------------------------------------------------------------------------|---------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------|------------------------------------------------|



# MEMORANDUM

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## Engineering Division of Municipal Services

To: Steve Donovan, Community Planning/Planner

From: Fernando Garcia, Utility Coordinator

Date: November 18, 2015

Re: Public Works Consolidated Comments

Project: Pre-Plat 15-05/PLN-2015-03626

1. Developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage and designate sidewalk and utility easements all in conformance with current City of Kennewick Standard Drawing 2-1 Sheet 1 and 2. Widen sidewalk an additional 18-inches when adjoining a fence per City of Kennewick detail 2-10 sheet 1 of 8.
2. Developer will be required to provide half street improvements adjacent to the proposed preliminary Plat on W 10<sup>th</sup> Avenue constructed per the latest City of Kennewick Standards detail 2-3 and will include Fire Hydrants, Streetlights, Storm System, Sidewalks and Traffic Control as required to meet the latest City of Kennewick Standards per Kennewick Municipal Code (KMC) 17.20.010(2) (g) (h) (i).
3. On all local through streets, other than minor loop streets, as determined by the City Engineer, the minimum centerline radius shall be two hundred feet (200'). Unless otherwise approved by the City Engineer.
4. As part of all residential development construction plans, there shall be a separate schematic drawing which at a minimum, shows the power source(s), wiring diagram street light pole spacing and street permanent signing per City of Kennewick Standard Specifications 6-02 and Specifications 7-10. Combine Signing, Striping, and Illumination Plans onto the same drawing with other elements left off.
5. Due to project phasing, any temporary dead end street 150-ft 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 Hot Mix Asphalt (HMA)
6. There are two 1-inch water services available to the proposed plat. Water main extension to serve the proposed subdivision is required at Developers expense. Street

cut to connect to extend water main shall be kept to a minimum and will be reviewed during the preliminary drawings submittal.

7. Developer will be required to loop all water mains to avoid the buildup of stagnant water and be able to assist in minimizing bacteria re-growth and also taste and odor concerns associated with stagnant water. Per KMC 14.10.010. Make provisions on Cul de sacs to loop the water main.
8. A comprehensive water plan needs to be approved by the City for the entire plat prior to approval of phase 1 construction plans. Comprehensive Plan can be submitted with the Preliminary Civil plan review.
9. There are two 4-inch sanitary sewer services to the proposed plat 8-inch sanitary sewer is available from S. Olympia Street centerline. Sanitary sewer extension to serve proposed developments will be constructed at Developer expense. Sewer main extension to be accomplished without cutting S Olympia Street.
10. A comprehensive sewer plan needs to be approved by the City for the entire plat prior to approval of phase 1 construction plans. Comprehensive Plan can be submitted with the Preliminary Civil plan review.
11. Residential sub-divisions shall be designed to retain and dispose of the calculated difference between a 25-year 24-hour event for the developed state and the 24-hour event for the natural pre-developed state. Detention ponds (control outlet) may be used only where it can be clearly demonstrated that infiltration, or retention, are not feasible per City of Kennewick Standard Specifications section 5-9.02.
12. A comprehensive storm plan needs to be approved by the city for the entire plat prior to approval of phase 1 construction plans. Dedication of storm easement will be required for any storm ponds outside the Preliminary Plat boundaries prior to acceptance of the utility permit.
13. 10 foot utility easement is not wide enough for maintenance and repairs of the pipe. Please provide a 15' Utility Easement along the southern boundary of the plat. In addition, the western end of the proposed easement will need to be extended to the west side of the existing 30 foot easement. Pave minimum of 12-ft approach to the west manhole and provide street access using the existing driveway or provide a new one.
14. Before granting a DPW permit for a private contract to construct a street or make street improvements, connect to existing water, sanitary sewer and storm drains on existing or pending public right-of-way, the Developer must provide bid tabulation showing all cost related to construct the infrastructure or an engineer estimate certified by a registered engineer licensed to practice within the State of Washington, per KMC 5.56.290 (1), KMC 5.56.440 (1) and KMC 5.56.500 (1).
15. Property owners as well as their contractors, subcontractors, builders, suppliers, and other representatives shall follow all KMC's regarding storm water management,

Exhibit 11

erosion sediment control, and illicit discharges. Failure to meet City Code can result in approval delays, fines, and a hold on permits per the following KMC's:

- a. KMC 14.29: Illicit Discharge
- b. KMC 18.72: Clearing and Grading
- c. KMC 17.20: Design and Construction
- d. KMC 18.75 and KMC 18.78: Residential & Commercial Design Standards.

## Exhibit 12

**From:** [Ken Klander](#)  
**To:** [Steve Donovan](#)  
**Subject:** RE: Preliminary Plat PP 15-05/PLN-2015-03626  
**Date:** Monday, November 09, 2015 10:12:22 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

---

Steve,

Easements notes indicate that the easement, via SP#1-1928, along the north property line is to be vacated. Yet Benton PUD has existing electrical facilities that currently serve this property.

