



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

AGENDA

MONDAY, MARCH 13, 2017 @ 6:00 PM

KENNEWICK CITY HALL, COUNCIL CHAMBER
210 W. 6TH AVE, KENNEWICK, WA 99336

Procedure for Participation

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

I. CALL TO ORDER

II. PROCEDURAL INFORMATION

III. PUBLIC HEARING

- A. Preliminary Plat (PP) No. 16-05/PLN-2016-03254 "The Meadows at Southridge" proposing to develop approximately 10.04 acres of land with 44 single-family lots. The site is located at 5147 W. 27th Avenue. The site is currently zoned Residential, Low Density (RL), the Comprehensive Plan designation is Low Density Residential. The applicant & property owner is Dennis Murphy, 2464 SW Glacier Place #110, Redmond, OR, 97756.

IV. ADJOURN



**ECONOMIC DEVELOPMENT AND
COMMUNITY PLANNING DEPARTMENT**

**STAFF REPORT AND RECOMMENDATION TO
THE HEARING EXAMINER**

FILE No: PP 16-05/PLN-2016-03254

Staff Report Date: March 1, 2017

Public Hearing Date and Location: March 13, 2017, Kennewick City Hall

Report Prepared By: Wes Romine Development Services Manager Michelle Dellinger Assistant Planner

Report Reviewed By: Gregory McCormick, AICP
Planning Director

Summary Recommendation: The City of Kennewick RECOMMENDS that Preliminary Plat 16-05 be APPROVED with conditions.

Summary of Proposal: The Meadows at Southridge, Preliminary Plat for a subdivision on 1 parcel of 10.04 acres in size, proposed to be divided into 44 lots for single family homes.

Proposal Location: Southwest of W 27th Ave, East of W 28th Ave and North of W 32nd Ave addressed as 5147 W 27th Ave. Parcel No. 1-1689-1BP-4590-001

Legal Description:
1-1689-1BP-4590-001

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M. BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS; BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, THENCE SOUTH 01° 04' 33" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER 1012.10 FEET TO THE NORTHWEST CORNER OF TRACT E OF THE PLAT OF SOUTHRIDGE, PHASE 1, RECORDS OF SAID COUNTY; THENCE NORTH 89° 19' 21" EAST ALONG THE NORTHERLY LINE OF SAID PLAT 270.01 FEET; THENCE ALONG A LINE PARALLEL WITH AND 270.00 FEET EASTERLY OF SAID WESTERLY LINE NORTH 01° 04' 33" WEST 727.09 FEET; THENCE ALONG A LINE PARALLEL WITH AND 285.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION NORTH 89° 19' 21" EAST 336.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 00° 40' 39" WEST 348.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 460.77 FEET; THENCE ALONG A LINE PARALLEL WITH AND 22.00 FEET SOUTHERLY OF SAID NORTHERLY SECTION LINE SOUTH 89° 19' 21" WEST 180.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 00° 40' 39" WEST 210.98 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 97.21 FEET TO THE SAID NORTHERLY SECTION LINE; THENCE SOUTH 89° 19' 21" WEST ALONG SAID LINE 671.18 FEET TO THE SAID POINT OF BEGINNING. (ALSO KNOWN AS LOT 1 OF BINDING SITE PLAN #4590) TOGETHER WITH AND SUBJECT TO EASEMENTS, RESERVATIONS, COVENANTS AND RESTRICTIONS OF RECORD AND IN VIEW. (BOUNDARY LINE ADJUSTMENT PER BSP AF#2015-007218, 3/17/2015).

Property Owner: Dennis Murphy
2464 SW Glacier Place, Suite 110
Redmond, OR 97756

Applicant: Dennis Murphy
2464 SW Glacier Place, Suite 110
Redmond, OR 97756

Engineer: Jason Mattox PE
PBS Engineering and Environmental
6115 Burden Blvd, Suite E
Pasco, WA 99301

Surveyor: PBS Engineering and Environmental
6115 Burden Blvd, Suite E
Pasco, WA 99301

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	NA
Application Submittal	November 21, 2016
Determination of Completeness Issued	November 21, 2016
Notice of Application Mailed	November 22, 2016
City Department Review Meeting	December 7, 2016
SEPA Threshold Determination Issued	December 9, 2016
Property Posting Sign	December 9, 2016
Date of Published Notice of Public Hearing	February 26, 2017
Date of Mailed Notice of Public Hearing	February 24, 2017
SEPA Appeal Period Ends	December 22, 2016
Public Hearing Date	March 13, 2017

Exhibits:

- 1 Staff Report
- 2 Application
- 3 Notice of Application/Mailing List
- 4 Vicinity Map
- 5 Preliminary Plat Plans
- 6 Conceptual Grading Plan
- 7 Traffic Letter
- 8 SEPA Determination
- 9 City Department Comments
- 10 Outside Agency Comments
- 11 Recorded SEVA Document

Staff Analysis of Proposal & Discussion:

The Meadows at Southridge, Preliminary Plat (PP 16-05) is a request for a 44 lot single-family home subdivision on a 10.04 acre parcel of land. The 44 lot development is to the west of a new middle school, to the south of Panoramic Heights Number 1; to the east and north of Southridge Phase 1. The lots range in size from 7,500 square feet to 10,423 square feet with an average lot size of 8,109 square feet. The project will include 2 tracts of land with a 45 foot access utility easement in place with a portion to be used for a second emergency vehicle access (SEVA). This area will also be used to connect to the existing pedestrian pathway provided from Southridge Phase 1 to the west. The project is located south west of W 27th Ave and north of W 32nd Ave. These streets both gain their major arterial access from Southridge Blvd to the east. The site is zoned Residential Low Density (RL) which allows a minimum lot size of 7,500 square feet. The City of Kennewick's Single-Family Residential Design Standards apply to this project.

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.

Property History:

1. The subject parcel was annexed into the City in December of 1980 with an A-40 zoning designation. A change of zone (COZ 03-11) which amended the property to a Residential Low Density (RL) zoning designation by Ord. 5019 was signed in November of 2003.
2. The zoning for the Southridge Sub-area was amended by City Council in December of 2011 and the Comprehensive Plan designation and zoning for the subject property changed to Public Facility (PF) (Ord 5385).
3. In August of 2016 the Comprehensive Plan was amended to Low Density Residential by Ordinance 5614 (CPA 15-02). The subsequent PF zoning designation was amended to RL by Ordinance 5641 (COZ 15-11) in January of 2016.
4. The applicant applied for a Preliminary Plat PP 16-05 that was complete for processing on November 21, 2016. A Mitigated Determination of Non-significance was issued on December 9, 2016.

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2) the Residential Low Density (RL) zoning district does not have a minimum or maximum density requirement, however the minimum lot size allowed is 7,500 square feet. The smallest lot proposed is 7,500 square feet.

STAFF COMMENT: The preliminary plat as proposed meets the Residential Development Standards contained in KMC 18.12.010(A.2), as well as the Single-Family Residential Design Standards.

Traffic:

The City's traffic engineer has determined that this project meets concurrency for transportation.

The existing access easement between lots 28 and 29 shall continue east to the Kennewick School District property and be paved similar to the west side. A speed hump and signage shall be installed between lots 7 and 8 on W. 28th Avenue.

Traffic mitigation fees of approximately \$938 per dwelling unit will be required per the City of Kennewick's traffic mitigation ordinance (Ord. 5596). The \$938 per dwelling unit Traffic Impact Fee may have a cost of living increase adjustment in 2018. Traffic mitigation fees can be paid at the time of building permit issuance or deferred until occupancy with a recorded covenant of payment obligation form.

Storm Water:

The City stormwater standard for residential subdivisions is to 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. Prior to Final Plat approval the applicant will be required to submit detailed civil engineering drawings for review and approval to the City's Public Works department. This submittal will include a storm water plan that meets City standards.

Provide storm main sizes on storm comprehensive plan for City review. The Chinook Middle School encountered percolation issues when they installed a drywell due to the caliche layer encountered at 25-ft depth. Due to the caliche layer, Storm Calculations shall include the evaluation of infiltration rates at proposed locations and depth when using drywells.

Streets & Utilities:

A separate permit will be required from the Department of Public Works prior to construction for driveways, sidewalks, wheelchair ramps and utility extensions (water, sewer, street, storm drainage, street lights, fire hydrants, etc.). Full street improvements for residential streets within the subdivision will be required per KMC 5.56.270 and are required to be constructed per Kennewick Standard Detail 2-1, sheet 2 of 4. The Residential Design Standards allow curb tight sidewalks as an option to separated sidewalks (Detail 2-1, sheet 1 of 4); however the sidewalk at driveway curb cuts needs to meet ADA standards. Sidewalks shall be widened an additional 18-inches when adjoining a wall, or fence, per COK detail 2-10, sheet 1 of 8, note 4.

There is an existing 6-inch water main at W 27th Ave, City drawing E-3003, a 15-inch water main at Southridge Blvd, City drawing E-3028 and an 8-inch water main at the east end of W 28th Ave, City drawing E3045. 12-inch water main crosses between proposed Lot 39 and Lot 40. The developer will be required to loop the water mains to avoid buildup of stagnant water and minimize bacteria regrowth. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat.

There is an existing 8-inch sanitary sewer main at W 35th Ave per City drawing E3045_04 and an 8-inch sewer main at W 27th Ave per City Drawing E3003.

The project shows a dead end street over 600-feet long. Per KMC 17.20.010(2)(c)(i) residential streets over 600-feet long must have a second city standard street. Per KMC 17.20.010(2)(d)(ii) for projects in the Southridge Sub-area a Second Emergency Vehicle Access (SEVA) can be provided in lieu of the second city standard street. The applicant is proposing a SEVA that connects to S Dawes St for use for the second access.

Parks:

Based on the City's Comprehensive Park Plan the applicant's required amount of land to be dedicated for park land is .4 acres for the entire 10.0 acres.. Because the area does not fit the City's needs for a City Park, park fees in the amount of \$20,954.33 are required in lieu of dedication of park land. Per the Mitigated Determination of Non-significance (ED 16-30), park fees are required to be paid to mitigate impacts to park zone 6W – Southridge. Fees will be required to be paid prior to signing the final plat mylar.

Schools:

Per a memo from Doug Carl, Capital Projects Director of the Kennewick School District dated December 29, 2016, the schools that will serve the subdivision are Sage Crest Elementary School, Chinook Middle School, and Southridge High School. Students living in the proposed subdivision are in a walking zone for Chinook Middle School and Southridge High School. Sage Crest Elementary School is in a bussing zone. All new streets within the subdivision will be required to have 5-foot wide sidewalks which will connect to W 27th Ave and W 28th Ave which then connect to Chinook Middle School. Students walking to Southridge High School will have sidewalk connections to S Dawes St, W Hildebrand Ave and Southridge Blvd accessing Southridge High School. The continuation of an existing completed Pedestrian Connection through the Meadows at Southridge will also provide an additional unobstructed path of travel from Chinook Middle School to S Dawes St and as far west at this time as S Grant St.

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

Surrounding Property:

The surrounding property to the west and south is zoned Residential Low Density (RL) and is developed with single-family housing. Property to the north is zoned Residential Suburban District (RS) and is developed with single-family housing. To the west is land zoned Public Facility (PF) and is the home of Chinook Middle School which just opened after the Christmas Holiday this year.

Staff Comment: It is staff's opinion that the proposed Preliminary Plat will be harmonious with the surrounding properties.

Provisions for Public Health, Safety, and Welfare:

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

Comprehensive Plan:

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

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 within Residential Low Density (RML zoning). The subject property can be served by City utilities.

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, is zoned similar to much of the surrounding property and complies with development standards for Residential Low Density (RL) zoning.

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 proposed Preliminary Plat has a density of 3.25 units per acre for the area proposed to be subdivided.

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

Staff Comment: City water and sewer is available at Bob Olson Parkway and city water is also available on S. Sherman Street.

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

Staff Comment: The proposed Preliminary Plat provides the above provisions. Park mitigation fees will be paid at the time of final plat.

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

Staff Comment: The project will provide middle income housing.

The City of Kennewick hereby RECOMMENDS that Preliminary Plat 16-05 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. Construct residential streets per City of Kennewick Standard Detail 2-1, sheet 2 of 4 or Detail 2-1 sheet 1 of 4. The Single-Family Residential Design Standards allow an option for curb tight sidewalks which may be used.
4. Development shall be in conformance with the plat drawing (Exhibit 5).

5. Comply with Traffic Engineer memorandum dated January 11, 2017 (Exhibit 7).
6. Comply with Public Works memorandum dated November 30, 2016 (Exhibit 9).
7. Comply with Kennewick Irrigation District letter dated December 7, 2016 (Exhibit 10).
8. Geo-Tec reports are required for each lot at the time of building permit submittal. With prior approval a blanket geological report may be accepted as long as all applicable codes are met regarding soil bearing capacity.
9. A pedestrian pathway must be placed through Tract A and Tract B per KMC 18.75 Residential Design Standards Single Family connection the existing pedestrian pathway from the west at Southridge Phase 1 to Chinook Middle School property to the east. Provide an easement called out as Pedestrian Pathway on the Final Plat. A placement detail on both Tracts must be included on the landscape plan showing compliance with the Residential Single Family Design Standards, Pedestrian Walkways, Page 17.
10. The SEVA access from S Dawes St must comply with the Fire Department requirements and allow for the pedestrian pathway entrance to remain unencumbered by posts or cables. Provide a drawing meeting the requirements of pedestrian connections and the Fire Department SEVA access for approval prior to civil review.
11. Create and provide a copy of the The Meadows at Southridge Covenants, Conditions and Restrictions for review and approval presenting sections specific of the Residential Single Family Design Standards for:
 - a. Fencing types allowed adjacent to the pedestrian walkways and adjacent to W 27th Ave.
 - b. Street tree requirements listing specifics in placement requirements.
 - c. Once approved a recorded copy of the CC&R's must be submitted prior to Final Plat.
12. In lieu of dedication of park land park fees are required in the amount of **\$20,954.33** for impacts to Park Planning Zone 6W-Southridge. Park fees will be collected prior to signing the final plat drawing.
13. 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. The landscape plan shall be prepared by a licensed landscape architect or licensed landscape installer drawn to a legible scale. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed and will need to be maintained until developed. Re-hydro seeding may be required.
14. Common area landscaping and residential street trees are required to be installed or bonded for prior to final plat and are required to be shown on the landscape plan.
15. Execute a written agreement to the satisfaction of the City Attorney which will allow the City to make arrangements for maintenance of any common areas, open spaces, private roads, and common landscape areas should the Homeowner's Association or required parties fail or refuse to maintain these areas. Specific maintenance responsibilities must be assigned and listed for all areas in this section that applies.
16. The Preliminary Plat (PP 16-05) 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:
Michelle Dellinger
Community Planning
Development Services Assistant Planner
michelled@ci.kennewick.wa.us 509-585-4416



Department only

PP 16-05 / PLN- 2016-03254 Fee \$ \$2,250.00

City Of Kennewick Preliminary Plat Application

Date: October 28th, 2016
 Name Or Number Of Plat: The Meadows at Southridge
 General Location: East of W. 28th and S. Dawes Street
 Parent Parcel Numbers: 116891BP4590001
 Applicant Name: Dennis Murphy
 Address: 2464 SW Glacier Place; Suite 110
 City, State, Zip: Redmond, Oregon 97756
 Phone Number: 800-923-6607
 E-mail: dmurphy@hayden-homes.com
 Owner's Name: Same as Applicant
 Address: Same as Applicant
 City, State, Zip: Same as Applicant
 Surveyor's Name: PBS Engineering and Environmental
 Address: 6115 Burden Blvd; Suite E
 City, State, Zip: Pasco, WA 99301
 Engineer's Name: PBS Engineering and Environmental c/o Jason Mattox PE
 Address: 6115 Burden Blvd; Suite E
 City, State, Zip: Pasco, WA 99301
 Area Of Plat: 10.04 Ac Zoning: RL #/Lots: 44
 Min. Lot Size: 7,500 sf Average Lot Size: 8,109 sf
 Proposed Land Use: Residential
 Plat Will Be Served By: (Check Those Which Apply)
 Telephone Co: Verizon ☒ Other ☐
 Water System: Well ☐ Private ☐ City ☒
 Sewer System: Septic ☐ City ☒
 Natural Gas: Yes ☒ No ☐
 Cable Tv: Yes ☒ No ☐
 Irrigation District: Kennewick Irrigation District Power: PUD Benton

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
- ____ Affidavit of Posting
- ____ Ownership Report
- ____ Receipt No.
- ____ File No.

Date Received Stamp

**NOTICE OF APPLICATION****MAP ON BACK**

Proposal: An application for a preliminary plat has been submitted by Dennis Murphy, 2464 SW Glacier Place, Suite 110, Redmond, OR 97756. for the Meadows at Southridge subdivision. The site is located at 5147 W 27th Ave. The site consists of approximately 10.04 acres and is proposed to be divided into forty-four (44) single family lots. The minimum lot size is 7,500 sq ft and the average lot size is 8,109 sq. ft. The site is currently zoned Residential Low Density District (RL). The Comprehensive Plan designation is Low Density Residential. The file number is PP 16-05/PLN-2016-03254.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **March 13, 2017** in the Council Chambers in Kennewick City Hall at 210 W. 6th Avenue, Kennewick, WA 99336. Testimony will be taken at this meeting. The Hearing Examiner is expected to make a decision following this meeting.

Public Comment Period: You may submit comments at any time until **March 1, 2017**, before 4:30 p.m. Comments submitted on or before **March 1, 2017** will be included in the Hearing Examiner's meeting packet. Comments submitted after 4:30 p.m. **March 1, 2017** can be submitted at the Public Hearing. If you have questions on the proposal, contact Wes Romine or Michelle Dellinger Development Services at (509) 585-4480 or via e-mail at permit-documents@ci.kennewick.wa.us.

Environmental Documents and/or Studies Applicable to this Study: A Mitigated Determination of Non-Significance ED 16-30 was issued for The Meadows at Southridge preliminary plat project on December 9, 2016. The time for appealing SEPA issues is fourteen (14) days from the issue date. Contact Gregory McCormick, City of Kennewick Planning Director, and SEPA Official for questions.

Determination of Completeness: The application was declared complete on November 21, 2016 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) 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 **March 13, 2017**.

To Receive Notification of the Decision and/or the Environmental Determination: 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.

Wes Romine, Development Services Manager or Michelle Dellinger Assistant Planner Development Services

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, Michelle Dellinger, Development Services Department at (509) 585-4416 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