Ken Klander

Distribution Design Tech 1

Benton PUD

509-582-1241

P.O. Box 6270

Kennewick WA 99336-0270

---

**From:** Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]  
**Sent:** Thursday, November 05, 2015 11:25 AM  
**To:** Alex Sligar Benton Clean Air; Ben Franklin Transit - Kevin Sliger; Ben Franklin Transit Tony Kalmbach; Benton Clean Air Authority - Rob Rodger; Benton Clean Air Authority - Tyler Thompson; Benton County - Mike Shuttleworth; Benton Franklin Health Dept - Rick Dawson; Bob Roe; David Smith; Jeff Vosahlo; Ken Klander; Rick Sunford; Benton-Franklin Health Dept. - Justin Gerber; BPA - Deborah Rodgers; BPA - Joe Cottrell; Cascade Natural Gas - Arnie Garza; Charter Communication - Dean Kelley; Charter Communication - Tyler Chappell; City of Richland - Rick Simon; Columbia Irrigation District; Consolidated Tribes of Umatilla Indian Reservation - Audie Huber; Consolidated Tribes of Umatilla Indian Reservation - Carey L. Miller; Department of Ecology SEPA UNIT; Dept of Fish & Wildlife; Dept of Fish & Wildlife - Michael Ritter; Dept of Natural Resources SEPA Center; Frontier - Gary Taylor; Frontier - Gregory Goodwin; Frontier - Randy Lee; Kenewick Irrigation District - Jason McShane; Kennewick Irrigation District - Ben Woodard; Kennewick School District - Doug Carl; Mike Blatman; US Army Corps of Engineers; WSDOT - Paul Gonseth; WSDOT - Rick Holmstrom; Yakama Nation - Thalia Sachtleban  
**Subject:** Preliminary Plat PP 15-05/PLN-2015-03626

Attached is a Proposed Preliminary Plat.

Let me know if you have any questions.

Steve

**Steve Donovan**

City of Kennewick

Community Planning/Planner

O: 509.585.4361

[Steve.Donovan@ci.kennewick.wa.us](mailto:Steve.Donovan@ci.kennewick.wa.us)



December 14<sup>th</sup>, 2015

Steve Donovan  
**City of Kennewick**  
Development Services Division  
210 W. 6<sup>th</sup> Avenue  
Kennewick, WA 99336

Subject: Review Comments Pre Plat 15-05 Olympia Estates

Dear Mr. Donovan:

This letter provides Kennewick Irrigation District (KID) review comments on Pre Plat No. 15-05 Olympia Estates / PLN-2015-03626 submitted by Dan Swanson, 32814 SE 110<sup>th</sup> Street, Issaquah, WA 98027. The properties are generally located at 3124 S. Olympia Street and includes the following parcels:

- 1-1489-101-1928-002 (6.99 irrigable acres)
- 1-1489-101-1928-001 (5.75 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 **12.74 irrigable acres**. KID provides the following comments as a condition of approval by the legislative authority for R.C.W. 58.17.310:

- 1) The following are KID easement requirements:
  - a. Dedicate to KID an irrigation easement 10 feet in width via a recorded deed to match any irrigation system components, centered on an irrigation pipe line.
  - b. Dedicate to KID an irrigation easement 10 feet in width, five (5) feet in width if adjacent to a utility easement, along the road frontage of all lots.
    - i. Within the City of Kennewick KID allows a "Sidewalk, Utility and Irrigation easement" and an "Access and Irrigation easement." Please change the easements to reflect this.
- 2) Please note that there exists KID Right-of-Way (ROW) along the south property line. Please show this ROW on the preliminary plat. A copy of the ROW maps are available upon request.
  - a. At the time of final plat, Applicant must agree to install and maintain fencing along ROW.
  - b. Please add a note to 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.”
- c. 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](http://www.kid.org) for further information.”
  - d. KID will require that Bureau of Reclamation Right-of-Way have signs be installed along the ROW that have been approved by the KID.
- 3) The property owner or developer is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to the KID upon completion, at the time of final plat.
- a. KID Standard Specifications require that a storage pond facility be constructed and sized appropriately for this plat application. Please dedicate this storage facility as a Tract of land deeded to the KID. In addition, the KID Standard Specifications require that a pump station facility be constructed and sized appropriately for this plat application.
  - b. **As an alternative** to a pond, pump station, and other “on site” construction requirements per KID Standards Specifications, the Applicant and KID may mutual agree that it is in each of their best interests that other “off site” improvements may be made to allow for the delivery of pressurized irrigation water to the project. The other improvements would be proportionate and equal to the “on site” requirements and may include:
    - i. Contributions made towards a regional pump facility.
    - ii. The installation of pipelines off site.
  - c. As an alternative to immediate construction the owner may choose to delay installation of the irrigation system by entering into a facilities installation agreement with the KID. The owner must provide the KID with an irrigation system design that conforms to the most recent addition of the KID standard specifications. This irrigation system may be bonded and delayed up to five years. The facility installation agreement charge is \$300.00. The owner must establish an approved bonding mechanism with the KID in an amount approved by KID.
- 4) The property owner or developer is required to submit an irrigation plan designed by a professional engineer for review and approval by the KID. The plan may be hand drawn or computer drafted. The plan shall be accurate and to a scale not to exceed one (1) inch = 50 feet. This is a vital step of the approval process. After approval of the plan, completion of all the facilities is required prior to KID signature on the Final Plat. Please contact me at 586-9111 for more information regarding this irrigation plan.
- a. In addition, this plan shall ensure all reasonable measures are taken to protect any easements and ROW’s and facilities. In the event any KID facilities are

- damaged during construction, the damage must be fully repaired to KID's then-existing standards.
- b. For each phase of the Project, KID review and approval of construction and grading plans is required to allow KID to assure all reasonable measures to protect any easements and ROW's. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.
  - c. KID will require that USBR signage be installed by the Applicant along the Canal ROW prior to final plat approval of each phase abutting the Canal.
  - d. No permanent structures are allowed within the USBR ROW.
- 5) The KID must inspect any new irrigation system installations or modifications. The property owner or developer shall contact the KID to arrange an inspection at least 48 hours in advance of the desired inspection date.
  - 6) Prior to approval of each phase, the current year's assessment must be paid. If the final plat is submitted for review after May 31<sup>st</sup> of a given year or submitted for review prior to May 31<sup>st</sup> but not submitted for final approval prior to June 15<sup>th</sup>, the next year's estimated assessment (125% of the current year's assessment) must be paid prior to plat approval.
  - 7) Prior to approval of the first phase, the United States Bureau of Reclamation (USBR) construction loan for **all parcels** owned by the property owner within the boundaries of the KID must be paid and all other USBR requirements associated with this payout must be completed.
  - 8) 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 \$750.00 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 \$300 for the first 20 lots/tracts plus \$20 per lot/tract after 20 lots/tracts.
    - c. Final Plat review fee for each phase of \$200.00.
  - 9) Per KID Policy 4.17, "Irrigable Land Recalibration Principles," as land within the boundaries of the KID is subdivided or developed; KID will remove the irrigation water allocation from the impermeable surfaces, such as streets, from the plats.
  - 10) In order to receive KID irrigation water delivery, a Watermaster (or point of contact) for the subdivision must be appointed. This water master can be appointed by the Home Owners Association (or similar organization) officers, or must be elected from among the property owners within the boundary of this proposed subdivision. If no HOA (or similar organization) is organized, than an election method similar to the attached document is required.

11) Prior to approval of each phase, an electronic file (AutoCAD 2004 format) and hard copy (6-mil mylar, sealed by a professional engineer) of construction as-builts must be provided to KID.

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

13) Conditions Related to Design, Grading, and Construction

- a. Pursuant to RCW 58.17.310 (1), the KID would like to inform the City of Kennewick that portion of the development lies below an unlined earthen canal section (Highlift Canal). Unlined earthen canal sections are more likely to have a canal embankment breach occur than lined sections. Should a canal embankment breach occur near this development, there is potential for the public safety to be at risk. In order to mitigate this risk, the KID will require:
  - i. Rights-of-Way that shall include all reasonably necessary features to allow the KID to operate, maintain and replace the irrigation system. Features shall include drainage systems and/or features that will carry excess water and/or flood waters away from the irrigation water distribution system should a canal failure and/or breach occur.
  - ii. As an alternative to i (above), pursuant to KID Policy 4.3, "Developer Risk Mitigation", plat developers may enter into a written agreement with the KID to provide other acceptable means of protecting persons and property. This may include the lining or piping of canals where appropriate. In instances where the KID agrees that canals may be lined or piped as an alternate to providing drainage, the KID Board of Directors may negotiate a cost share or contribution to the expense of lining.
    1. In addition to canal lining, please note the existing canal embankments are low through this area and could cause flooding. The KID requires the developer to increase the canal embankment height along the canal adjacent to the development if no drainage path is provided.
- b. For each phase of the Project, KID review and approval of construction plans is required to allow KID to assure all reasonable measures to protect any easements and ROWs. Such review and approval will be coordinated as part of the City's review and Final Plat approval process.

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

- a. Include the potential failure of KID system components in its public offering statement for the plat pursuant to RCW 58.19.055(1)(r), which requires a public offering statement to include "[a] list of any physical hazards known to the

developer which particularly affect the development or the immediate vicinity in which the developer is located and which are not readily ascertainable by the purchaser"; and

- b. Post signs in appropriate areas with KID's easements and ROW's identifying KID's facilities (with locations and design approved by KID)

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

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

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

Sincerely,



Jason McShane, P.E.  
Engineering/Operations Manager

Enc: Sample Water Master Information

C: LB\correspondence\File: [14-8-29]

R:\Development\Olympia Estates\Pre Plat Letter, Olympia Estates.docx

**Sample Watermaster Election Process**

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

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

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

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



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

Exhibit 14

December 3, 2015

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

Steve,

This memo is written in regards to your request for the Kennewick School District #17 to address capacity questions in regards to the proposed, Olympia Estates Preliminary Plat. The school district was asked to identify the boundary schools for this development and state if each of the schools were within walking zones or received bussing. The boundary schools for this development are Canyon View Elementary (Walking Zone), Horse Heaven Hills Middle School (Walking Zone) and Kennewick High School (Bussing Zone).

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

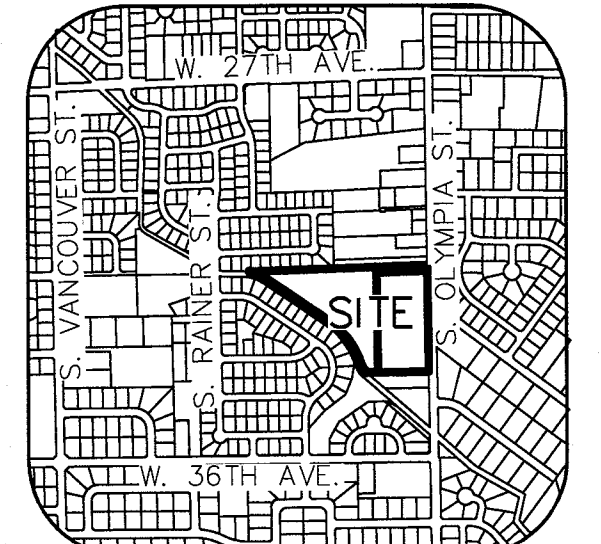
The Kennewick School District has the capacity to add students at all levels and at the three schools mentioned in this letter. Forecasted growth in additional boundary areas of the Kennewick School District makes it difficult to know if any redistricting could result because of this proposed development.

Sincerely,

Doug Carl

# THE PRELIMINARY PLAT OF *OLYMPIA ESTATES*

N.E. 1/4 OF SEC. 14, T.08N., R.29E., W.M.,  
CITY OF KENNEWICK,  
BENTON COUNTY, WASHINGTON



VICINITY SKETCH

NOT TO SCALE

## DESCRIPTION

LOT 2 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 1928, RECORDS OF BENTON COUNTY, WASHINGTON.

LOT 1 OF THE SHORT PLAT RECORDED IN VOLUME 1 OF SHORT PLATS AT PAGE 1928, RECORDS OF BENTON COUNTY, WASHINGTON, EXCEPT THE SOUTH 10.00 FEET.