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

37
Dean N. Strom
5308 West 26th Avenue
Kennewick, WA 99338

37
Christian Marshall
5300 West 26th Avenue
Kennewick, WA 99338

37
Ivan P. and Dawn M. Thomas
5216 West 26th Avenue
Kennewick, WA 99338

37
Jane A. Davis
5208 West 26th Avenue
Kennewick, WA 99338

37
David P. and Marilyn A. Keeser
5116 West 26th Avenue
Kennewick, WA 99338

37
James R. and Barbara E. Rosser
5108 West 26th Avenue
Kennewick, WA 99338

37
Isidoro and Carrie Enriquez
5100 West 27th Avenue
Kennewick, WA 99338

37
Gene L. and Betty A. Spaulding
P.O. Box 6932
Kennewick, WA 99336

37
Paul K. and Susan C. Sato
5000 West 27th Avenue
Kennewick, WA 99338

37
Francis W. Wentz and Mary J.
Wentz
4908 West 27th Avenue
Kennewick, WA 99338

37
Eugene and Marie A. Kernanjr
4900 West 27th Avenue
Kennewick, WA 99338

37
Kennewick School District #17
1000 West 4th Avenue
Kennewick, WA 99336

37
Lance and Jennifer Haun
5000 West 32nd Avenue
Kennewick, WA 99338

37
Ken E. and Melissa T. Jones
5004 West 32nd Avenue
Kennewick, WA 99338

37
Andrew Bjazevich
P.O. Box 6512
Kennewick, WA 99336

37
Southridge Homeowners
Association of Kennewick
8205 North Division
Spokane, WA 99208

37
Karen F. Miller
5001 West 32nd Avenue
Kennewick, WA 99338

37
Patrick and Jamie L. Luce
5005 West 32nd Avenue
Kennewick, WA 99338

37
Toby R. and Lisa A. Greer
5009 West 32nd Avenue
Kennewick, WA 99338

37
Jose M. Mendoza
5101 West 32nd Avenue
Kennewick, WA 99338

37
Adam T. and Kristina M. Schwan
502 West 14th Avenue
Kennewick, WA 99337

37
David A. and Viviana C. Gallegos
5109 West 32nd Avenue
Kennewick, WA 99338

37
Jose Carmen Avila
5113 West 32nd Avenue
Kennewick, WA 99338

37
Charles F. and Bertha A. Garza
5117 West 32nd Avenue
Kennewick, WA 99338

37
Daniel Stevens
1304 McPherson Avenue
Richland, WA 99354

37
Affinity at Southridge LLC
120 West Cataldo Avenue
Suite 100
Spokane, WA 99201

37
Southridge Homeowners
Association of Kennewick
P.O. Box 6255
Kennewick, WA 99337

37
Thomas D. and Juhana G.
Dickinson
5201 West 32nd Avenue
Kennewick, WA 99338

37
Dustin Cook
4508 South Dayton Court
Kennewick, WA 99337

37
Wade G. and Jessica Whitman
3107 South Dawes Street
Kennewick, WA 99338

37
Robert W. and Erika Frederick
3103 South Dawes Street
Kennewick, WA 99338

37
David Ray and Linda M. Jensen
3005 South Dawes Street
Kennewick, WA 99338

37
Ronald and Tammy Weyer
3001 South Dawes Street
Kennewick, WA 99338

37
Matthew J. King
2907 South Dawes Street
Kennewick, WA 99338

37
Joshua P. Paine
2903 South Dawes Street
Kennewick, WA 99338

37
Nabil Mohamed
2809 South Dawes Street
Kennewick, WA 99338

37
Oleg L. and Mariya A. Alekhnovich
2805 South Dawes Street
Kennewick, WA 99338

37
David L. and Cynthia Landis
2801 South Dawes Street
Kennewick, WA 99338

37
Christopher Feather
5201 West 28th Avenue
Kennewick, WA 99338

37
Jessica E. Clark
5205 West 28th Avenue
Kennewick, WA 99338

37
Revocable Living Trust of M. J.
Cummings and B. J. Cummings
P.O. Box 4715
Pasco, WA 99302

37
Jason A. and Irma M. Janosky
2902 South Dawes Street
Kennewick, WA 99338

37
Todd A. and Jill A. Beyers
2906 South Dawes Street
Kennewick, WA 99338

37
Brent J. and Heather A. Filbin
2006 South Tacoma Street
Kennewick, WA 99337

37
Brooke S. Gregory Jr.
3004 South Dawes Street
Kennewick, WA 99338

37
Ron Butler
3102 South Dawes Street
Kennewick, WA 99338

37
Mark J. and Desiree D. Rice
3106 South Dawes Street
Kennewick, WA 99338

37
Traci A. Wagner
3107 South Edison Place
Kennewick, WA 99338

37
Jessica Taggares
3906 West 43rd Avenue
Kennewick, WA 99337

37
Bronson J. and Wendy P. Brown
3005 South Edison Place
Kennewick, WA 99338

37
Steven L. and Kelly A. Kalmbach
501 South Volland Street
Kennewick, WA 99336

37
Noel and Heather Ybarra
2907 South Edison Place
Kennewick, WA 99338

37
Arturo Jr. and April Dawn Lopez
2903 South Edison Place
Kennewick, WA 99338

37
Isabel J. Child
2801 South Edison Place
Kennewick, WA 99338

37
Katherine L. Vogel
5118 West 28th Avenue
Kennewick, WA 99338

37
Gary and Bevin Jonas
5124 West 28th Avenue
Kennewick, WA 99338

37
Jessica L. Noble
5200 West 28th Avenue
Kennewick, WA 99338

37
Brooke Leigh Dean
5204 West 28th Avenue
Kennewick, WA 99338

37
Donald W. Miksch
5315 West 26th Avenue
Kennewick, WA 99338



37
Charles W. and Cheryl A. Miller
5307 West 26th Avenue
Kennewick, WA 99338

37
Reuben E. and Debra L. Blackwell
120 Pearl Road
Bernville, PA 19506

37
James O. and Annet L. Dittmer
5217 West 26th Avenue
Kennewick, WA 99338

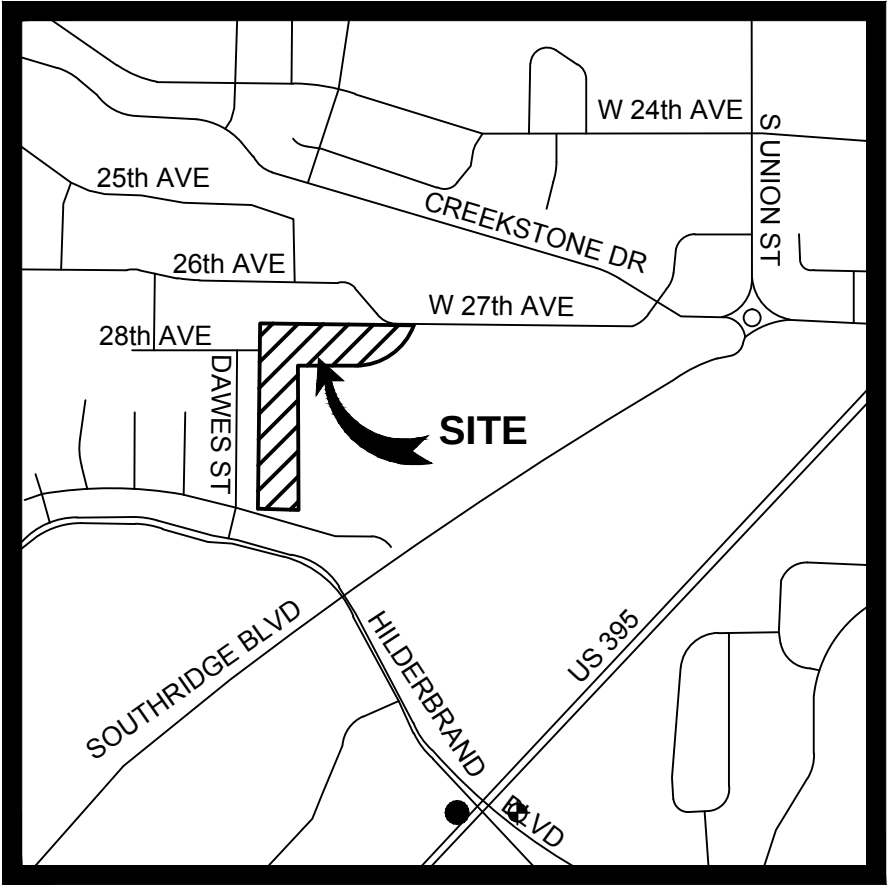
37
Larry J. and Lois Julyk
5201 West 26th Avenue
Kennewick, WA 99338



THE MEADOWS AT SOUTHRIDGE

PRELIMINARY PLAT

Located In The Northeast 1/4 Of Section 16, Township 8 North, Range 29 East, W.M.



VICINITY MAP
NOT TO SCALE

LEGAL DESCRIPTION:

THAT PORTION OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 16, TOWNSHIP 8 NORTH, RANGE 29 EAST, W.M., BENTON COUNTY, WASHINGTON, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 16, THENCE SOUTH 01°04'33" EAST ALONG THE WESTERLY LINE OF SAID NORTHWEST QUARTER 1012.10 FEET TO THE NORTHWEST CORNER OF TRACT E OF THE PLAT OF SOUTHRIDGE PHASE 1, RECORDS OF SAID COUNTY;
THENCE NORTH 89°19'21" EAST ALONG THE NORTHERLY LINE OF SAID PLAT 269.38 FEET;
THENCE ON A LINE PARALLEL WITH AND 270.00 FEET EASTERLY OF SAID WESTERLY LINE NORTH 01°04'33" WEST 727.09 FEET;
THENCE ON A LINE PARALLEL WITH AND 285.00 FEET SOUTHERLY OF THE NORTHERLY LINE OF SAID SECTION NORTH 89°19'21" EAST 336.01 FEET TO THE BEGINNING OF A CURVE TO THE LEFT THE RADIUS POINT OF WHICH BEARS NORTH 00°40'39" WEST 348.00 FEET, THENCE NORTHEASTERLY ALONG SAID CURVE 460.77 FEET;
THENCE ON A LINE PARALLEL WITH AND 22.00 FEET SOUTHERLY OF SAID NORTHERLY SECTION LINE SOUTH 89°19'21" WEST 180.48 FEET TO THE BEGINNING OF A CURVE TO THE RIGHT THE RADIUS POINT OF WHICH BEARS NORTH 00°40'39" WEST 210.98 FEET, THENCE NORTHWESTERLY ALONG SAID CURVE 97.21 FEET TO THE SAID NORTHERLY SECTION LINE;
THENCE SOUTH 89°19'21" WEST ALONG SAID LINE 671.18 FEET TO THE SAID POINT OF BEGINNING.

CONTAINS 10.04 ACRES

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

CURVE DATA				
#	Δ	R	L	T
C1	7°41'30"	400.00	53.70	26.89
C2	7°38'00"	400.00	53.29	26.68
C3	77°51'25"	100.00	135.89	80.77

LAND USE TABLE	
Site Area:	10.04 Acres
Total Lot Count:	44 Lots
Minimum Lot Area:	7,500 SF
Maximum Lot Area:	10,423 SF
Average Lot Area:	8,109 SF
Right of Way Dedication:	1.59 Acres

Zoning Classification:
RL - Residential Low Density
(7,500 SF Minimum)

Easement Note:
All lots shall have an 18' public sidewalk and utility easement abutting any right of way

Tract A&B:
Tract A&B will be dedicated for purposes of utility easements, open space, and SEVA access road.