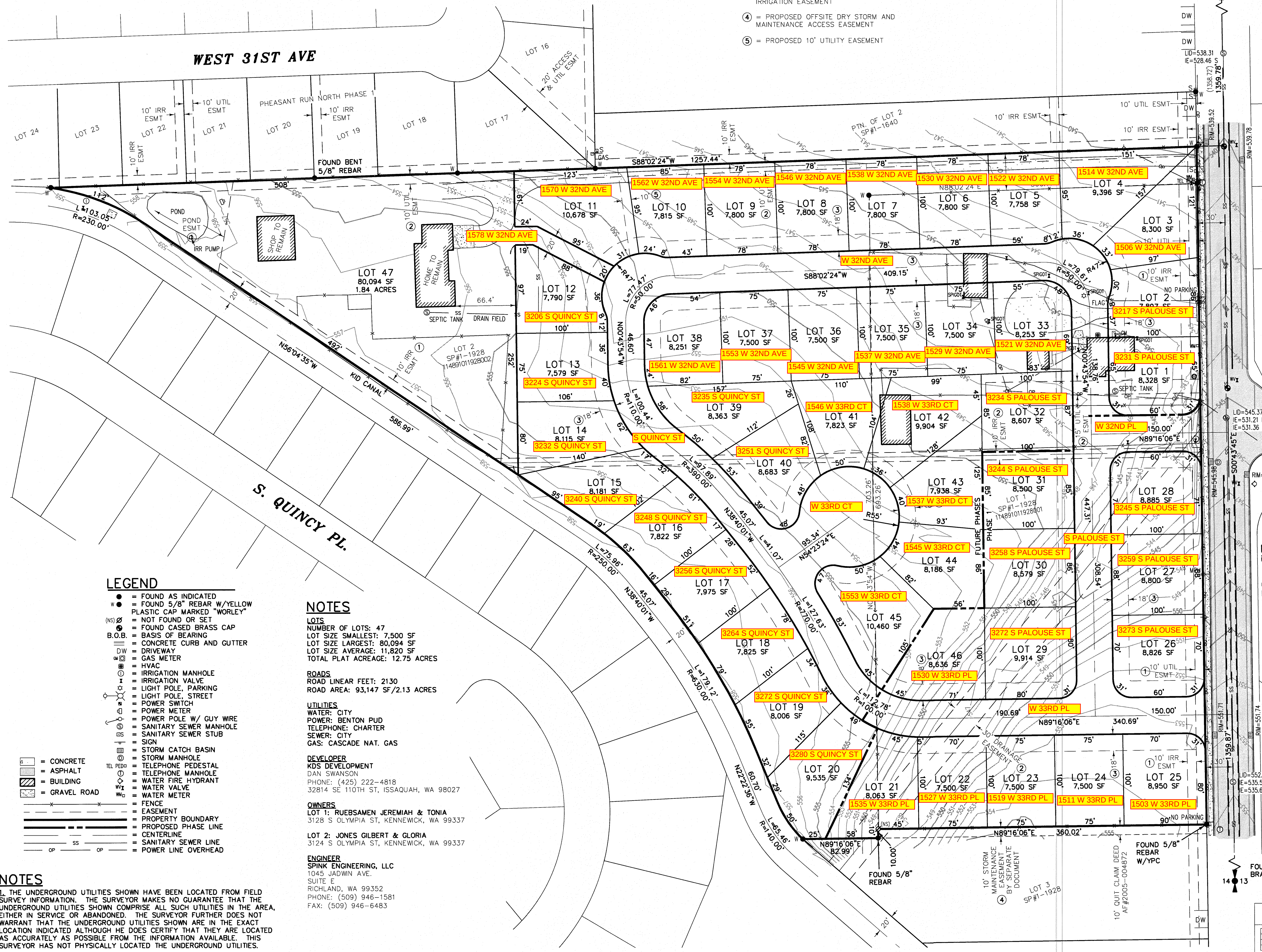
TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS, OF RECORD AND IN VIEW.

## EASEMENT NOTES

- ① = EASEMENT PER SP#1-1928
- ② = EASEMENT PER SP#1-1928 TO BE VACATED
- ③ = PROPOSED 18" SIDEWALK, UTILITY & IRRIGATION EASEMENT
- ④ = PROPOSED OFFSITE DRY STORM AND MAINTENANCE ACCESS EASEMENT
- ⑤ = PROPOSED 10' UTILITY EASEMENT

FOUND Cased  
BRASS CAP  
NO.0843  
NGVD 29 DATUM  
ELEV=524.28

11 12  
14 13



## LEGEND

- = FOUND AS INDICATED
- = FOUND 5/8" REBAR W/YELLOW PLASTIC CAP MARKED "WORLEY"
- (NS) ○ = NOT FOUND OR SET
- = FOUND Cased BRASS CAP
- B.O.B. = BASIS OF BEARING
- = CONCRETE CURB AND GUTTER
- = DRIVEWAY
- = GAS METER
- = HVAC
- = IRRIGATION MANHOLE
- = IRRIGATION VALVE
- = LIGHT POLE, PARKING
- = LIGHT POLE, STREET
- = POWER SWITCH
- = POWER METER
- = POWER POLE W/ GUY WIRE
- = SANITARY SEWER MANHOLE
- = SANITARY SEWER STUB
- = SIGN
- = STORM CATCH BASIN
- = STORM MANHOLE
- = TELEPHONE PEDESTAL
- = TELEPHONE MANHOLE
- = WATER FIRE HYDRANT
- = WATER VALVE
- = WATER METER
- = FENCE
- = EASEMENT
- = PROPERTY BOUNDARY
- = PROPOSED PHASE LINE
- = CENTERLINE
- = SANITARY SEWER LINE
- = POWER LINE OVERHEAD