Owner/Developer:
Hayden Homes
Brian Thoreson
2464 SW Glacier Place, Suite 110
Redmond, OR 97756

Engineer:
HDJ - A Division Of PBS
Jason Mattox, PE
6115 Burden Blvd., Suite E
Pasco, WA 99301
(509) 547-5119

Surveyor:
Stratton Surveying & Mapping, PC
Derek Ingalsbe, PLS
7525 W. Deschutes Place, Unit 1C
Kennewick, WA 99336
(509) 735-7364

PRELIMINARY
SUBJECT TO AGENCY REVIEW
NOT FOR CONSTRUCTION



PRELIMINARY PLAT FOR:

THE MEADOWS AT SOUTHRIDGE

A SUBDIVISION LOCATED IN THE CITY OF KENNEWICK, WASHINGTON

DESIGNED:

ELG

DRAWN:

BMW

CHECKED:

JLM

SCALE:

H: 1" = 60'

V: N/A

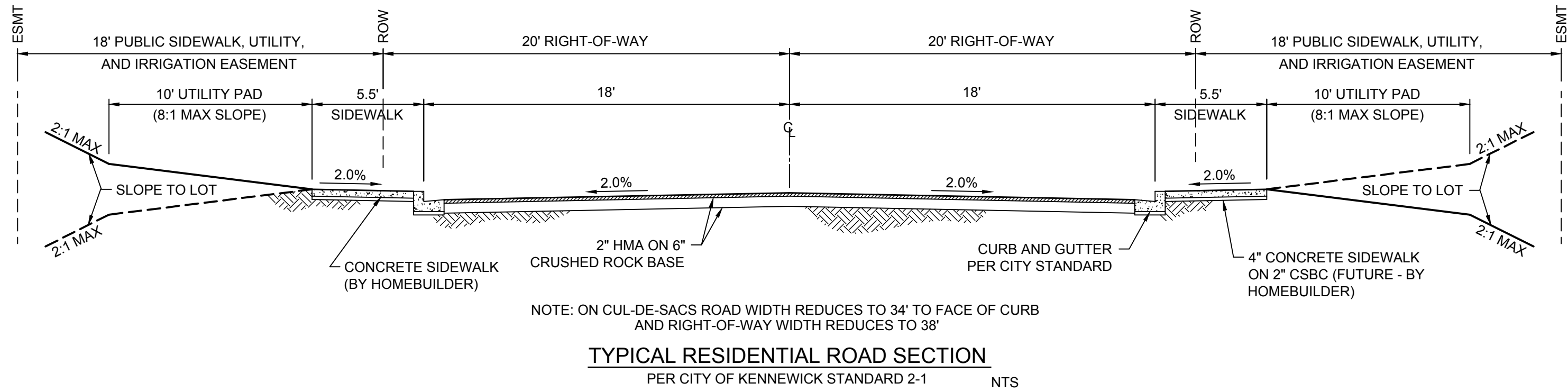
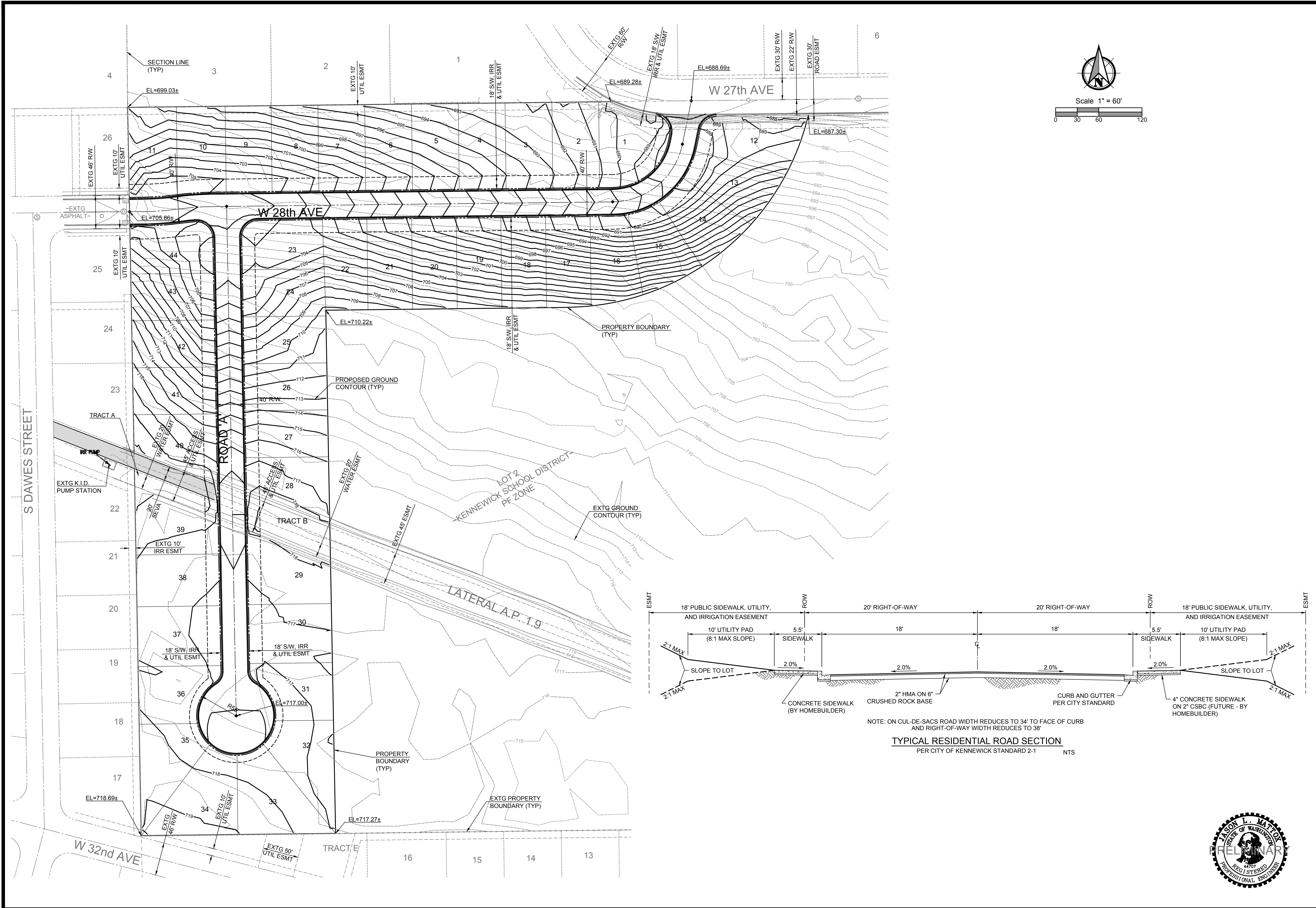
FEB 2017

3913-00

SHEET

1

1



PRELIMINARY GRADING PLAN FOR:

THE MEADOWS AT SOUTHRIDGE

A SUBDIVISION LOCATED IN THE CITY OF KENNEWICK, WASHINGTON

DESIGNED: BMW

DRAWN BY: BMW

CHECKED: JLM

SCALE: H: 1" = 60'
V: N/A

OCT 2016
3913-00

SHEET

1 / 1

8115 Burden Blvd., Suite E
Pasco, WA 99301-8930
509/547-5119
309/695-3488
509/547-5129 fax
Internet: www.hdjgroup.com





November 18, 2016

John Deskins, Traffic Engineer
City of Kennewick
PO Box 6108
Kennewick, WA 99363

RE: The Meadows at Southridge Trip Generation and Distribution Letter

This trip generation letter has been prepared for The Meadows at Southridge residential subdivision to calculate the trip generation, distribution and assignment as directed in the City of Kennewick's TIA guidelines and the pre-application review meeting for project PLN-2016-03254.

Project Description

The project proposes a 44-lot residential subdivision with single family detached units. The proposed development is located east of South Dawes Street between West 28th and 27th Avenues. See Figure 1 for the vicinity map and Figure 2 for the site plan for the proposed subdivision. The development spans approximately 10 acres. The subdivision will be constructed in one phase, with completion anticipated in 2018.

The development proposes two access points from the new internal streets to the existing street network. One will connect to and extend the existing stub of West 28th Avenue east of South Dawes Street, and the other—the eastern extension of West 28th Avenue—will intersect West 27th Avenue where the site adjoins the northwest corner of the Chinook Middle School property. The development also proposes a dead-end cul-de-sac (Road 'A' on Figure 2) intersecting the proposed West 28th Avenue extension to access approximately half the lots.

Trip Generation

Trip generation estimates were prepared based on average trip rates for a 44-unit detached single family home subdivision (land use code 210) from the Institute of Transportation Engineers' *Trip Generation Manual*, 9th Edition. The supporting calculations are attached, and the trips are shown in Table 1. No adjustments were made for transit, pass-by, or diverted linked trips; all the proposed development trips are assumed to be new (primary) trips within the study area.

314 West 15th Street, Vancouver, WA 98660
360.695.3488 Main
360.695.8767 Fax
www.hdjdg.com | www.pbsenv.com

Bend | Boise | Coos Bay | Eugene | Portland | Seattle | Tri-Cities | Vancouver | Walla Walla

Table 1 – Trip Generation for Detached Single Family Homes

Land Use:	210	
Independent Variable:	Dwelling Unit	
Size:	44	
Average Weekday	419	
Total Trips	AM	PM
In	8	28
Out	25	16
Total	33	44

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 44 lots of new single-family detached homes. The TIF is estimated at \$900 per trip X (1 trip X 44 new single family homes) = \$39,600.00.

AM & PM Trip Distribution and Assignment

The trip distribution and assignment for the proposed project are shown on Figure 3. The trip distribution is based on engineering judgement, arterial street network, connections to commute routes, attraction to commercial destinations, and reviewed with City staff. The figures present turning movement trip assignments at key intersections.

Traffic Control and Street Lighting

The development will require minimal on-site traffic control. A STOP sign is recommended at the new intersection of West 28th Avenue onto West 27th Avenue to address the nearby curvature of the existing roadway. A YIELD sign is recommended at the Road 'A' intersection onto West 28th Avenue to address the intersection sight distance restrictions associated with suburban density housing. The recommended sign placements are shown on Figure 2.

Street lights are recommend at intersections and other key locations to facilitate traffic safety. See Figure 2 for proposed locations.

Traffic Calming

The development will provide an additional street connection in an area where many vehicles are known to cut through local streets to connect between Bob Olson Parkway (formerly named Hildebrand Boulevard) and Creekstone Drive. The need for traffic calming measures was recently identified with the Chinook Middle School traffic analysis, and it has been discussed with City staff for the proposed development as well.