## NOTES

LOTS  
NUMBER OF LOTS: 47  
LOT SIZE SMALLEST: 7,500 SF  
LOT SIZE LARGEST: 80,094 SF  
LOT SIZE AVERAGE: 11,820 SF  
TOTAL PLAT ACREAGE: 12.75 ACRES

ROADS  
ROAD LINEAR FEET: 2130  
ROAD AREA: 93,147 SF/2.13 ACRES

UTILITIES  
WATER: CITY  
POWER: BENTON PUD  
TELEPHONE: CHARTER  
SEWER: CITY  
GAS: CASCADE NAT. GAS

DEVELOPER  
KDS DEVELOPMENT  
DAN SWANSON  
PHONE: (425) 222-4818  
32814 SE 110TH ST, ISSAQUAH, WA 98027

OWNERS  
LOT 1: RUEBSAMEN JEREMIAH & TONIA  
3128 S OLYMPIA ST, KENNEWICK, WA 99337  
LOT 2: JONES GILBERT & GLORIA  
3124 S OLYMPIA ST, KENNEWICK, WA 99337

ENGINEER  
SPINK ENGINEERING, LLC  
1045 JADWIN AVE.  
SUITE E  
RICHLAND, WA 99352  
PHONE: (509) 946-1581  
FAX: (509) 946-6483

## NOTES

1. THE UNDERGROUND UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION. THE SURVEYOR MAKES NO GUARANTEE THAT THE UNDERGROUND UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEYOR FURTHER DOES NOT WARRANT THAT THE UNDERGROUND UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED ALTHOUGH HE DOES CERTIFY THAT THEY ARE LOCATED AS ACCURATELY AS POSSIBLE FROM THE INFORMATION AVAILABLE. THIS SURVEYOR HAS NOT PHYSICALLY LOCATED THE UNDERGROUND UTILITIES.



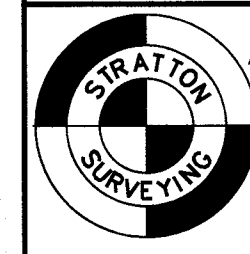
SCALE 1" = 50'  
0 50 100 150

BASIS OF BEARING  
SP#1-1928

BASIS OF ELEVATION  
CITY OF KENNEWICK  
RS#1-1540, PNT NO.0843  
NGVD 29 DATUM  
ELEV=524.28'

EQUIPMENT USED  
A THREE-SECOND TOTAL STATION  
TOPCON HIPER RTK GPS

PREPLAT FOR  
**KDS DEVELOPMENT**



**STRATTON SURVEYING  
& MAPPING, PC**  
7525 W. DESCHUTES PL. UNIT 1C  
KENNEWICK, WA 99336  
(509) 735-7364  
FAX: (509) 735-6560  
stratton@strattonsurvey.com

## INDEX

| 1/4 | SEC | T.  | R. | 5006PP1.DWG    | © 2015      |
|-----|-----|-----|----|----------------|-------------|
| 14  | 08N | 29E |    | DATE: 08/18/15 | SHT. 1 OF 1 |
|     |     |     |    | DRAWN BY: DCI  | JOB # 5006  |



September 4, 2015

John Deskins, Traffic Engineer  
City of Kennewick  
210 W 6<sup>th</sup> Ave.  
Kennewick, WA 99336

**RE: Olympia Estates Trip Generation and Distribution Letter**

This trip generation letter has been prepared for the Olympia Estates subdivision to calculate the trip generation, distribution, and assignment as directed in the City of Kennewick's TIA guidelines.

**Project Description**

The project proposes a 47 lot residential subdivision with 46 new single family detached units. One single family home will be removed for a net of 45 single detached dwelling units. The proposed development is located south of West 27<sup>th</sup> Avenue and west of South Olympia Street. See Figure 1 for the vicinity map and Figure 2 for the site plan for the proposed subdivision. The development is on 12.75 acres of a parcel with one single family residence with outbuildings to remain. The subdivision will be constructed in a minimum of two phases, beginning in January 2016, with completion of future phase(s) dependent on the housing market. Phase 1 will include lots 21 through 31 and 46.

The development proposes two access points from the new internal streets to the existing street network. Both will access onto South Olympia Street. The northern access will be at the intersection of South Olympia Street and South Highland Drive. The southern access onto South Olympia Street, is located approximately 315 feet south of the South Olympia Street/South Highland Drive intersection.

**Trip Generation**

Trip generation estimates were prepared based on the average trip rate for net new 45 detached single family homes (land use code 210) from the *Trip Generation Manual*, 9<sup>th</sup> Edition. The supporting calculations are attached and the trips are shown in Table 1. No adjustments were made for transit, pass-by, or diverted links for the number of trips generated by the proposed development.

**Table 1 – Trip Generation for Detached Single Family Homes**

|                              |            |           |
|------------------------------|------------|-----------|
| <b>Land Use:</b>             | 210        |           |
| <b>Independent Variable:</b> | Unit       |           |
| <b>Size:</b>                 | 45         |           |
| <b>Average Weekday</b>       | <b>438</b> |           |
| <b>Total Trips</b>           | <b>AM</b>  | <b>PM</b> |
| <b>In</b>                    | 9          | 28        |
| <b>Out</b>                   | 25         | 17        |
| <b>Total</b>                 | <b>34</b>  | <b>45</b> |

**Transportation Impact Fees**

The Transportation Impact Fee (TIF) has been estimated based on the cost per trip and the trip rate per type of land use. The Kennewick TIF rate is \$900 per new PM peak hour trip. A single family detached housing unit generates 1 trip per house in the PM peak hour. The development proposes a 47 lot development with one existing home to remain, one existing home to be removed, for a net 45 new single-family detached homes. Thus, the TIF is estimated at \$900 per trip X (1 trip X 45 new single family homes) = \$40,500.00.

**Trip Distribution and Assignment**

The trip distribution and assignment for the proposed project are shown on Figure 1. The trip distribution is based on engineering judgement, current PM peak hour trips onto South Olympia Street, attraction to commercial destinations. The trip assignments are based on the trip generation and the distribution.

**Street Light and Traffic Control**

The street light and signing plan are in accordance with your comments in the June 26, 2015 memo to Steve Donovan, regarding COZ 15-04. The development will require minimal on-site traffic control but STOP signs at the access points to the arterials are recommended as well as YIELD signs on internal streets to address the intersection sight distance restrictions associated with suburban density housing. The sign placement is shown on Figure 2.

**Traffic Calming**

Traffic calming was not considered for the roadway that connects to South Olympia Street, as the subdivision street layout eliminates the possibility of cut-through traffic. No traffic calming is recommended.

If you have any questions or comments, feel free to contact me at by email at [manixj@HDJDG.com](mailto:manixj@HDJDG.com) or on my cell phone at 360-607-1854.

Respectfully,  
HDI Design Group, PLLC

  
John Manix, PE

Attachments:

- Trip Generation Calculation Summary
- Figure 1 – Vicinity Map and Trip Distribution
- Figure 2 – Site Plan



# ITE Trip Generation

## Trip Generation Based on Weighted Average Rates

HDJ Design Group

| General              |                             |       |  |
|----------------------|-----------------------------|-------|--|
| Land Use Code        | Single-Family Detached (dw) |       |  |
| Independent Variable | Dwellings                   |       |  |
| Size (X)             |                             | 45.00 |  |
| Land Use Code        |                             | 210   |  |

Date: 9/3/2015      Analyst: J Manix      Project: Olympia Estates  
4130-00

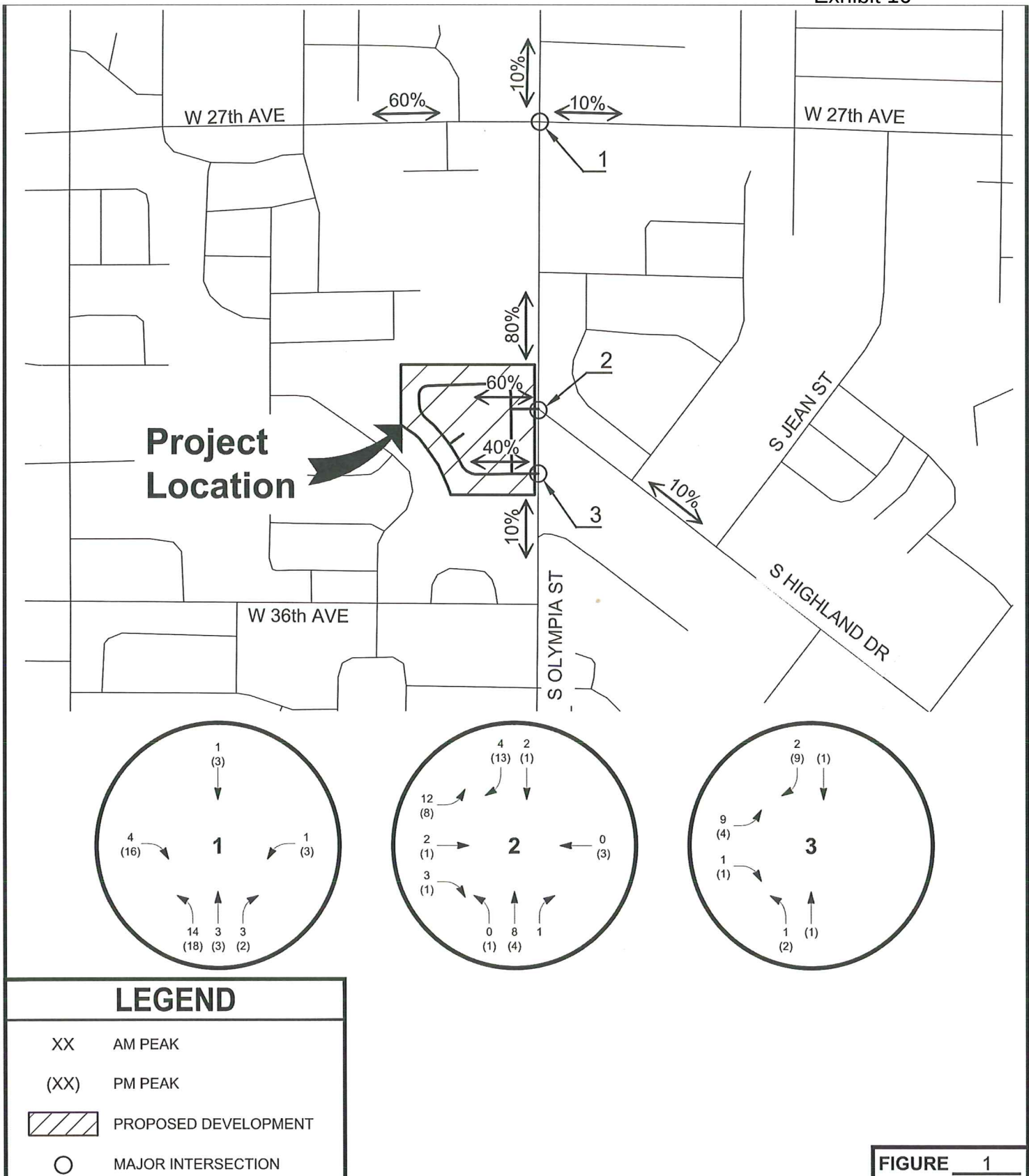
|                 | In  | Out | Total |
|-----------------|-----|-----|-------|
| Average Weekday | 214 | 214 | 428   |
| New Trips       | 214 | 214 | 428   |
| AM Peak         | 8   | 25  | 34    |
| New Trips       | 8   | 25  | 34    |
| PM Peak         | 28  | 17  | 45    |
| New Trips       | 28  | 17  | 45    |