Traffic speeds are not anticipated to be a concern on the proposed Road 'A' due to its dead-end configuration. The proposed West 28th Avenue extension, however, could create another cut-through route attractive to local drivers traveling to/from Chinook Middle School or between Hildebrand Boulevard and Creekstone Drive. Speed humps exist already throughout the surrounding neighborhood, including on West 27th Avenue just west of the proposed West 28th

Avenue intersection. One new speed hump on the proposed West 28th Avenue extension is recommended to discourage speeding; it should be located within the tangent segment east of the Road 'A' intersection. See Figure 2 for a proposed location. The final location may be negotiated by design consultant and City staff.

Infrastructure Improvements

The development will dedicate two 40-foot-wide public rights-of-way with 18-foot-wide easements along each side for sidewalks, irrigation, and utilities. These will be constructed to the City's Local Residential Street standards, including paving, curbs, sidewalks on both sides, utilities, and illumination.

The development site straddles existing easements providing for water utilities and access. These will be preserved in subdivision tracts, and the existing trail will be extended across the site to connect into the Chinook Middle School site on the east. Curb ramps will be provided for the trail and access across Road 'A.' See Figure 2 for the easements and tracts' alignment.

In addition to these improvements, the site frontage along West 27th Avenue will be improved to complete the existing sidewalk gap and to construct a public street intersection. It is recommended these improvements be designed and constructed in compliance with ADA accessibility guidelines.

Conclusion

Thank you for reviewing this letter. If you have any questions or comments, feel free to contact me on my cell phone at 360-607-1854, or by email at johnm@pbsenv.com.

Respectfully,
HDJ a Division of PBS

John Manix, PE



Attachments:

- Trip Generation Calculation Summary
- Figure 1 – Vicinity Map
- Figure 2 – Site Plan
- Figure 3 – Weekday AM & PM Peak Hour Trip Distribution & Assignment

ITE Trip Generation

Trip Generation Based on Weighted Average Rates

HDJ a Division of PBS

General			
Land Use Code	Single-Family Detached (dw)		
Independent Variable	Dwellings		
Size (X)		44.00	
Land Use Code		210	

Date: 11/18/2016 Analyst: John Manix Project: The Meadows at Southridge

	In	Out	Total
Average Weekday	209	209	419
New Trips	209	209	419
AM Peak	8	25	33
New Trips	8	25	33
PM Peak	28	16	44
New Trips	28	16	44

Analysis Period	Weekday		
Average Rate	Rate		Trips
	9.52		419
Entering / Exiting			
% Entering	50%		209
% Exiting	50%		209
New Trips			
% internal	0		
% pass by	0		
		In	Out
Total Trips		209	209
Internal Trips		0	0
Passby Trips	0	0	0
New Trips		209	209

Analysis Period	AM Peak		
Average Rate	Rate		Trips
	0.75		33
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	PM Peak		
Average Rate	Rate		Trips
	1		44
Entering / Exiting			
% Entering	63%		28
% Exiting	37%		16
New Trips			
% internal	0		
% pass by	0		
		In	Out
Total Trips		28	16
Internal Trips		0	0
Passby Trips		0	0
New Trips		28	16

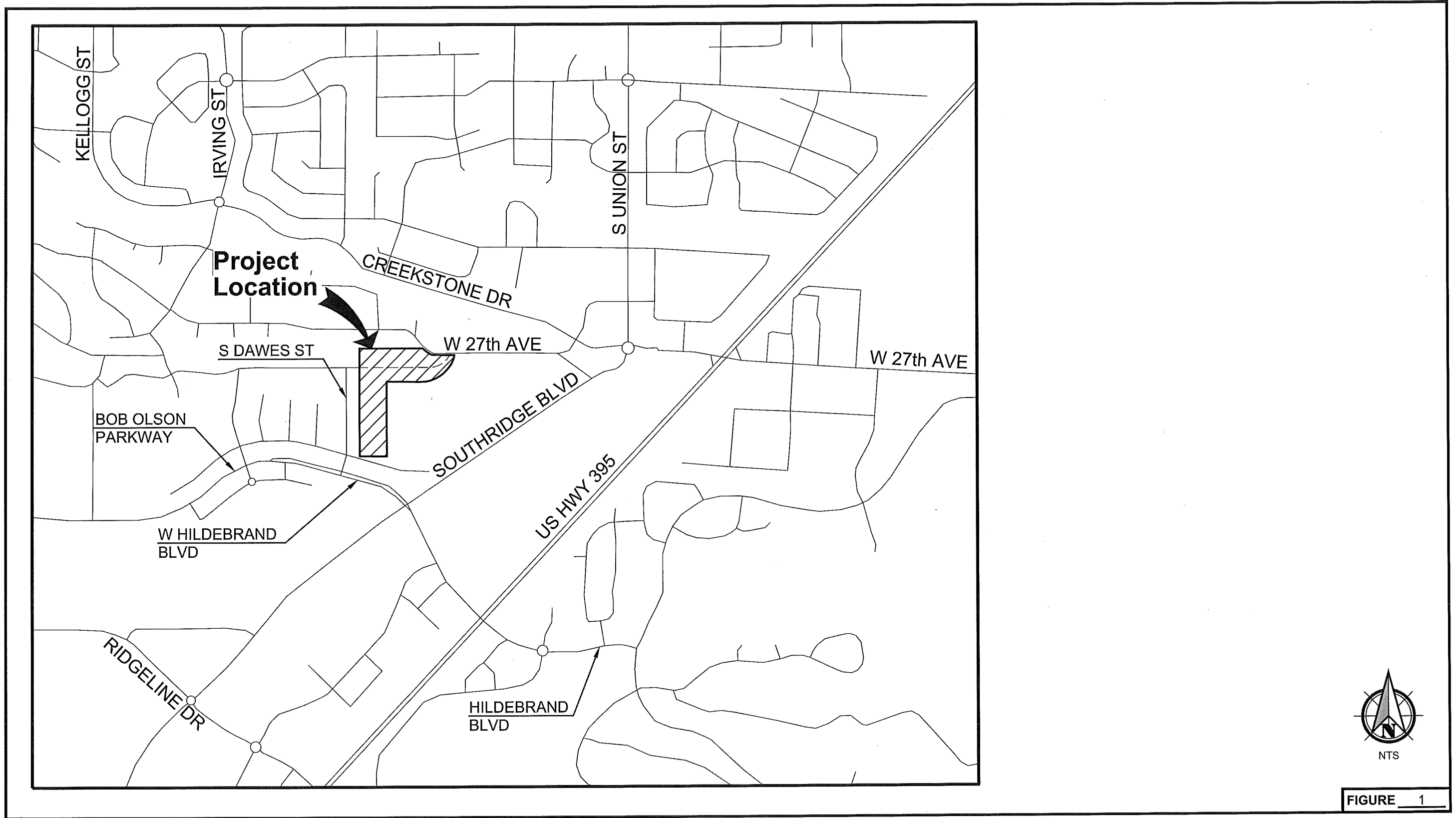


FIGURE 1



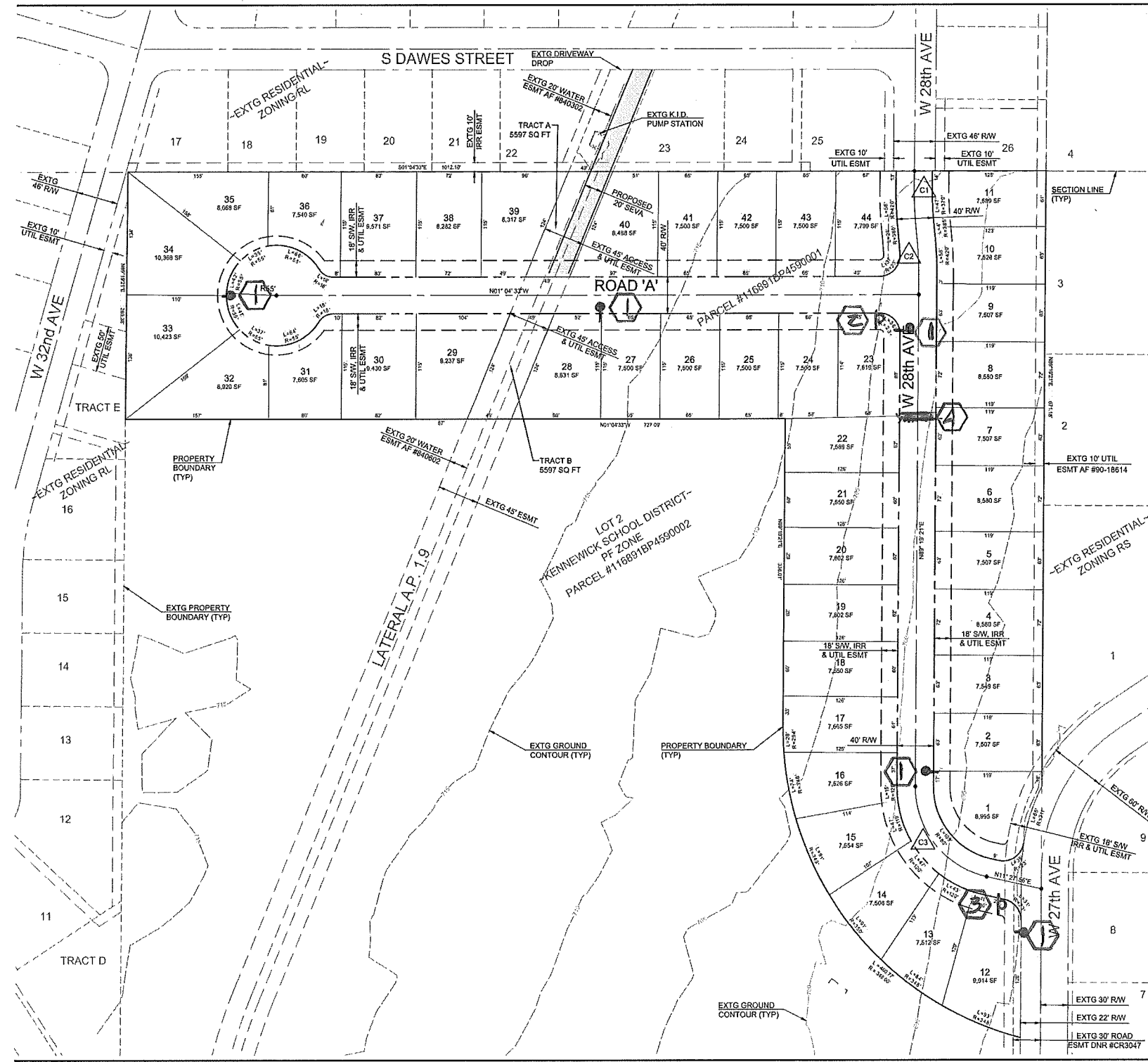
314 W 15th Street
 Vancouver, WA 98660-2927
 360/695-3488
 603/924-4005
 360/695-8767 fax
www.hdjg.com

HDJ

A DIVISION OF PBS

Vicinity Map

The Meadows At Southridge



- ① STREET LIGHTS PER CITY STANDARD DETAILS 6-1 & 6-7.
- ② "YIELD" SIGN & STREET NAME SIGNS PER CITY STANDARD DETAILS 7-1, 7-2 & 7-3, AND MUTCD.
- ③ "STOP" SIGN & STREET NAME SIGNS PER CITY STANDARD DETAILS 7-1, 7-2 & 7-3 AND MUTCD.
- ④ PROPOSED SPEED HUMP LOCATION.

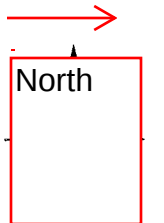


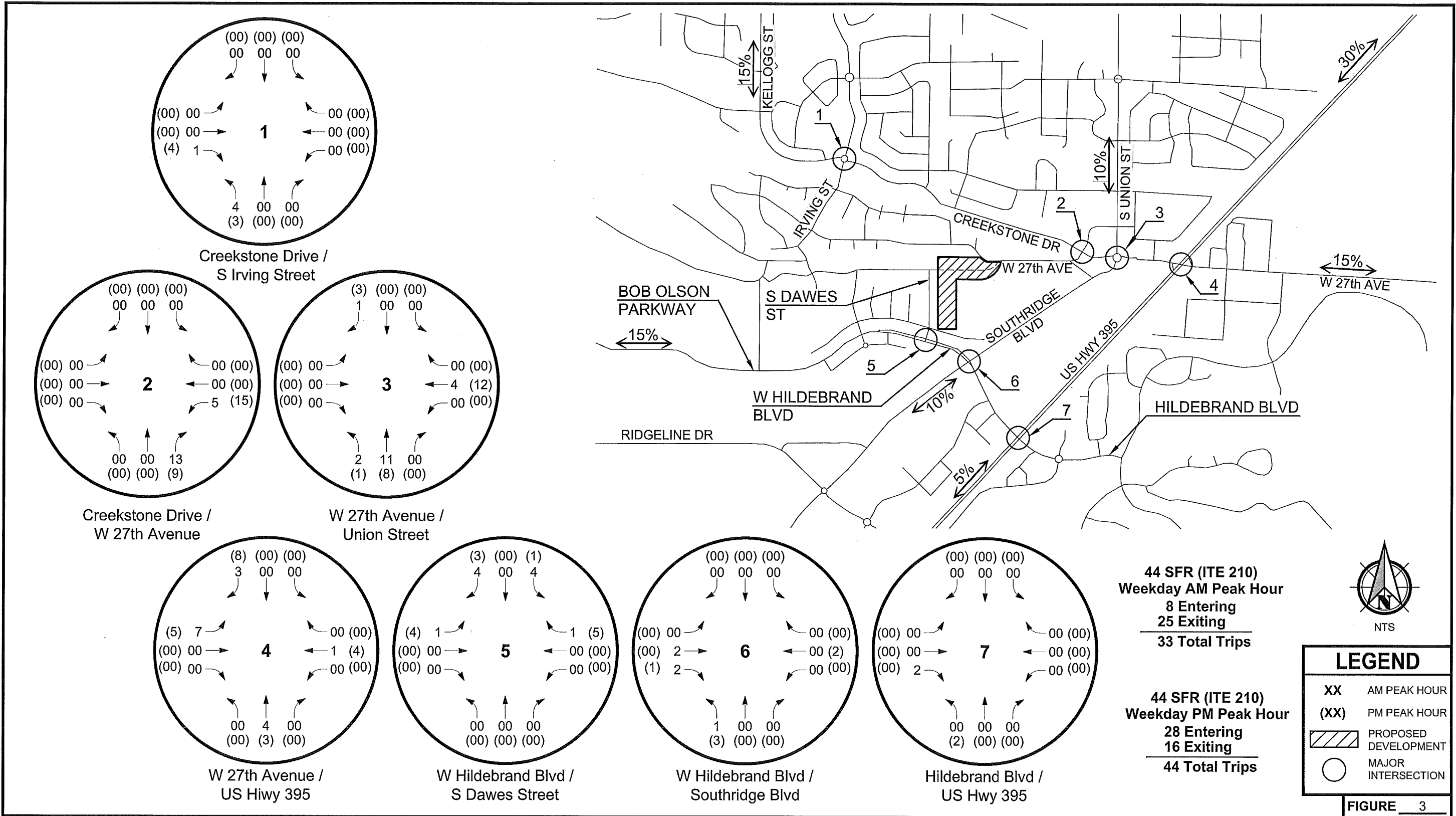
FIGURE 2

HDJ
A DIVISION OF PBS

314 W 15th Street
Vancouver, WA 98660-2927
360/695-3488
503/924-4005
360/695-8767 fax
www.hdjdg.com

Site Plan

The Meadows At Southridge



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



FILE/PROJECT NUMBER: ED 16-30 FOR PP 16-05

DESCRIPTION OF PROPOSAL: PRELIMINARY PLAT FOR 44 LOT DEVELOPMENT

PROPONENT: DENNIS MURPHY/BRIAN THORSEN, HAYDEN HOMES

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: WEST OF SOUTHRIDGE BOULEVARD & NORTH OF W. HILDEBRAND AT 5147 W. 27TH AVENUE.

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 **December 26, 2016**. 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: **December 9, 2016**

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, PP 16-05

**CITY OF KENNEWICK
ENVIRONMENTAL CHECKLIST REVIEW**

**E. D. File #16-30
Action: PP 16-30**

**Reviewed by: Wes Romine
December 9, 2016**

The City of Kennewick has reviewed the checklist and made additions & corrections to it.

Please note the following condition(s):

1.) Park Fees

For this proposal, PP 16-05/PLN-2016-03254, conditions include the mitigation fees for impacts for the addition of 44 dwelling units in Park Planning Zone 6W – Southridge. In lieu of land dedication, fees are required to be paid to Park Planning Zone 6W in the amount of **\$20,954.33** as calculated per the City's Park Fee Determination Process form. This fee must be paid at the time of final plat as a percentage of lots in each final plat phase.

SEPA ENVIRONMENTAL CHECKLIST

UPDATED 2014

ED 16-30
for
PP 16-05

Purpose of checklist:

Governmental agencies use this checklist to help determine whether the environmental impacts of your proposal are significant. This information is also helpful to determine if available avoidance, minimization or compensatory mitigation measures will address the probable significant impacts or if an environmental impact statement will be prepared to further analyze the proposal.

Instructions for applicants: [\[help\]](#)

This environmental checklist asks you to describe some basic information about your proposal. Please answer each question accurately and carefully, to the best of your knowledge. You may need to consult with an agency specialist or private consultant for some questions. You may use "not applicable" or "does not apply" only when you can explain why it does not apply and not when the answer is unknown. You may also attach or incorporate by reference additional studies reports. Complete and accurate answers to these questions often avoid delays with the SEPA process as well as later in the decision-making process.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

Instructions for Lead Agencies:

Please adjust the format of this template as needed. Additional information may be necessary to evaluate the existing environment, all interrelated aspects of the proposal and an analysis of adverse impacts. The checklist is considered the first but not necessarily the only source of information needed to make an adequate threshold determination. Once a threshold determination is made, the lead agency is responsible for the completeness and accuracy of the checklist and other supporting documents.

Use of checklist for nonproject proposals: [\[help\]](#)

For nonproject proposals (such as ordinances, regulations, plans and programs), complete the applicable parts of sections A and B plus the [SUPPLEMENTAL SHEET FOR NONPROJECT ACTIONS \(part D\)](#). Please completely answer all questions that apply and note that the words "project," "applicant," and "property or site" should be read as "proposal," "proponent," and "affected geographic area," respectively. The lead agency may exclude (for non-projects) questions in Part B - Environmental Elements –that do not contribute meaningfully to the analysis of the proposal.

A. background [\[help\]](#)

1. Name of proposed project, if applicable: [\[help\]](#)

The Meadows at Southridge

2. Name of applicant: [\[help\]](#)

Brian Thoreson
Hayden Homes

3. Address and phone number of applicant and contact person: [\[help\]](#)

Brian Thoreson
Hayden Homes
2464 SW Glacier Place, Suite 110
Redmond, OR 97756

4. Date checklist prepared: [\[help\]](#)

October 28th, 2016

5. Agency requesting checklist: [\[help\]](#)

City of Kennewick

6. Proposed timing or schedule (including phasing, if applicable): [\[help\]](#)

Prelim Plat Winter 2016, Construction of Project in Spring 2017

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain. [\[help\]](#)

None at this time.

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal. [\[help\]](#)

A geotechnical study will be completed at the site with detailed observation of the on-site soil characteristics and will seek to address development of any defined critical areas. An engineered stormwater plan and grading plan will be fully developed.

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain. [\[help\]](#)

None at this time.

10. List any government approvals or permits that will be needed for your proposal, if known. [\[help\]](#)

Engineering plans would be permitted through City of Kennewick for infrastructure improvements necessary to construct public/private streets and utilities with service to individual lots. Building permits will be issued for each residential unit within the development.

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this

page. (Lead agencies may modify this form to include additional specific information on project description.) [\[help\]](#)

The proposed preliminary plat will develop approximately 10.04 acres into 44 single family homes. The project will complete a necessary roadway and utility extension in order to support development. Roadway networks will be public.