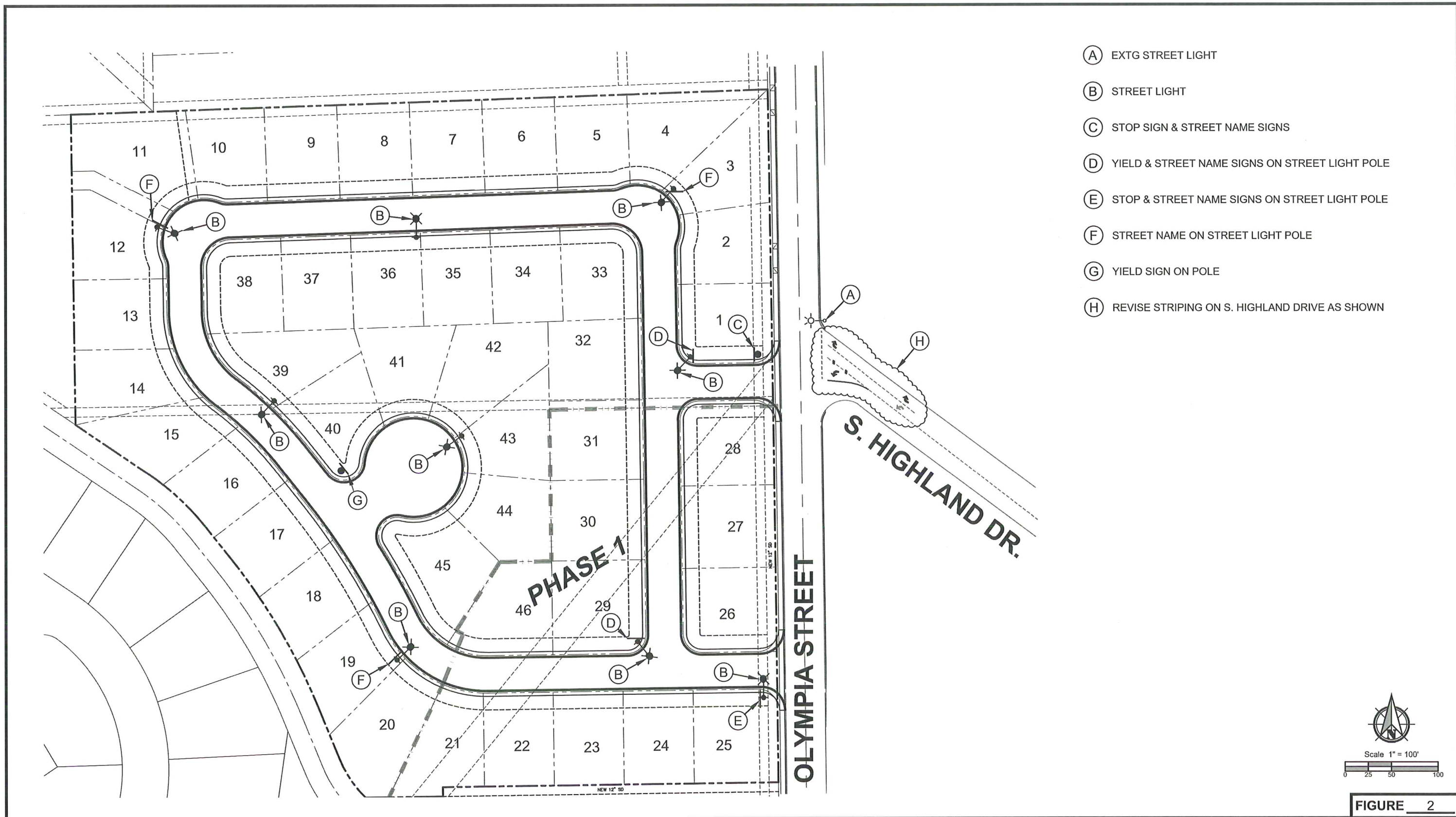
Per Trip Generation Manual, 9th Edition for 47 lot subdivision with one house remaining, one existing house being removed for a net 45 new single detached homes.

| Analysis Period    | AM Peak |    |       |
|--------------------|---------|----|-------|
| Average Rate       | Rate    |    | Trips |
|                    | 0.75    |    | 34    |
| Entering / Exiting |         |    |       |
| % Entering         | 25%     |    | 8     |
| % Exiting          | 75%     |    | 25    |
| New Trips          |         |    |       |
| % internal         | 0       |    |       |
| % pass by          | 0       |    |       |
|                    |         | In | Out   |
| Total Trips        |         | 8  | 25    |
| Internal Trips     |         | 0  | 0     |
| Passby Trips       |         | 0  | 0     |
| New Trips          |         | 8  | 25    |

| Analysis Period    | Weekday |     |       |
|--------------------|---------|-----|-------|
| Average Rate       | Rate    |     | Trips |
|                    | 9.52    |     | 428   |
| Entering / Exiting |         |     |       |
| % Entering         | 50%     |     | 214   |
| % Exiting          | 50%     |     | 214   |
| New Trips          |         |     |       |
| % internal         | 0       |     |       |
| % pass by          | 0       |     |       |
|                    |         | In  | Out   |
| Total Trips        |         | 214 | 214   |
| Internal Trips     |         | 0   | 0     |
| Passby Trips       | 0       | 0   | 0     |
| New Trips          |         | 214 | 214   |

| Analysis Period    | PM Peak |    |       |
|--------------------|---------|----|-------|
| Average Rate       | Rate    |    | Trips |
|                    | 1       |    | 45    |
| Entering / Exiting |         |    |       |
| % Entering         | 63%     |    | 28    |
| % Exiting          | 37%     |    | 17    |
| New Trips          |         |    |       |
| % internal         | 0       |    |       |
| % pass by          | 0       |    |       |
|                    |         | In | Out   |
| Total Trips        |         | 28 | 17    |
| Internal Trips     |         | 0  | 0     |
| Passby Trips       |         | 0  | 0     |
| New Trips          |         | 28 | 17    |