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist. [\[help\]](#)

The development is east of the intersection of 28th Ave and S. Dawes St, and north of W. 32nd Ave. The property is a portion of a parent parcel identified as Parcel #116891BP4590001.

B. ENVIRONMENTAL ELEMENTS [\[help\]](#)

1. Earth

a. General description of the site [\[help\]](#)
(circle one): Flat, rolling hilly, steep slopes, mountainous,
other _____

Slopes between 1-8%

b. What is the steepest slope on the site (approximate percent slope)? [\[help\]](#)

Approximately 8% slope.

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any agricultural land of long-term commercial significance and whether the proposal results in removing any of these soils. [\[help\]](#)

The soils in the site boundary are a mixture of Warden and Scooteny silt loams.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe. [\[help\]](#)

None indicated by the City of Kennewick GIS Critical Areas Map.

e. Describe the purpose, type, total area, and approximate quantities and total affected area of any filling, excavation, and grading proposed. Indicate source of fill. [\[help\]](#)

Project development would seek to regrade as necessary for street, utility and residential development. The fill and excavation would be limited to the site and would be conducted in accordance with the

recommendation of a geotechnical engineer. The approximate volume of excavation is unknown at this time.

- f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe. [\[help\]](#)

Potential erosion, both wind blown and runoff, are possible as a result of construction and will be managed with a temporary erosion control plan approved by the City of Kennewick.

- g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)? [\[help\]](#)

Approximately 30-35% of the site will be impervious when all lots are developed.

- h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any: [\[help\]](#)

Dust control with water trucks, soil tackifier, silt fence and final landscaping.

2. Air

- a. What types of emissions to the air would result from the proposal during construction, operation, and maintenance when the project is completed? If any, generally describe and give approximate quantities if known. [\[help\]](#)

During construction there will be exhaust emissions from construction equipment as well as dust. After project completion there would be normal air emissions resulting from a residential neighborhood setting.

- b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe. [\[help\]](#)

None to the applicant's knowledge.

- c. Proposed measures to reduce or control emissions or other impacts to air, if any: [\[help\]](#)

During construction, emissions will be limited to working hours and dust will be controlled by person operated watering devices.

3. Water

- a. Surface Water: [\[help\]](#)

- 1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into. [\[help\]](#)

No surface water body on the site.

- 2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans. [\[help\]](#)

No

- 3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material. [\[help\]](#)

None

- 4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No.

- 5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan. [\[help\]](#)

No

- 6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge. [\[help\]](#)

No

b. Ground Water:

- 1) Will groundwater be withdrawn from a well for drinking water or other purposes? If so, give a general description of the well, proposed uses and approximate quantities withdrawn from the well. Will water be discharged to groundwater? Give general description, purpose, and approximate quantities if known. [\[help\]](#)

No

- 2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals. . . ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve. [\[help\]](#)

None, the development will pipe domestic sewer into the public sewer system.

c. Water runoff (including stormwater):

- 1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe. [\[help\]](#)

Stormwater runoff will be collected within the roadway prism and disposed of via surface and subsurface methods consistent with City of Kennewick standards for stormwater disposal. There will be no off-site discharges of stormwater proposed with the project. All stormwater plans will be developed consistent with the Eastern Washington Stormwater Manual.

- 2) Could waste materials enter ground or surface waters? If so, generally describe. [\[help\]](#)

It is not anticipated that will occur since waste materials are not allowed to be discharged to City of Kennewick owned and maintained storm systems.

- 3) Does the proposal alter or otherwise affect drainage patterns in the vicinity of the site? If so, describe.

The proposed does not alter or otherwise affect the drainage patterns in the vicinity of the site.

- d. Proposed measures to reduce or control surface, ground, and runoff water, and drainage pattern impacts, if any:

The stormwater disposal methods will be in compliance with the City of Kennewick standards as well as the Washington State Department of Ecology Eastern Washington Stormwater Manual.

4. Plants [\[help\]](#)

- a. Check the types of vegetation found on the site: [\[help\]](#)

☐ deciduous tree: alder, maple, aspen, other
☐ evergreen tree: fir, cedar, pine, other
☒ shrubs
☒ grass
☐ pasture
☐ crop or grain
☐ Orchards, vineyards or other permanent crops.
☐ wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
☐ water plants: water lily, eelgrass, milfoil, other
☒ other types of vegetation: *Sagebrush, Rabbit Brush*

- b. What kind and amount of vegetation will be removed or altered? [\[help\]](#)

All existing vegetation will be removed and disposed at an approved location. The developed site will include manicured residential lawns and ornamental residential type landscapes.

- c. List threatened and endangered species known to be on or near the site. [\[help\]](#)

There are not any endangered species that are known to reside on the site to the applicant's knowledge.

- d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: [\[help\]](#)

Landscaped yards will be installed with new homes.

- e. List all noxious weeds and invasive species known to be on or near the site.

There are no known noxious weeds or invasive species on the site to the applicant's knowledge.

5. Animals

- a. List any birds and other animals which have been observed on or near the site or are known to be on or near the site. Examples include: [\[help\]](#)

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other: Ground Squirrel, Rabbit

fish: bass, salmon, trout, herring, shellfish, other _____

- b. List any threatened and endangered species known to be on or near the site. [\[help\]](#)

There are not any endangered species that are known to reside on the site to the applicant's knowledge.

- c. Is the site part of a migration route? If so, explain. [\[help\]](#)

Yes, the Columbia Basin is part of a migratory route for water fowl.

- d. Proposed measures to preserve or enhance wildlife, if any: [\[help\]](#)

None

- e. List any invasive animal species known to be on or near the site.

No known invasive animal species are known to be on the site to the applicant's knowledge.

6. Energy and natural resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc. [\[help\]](#)

The project will require energy in order to serve the proposed homes with electricity and gas.

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe. [\[help\]](#)

Not to the applicant's knowledge.

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any: [\[help\]](#)

The proposed homes will be constructed in accordance with all applicable building and energy codes as recognized by the City of Kennewick.

7. Environmental health

- a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe. [\[help\]](#)

No

- 1) Describe any known or possible contamination at the site from present or past uses.

None to the applicant's knowledge.

- 2) Describe existing hazardous chemicals/conditions that might affect project development and design. This includes underground hazardous liquid and gas transmission pipelines located within the project area and in the vicinity.

None

- 3) Describe any toxic or hazardous chemicals that might be stored, used, or produced during the project's development or construction, or at any time during the operating life of the project.

None

- 4) Describe special emergency services that might be required.

Typical emergency services provided through the City of Kennewick.

- 5) Proposed measures to reduce or control environmental health hazards, if any:

None

b. Noise

- 1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)? [\[help\]](#)

There is a school being constructed on the adjacent lot, which will have noise from students and traffic. The project is located near Southridge Blvd, which will have noise from traffic. The site is also located near the Southridge Sports Complex, which will have noise from events held there.

- 2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site. [\[help\]](#)

During construction, there will be construction noise due to equipment and home construction. At full build out, noise would be typical of urban homes with traffic entering and exiting the site.

- 3) Proposed measures to reduce or control noise impacts, if any: [\[help\]](#)

Construction hours will be limited to working hours defined by the City of Kennewick and the City of Kennewick noise ordinances.

8. Land and shoreline use

- a. What is the current use of the site and adjacent properties? Will the proposal affect current land uses on nearby or adjacent properties? If so, describe. [\[help\]](#)

The current use of the Prelim Plat is vacant land zoned RL. There is a school constructed on the adjacent property. The proposal will not affect the nearby properties.

- b. Has the project site been used as working farmlands or working forest lands? If so, describe. How much agricultural or forest land of long-term commercial significance will be converted to other uses as a result of the proposal, if any? If resource lands have not been designated, how many acres in farmland or forest land tax status will be converted to nonfarm or nonforest use? [\[help\]](#)

No

- 1) Will the proposal affect or be affected by surrounding working farm or forest land normal business operations, such as oversize equipment access, the application of pesticides, tilling, and harvesting? If so, how:

No

- c. Describe any structures on the site. [\[help\]](#)

None

- d. Will any structures be demolished? If so, what? [\[help\]](#)

No

- e. What is the current zoning classification of the site? [\[help\]](#)

RL

- f. What is the current comprehensive plan designation of the site? [\[help\]](#)

Low Density
Residential

Residential

- g. If applicable, what is the current shoreline master program designation of the site? [\[help\]](#)

N/A

- h. Has any part of the site been classified as a critical area by the city or county? If so, specify. [\[help\]](#)

No

- i. Approximately how many people would reside or work in the completed project? [\[help\]](#)

Approximately 110 people once fully developed.

- j. Approximately how many people would the completed project displace? [\[help\]](#)

None

k. Proposed measures to avoid or reduce displacement impacts, if any: [\[help\]](#)

None

L. Proposed measures to ensure the proposal is compatible with existing and projected land uses and plans, if any: [\[help\]](#)

The site is to be built in accordance with City of Kennewick RL zoning requirements.

m. Proposed measures to ensure the proposal is compatible with nearby agricultural and forest lands of long-term commercial significance, if any:

None

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing. [\[help\]](#)

Approximately 44 single family units.

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing. [\[help\]](#)

None

c. Proposed measures to reduce or control housing impacts, if any: [\[help\]](#)

Housing impacts and density within the Prelim Plat will be controlled by City of Kennewick zoning code for an RL designation and the City's Planned Residential Development Code.

10. Aesthetics

a. What is the tallest height of any proposed structure(s), not including antennas; what is the principal exterior building material(s) proposed? [\[help\]](#)

Maximum height of any proposed structure would be seeking 30 feet, per the zoning code. The primary exterior building material will be wood.

b. What views in the immediate vicinity would be altered or obstructed? [\[help\]](#)

Views in the immediate vicinity would be altered by rooftops.

c. Proposed measures to reduce or control aesthetic impacts, if any: [\[help\]](#)

The aesthetic impacts will be controlled by the City of Kennewick zoning code for an RL designation.

11. Light and glare

- a. What type of light or glare will the proposal produce? What time of day would it mainly occur? [\[help\]](#)

The proposal would produce light from the residential street lights adjacent to the roadways. Light would also be produced from fixtures on the outside of homes. Light would be present in the evening hours.