# MEMORANDUM

---

## Building Department

To: Steve Donovan, Development Services

From: Thomas Woods Plans Examiner

Date: 11/19/2015

Re: Building Department comments

Project: Site Plan PLN-2015-03626

No comments at this time



**Department of Energy**

Bonneville Power Administration  
2211 North Commercial Avenue  
Pasco, Washington 99301

TRANSMISSION BUSINESS LINE

November 20, 2015

In reply refer to: Preliminary Plat, PP 15-05/PLN-2015-03626  
Located within a Portion of Section 14, Township 8 North,  
Range 29 East, W.M., Benton County, Washington

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

Dear Steve:

The Bonneville Power Administration (BPA) has had the opportunity to review Preliminary Plat PP 15-05/PLN-2015-03626, to create 47 lots on 12.75 acres, with an average lot size of 11,820 sq. ft. The Comprehensive Plan designation for the site is Low Density Residential and is zoned Residential, Low Density (RL). The subject property is generally located at 3124 S. Olympia Street, Kennewick, WA.

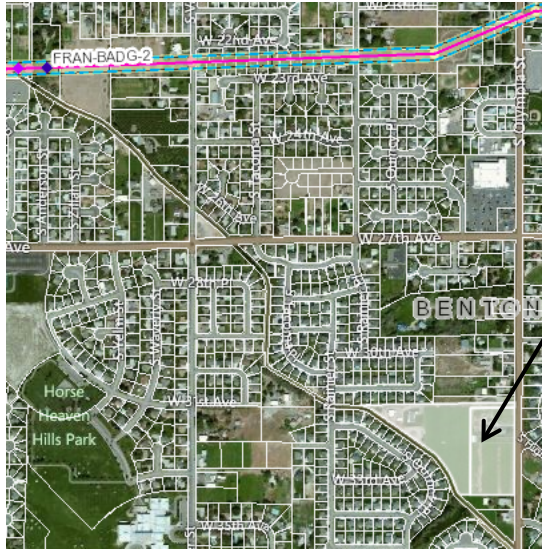
In researching our records, we have found that this proposal will not directly impact BPA facilities in that area. BPA does not have any objections to the approval of this request at this time.

Thank you for the opportunity to review this application.

Sincerely,

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

Joseph E. Cottrell  
Field Realty Specialist





STATE OF WASHINGTON  
DEPARTMENT OF ECOLOGY

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

November 20, 2015

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

Re: PP 15-05

Dear Mr. Donovan:

Thank you for the opportunity to comment on the short subdivision of 12.75 acres into 47 lots, proposed by Dan Swanson. We have reviewed the application and have the following comments.

**WATER QUALITY**

Project with Potential to Discharge Off-Site

The NPDES Construction Stormwater General Permit from the Washington State Department of Ecology is required if there is a potential for stormwater discharge from a construction site with disturbed ground. This permit requires that the SEPA checklist fully disclose anticipated activities including building, road construction and utility placements. Obtaining a permit 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.

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 **Ray Latham** at the Dept. of Ecology, (509) 575-2807, with questions about this permit.

Sincerely,

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



**From:** [Latham, Ray \(ECY\)](#)  
**To:** [Steve Donovan](#)  
**Cc:** [ECY RE CRO SEPA COORDINATOR](#)  
**Subject:** RE: FYI Preliminary Plat PP 15-05/PLN-2015-03626  
**Date:** Friday, November 20, 2015 3:08:17 PM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Project with Potential to Discharge Off-Site

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Ray Latham, CPSWQ  
Stormwater Inspector  
Water Quality Section  
509.575.2807

**Our new address is:**  
**1250 W. Alder Street,**  
**Union Gap, WA 98903.**  
**Phone numbers will remain the same.**

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**From:** Steve Donovan [mailto:Steve.Donovan@ci.kennewick.wa.us]  
**Sent:** Thursday, November 05, 2015 11:25 AM

**Subject:** FYI Preliminary Plat PP 15-05/PLN-2015-03626

Attached is a Proposed Preliminary Plat.

Let me know if you have any questions.

Steve

**Steve Donovan**  
City of Kennewick  
Community Planning/Planner

**From:** [Greg Duffy](#)  
**To:** [Steve Donovan](#)  
**Subject:** RE: PP 15-05/PLN-2015-03626  
**Date:** Monday, November 23, 2015 9:56:05 AM  
**Attachments:** [image001.png](#)  
[image002.png](#)

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Steve,

Please apply Park Dev Fees.

Neighborhood Unit 5E.

Thanks,  
Greg

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**From:** Steve Donovan  
**Sent:** Monday, November 23, 2015 7:49 AM  
**To:** Greg Duffy  
**Subject:** FW: PP 15-05/PLN-2015-03626

Greg

We are going to be issuing SEPA today, are you going to want Park fees for this proposal?

Let me know.

Thanks,

Steve

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**From:** Steve Donovan  
**Sent:** Wednesday, November 18, 2015 4:42 PM  
**To:** Greg Duffy  
**Subject:** PP 15-05/PLN-2015-03626

Greg,

I am checking to see if Parks has any comments on the above preliminary plat.

The proposal is off of Olympia Street.

Thanks,

Steve

**Steve Donovan**