- b. Could light or glare from the finished project be a safety hazard or interfere with views? [\[help\]](#)

No

- c. What existing off-site sources of light or glare may affect your proposal? [\[help\]](#)

Not to the applicant's knowledge.

- d. Proposed measures to reduce or control light and glare impacts, if any: [\[help\]](#)

The street lights and exterior building lighting will be directed downward.

12. Recreation

- a. What designated and informal recreational opportunities are in the immediate vicinity? [\[help\]](#)

Existing recreation opportunities exist at the Southridge Sports Complex and at Southridge High School. The Canyon Lakes Golf Course is within 5 miles of the site.

- b. Would the proposed project displace any existing recreational uses? If so, describe. [\[help\]](#)

No

- c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any: [\[help\]](#)

None

Park mitigation fees will be required for Park Zone 6W - Southridge.

13. Historic and cultural preservation

- a. Are there any buildings, structures, or sites, located on or near the site that are over 45 years old listed in or eligible for listing in national, state, or local preservation registers located on or near the site? If so, specifically describe. [\[help\]](#)

None

- b. Are there any landmarks, features, or other evidence of Indian or historic use or occupation? This may include human burials or old cemeteries. Are there any material evidence, artifacts, or areas of cultural importance on or near the site? Please list any professional studies conducted at the site to identify such resources. [\[help\]](#)

None

- c. Describe the methods used to assess the potential impacts to cultural and historic resources on or near the project site. Examples include consultation with tribes and the department of

archeology and historic preservation, archaeological surveys, historic maps, GIS data, etc. [\[help\]](#)

No areas of cultural significance are identified on the City of Kennewick's GIS mapping.

- d. Proposed measures to avoid, minimize, or compensate for loss, changes to, and disturbance to resources. Please include plans for the above and any permits that may be required.

None

If historic artifacts are found work is to be stopped immediately and notify the City of Kennewick and appropriate agencies.

14. Transportation

- a. Identify public streets and highways serving the site or affected geographic area and describe proposed access to the existing street system. Show on site plans, if any. [\[help\]](#)

The site is located east of the intersection of 28th Ave and S. Dawes St, the site would also draw access from W. 26th Ave.

- b. Is the site or affected geographic area currently served by public transit? If so, generally describe. If not, what is the approximate distance to the nearest transit stop? [\[help\]](#)

The site is not currently served by public transit. The closest transit stop is located at the Southridge Sports Complex.

- c. How many additional parking spaces would the completed project or non-project proposal have? How many would the project or proposal eliminate? [\[help\]](#)

The project would have the ability to provide on-street parking as well as a driveway at each individual home. The development would not eliminate any existing parking spaces.

- d. Will the proposal require any new or improvements to existing roads, streets, pedestrian, bicycle or state transportation facilities, not including driveways? If so, generally describe (indicate whether public or private). [\[help\]](#)

The Prelim Plat will require the development of new public streets within the overall plan of development.

- e. Will the project or proposal use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe. [\[help\]](#)

No

- f. How many vehicular trips per day would be generated by the completed project or proposal? If known, indicate when peak volumes would occur and what percentage of the volume would be trucks (such as commercial and nonpassenger vehicles). What data or transportation models were used to make these estimates? [\[help\]](#)

Approximately 440 vehicular trips per day would be generated by the proposal. This information is based on the ITE Trip Generation Manual.

g. Will the proposal interfere with, affect or be affected by the movement of agricultural and forest products on roads or streets in the area? If so, generally describe.

No

h. Proposed measures to reduce or control transportation impacts, if any: [\[help\]](#)

The project would be subject to transportation impact fees issued by the City of Kennewick.

15. Public services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, public transit, health care, schools, other)? If so, generally describe. [\[help\]](#)

This project would increase the need for public services as population in the area increases due to the number of residential units increasing.

b. Proposed measures to reduce or control direct impacts on public services, if any. [\[help\]](#)

The residents of the development will be subject to local taxes and levies used to support public services.

16. Utilities

a. Circle utilities currently available at the site: [\[help\]](#)

electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other _____

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed. [\[help\]](#)

The development will require public water and sewer, power from Benton PUD, gas from Cascade Natural Gas, communication from Charter and Frontier, and irrigation from Kennewick Irrigation District.

C. Signature [\[HELP\]](#)

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: _____

Name of signee Jason Mattox, PE

Position and Agency/Organization Engineer / PDS

Date Submitted: 10/28/16

ESA LISTED SALMONIDS CHECKLIST

The Listed Salmonids Checklist is provided in order that the City can identify a project's potential impacts (if any) on salmonids that have been listed as "threatened" or "endangered" under the Federal Endangered Species Act (ESA). A salmonid is any fish species that spends part of its life cycle in the ocean and returns to fresh water. Potential project impacts that may result in a "taking" of listed salmonids must be avoided, or mitigated to insignificant levels. Generally, under ESA, a "taking" is broadly defined as any action that causes the death of, or harm to, the listed species. Such actions include those that affect the environment in ways that interfere with or reduce the level of reproduction of the species.

If ESA listed species are present or ever were present in the watershed where your project will be located, your project has the potential for affecting them, and you need to comply with the ESA. The questions in this section will help determine if the ESA listing will impact your project. The Fish Program Manager at the appropriate Department of Fish and Wildlife (DFW) regional office can provide additional information. Please contact the Dept. of Fish and Wildlife at 1701 S. 24th, Yakima WA 98902-5720, Phone No. 509-575-2740.

1. Are ESA listed salmonids currently present in the watershed in which your project will be?

Yes X No

Please Describe.

2. Has there ever been an ESA listed salmonid stock present in this watershed?

Yes X No

Please Describe.

NOTE: Kennewick is located in the upper Mid-Columbia watershed. Salmonids are present in the watershed - questions no. 1 and no. 2 already answered "yes". Questions A-1 and A-2 are also answered.

PROJECT SPECIFIC: The questions in this section are specific to the project and vicinity.

A1. Name of watershed: Upper Mid-Columbia

A2. Name of nearest waterbody: Columbia River

A3. What is the distance from this project to the nearest body of water?

The project is located approximately 3.0 miles south of the Columbia River, and has irrigation canals approximately 200 feet north of the project and 1,500 east of the project.

Often a buffer between the project and a stream can reduce the chance of a negative impact to fish.

A4. What is the current land use between the project and the potentially affected water body (parking lots, farmland, etc.)

The land use to the east of the site is being developed for a school, land to the north is single family residential land. Land between the site and the major Rivers is a densely developed urban city and undeveloped land.

A5. What percentage of the project will be impervious surface (including pavement & roof area)?

At full build out, the site will be approximately 30%-35% impervious area.

FISH MIGRATION: The following questions will help determine if this project could interfere with migration of adult and juvenile fish. Both increases and decreases in water flows can affect fish migration.

B1. Does the project require the withdrawal of

a. Surface water? Yes _____ No ☒

Amount

Name of surface water body

b. Ground water? Yes _____ No ☒

Amount

From Where

Depth of well

B2. Will any water be rerouted? Yes _____ No ☒

If yes, will this require a channel change?

B3. Will there be retention ponds? Yes _____ No ☒

If yes, will this be an infiltration pond or a surface discharge to either a municipal storm water system or a surface water body?

N/A

If to a surface water discharge, please give the name of the waterbody.

N/A

B4. Will this project require the building of new roads? (Increased road mileage may affect the timing of water reaching a stream and may, thus, impact fish habitat.)

Yes, the proposal requires building new roads

B5. Are culverts proposed as part of this project? Yes _____ No ☒

B6. Are stormwater drywells proposed as part of this project? Yes ☒ No _____

B7. Will topography changes affect the duration/direction of runoff flows? Yes ☒ No ☐

If yes describe the changes.

The site will be graded to direct roadway runoff to on-site infiltration facilities while home runoff will be directed to surface infiltration

B8. Will the project involve any reduction of a floodway or floodplain by filling or other partial blockage of flows? Yes ☐ No ☒

If yes, how will the loss of flood storage be mitigated by your project?

WATER QUALITY: The following questions will help determine if this project could adversely impact water quality. Degraded water quality can affect listed species. Water quality can be made worse by runoff from impervious surfaces, altering water temperature, discharging contaminants, etc.

C1. Will your project either reduce or increase shade along or over a waterbody?
Yes ☐ No ☒ (Removal of shading vegetation or the building of structures such as docks or floats often result in a change in shade.)

C2. Will the project increase nutrient loading or have the potential to increase nutrient loading or contaminants (fertilizers, other waste discharges, or runoff) to the waterbody?
Yes ☐ No ☒

C3. Will turbidity (dissolved or partially dissolved sediment load) be increased because of construction of the project or during operation of the project? (In-water or near water work will often increase turbidity.)
Yes ☐ No ☒

C4. Will your project require long term maintenance, i.e., bridge cleaning, highway salting, chemical sprays for vegetation management, clearing of parking lots?
Yes ☐ No ☒

Please Describe.

Vegetation: The following questions are designed to determine if the project will affect riparian vegetation, which can impact listed species.

D1. Will the project involve the removal of any vegetation from the stream banks?

YES ____ NO ✓

If yes, please describe the existing conditions and the amount and type of vegetation to be removed.

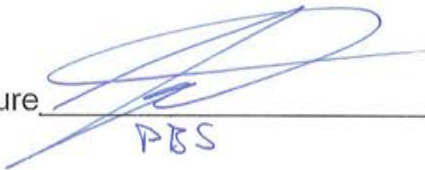
D2. If any vegetation is removed, do you plan to re-plant? YES ____ NO ✓

If yes, what types of plants will you use?

E. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand the City is relying on them to make its decision.

Signature


PBS

Date 11-17-16



MEMORANDUM

PUBLIC WORKS DEPARTMENT

To: Wes Romine, Development Services Manager

From: Fernando Garcia, Utility Coordinator

Date: November 30, 2016

Re: Public Works Consolidated Comments

Project: PP No.16-05 / PLN-2016-03254

1. Developer will be required to provide construction of public roads, sidewalks, streetlights, storm drainage, and designate sidewalk and utility easements all in conformance with the latest City of Kennewick (COK) Standard Specifications and details.
2. As part of all residential development construction plans, there shall be a separate schematic drawing which, at a minimum, shows the power source(s), wiring diagram, street light pole spacing, and street permanent signing per COK Standard Specifications 7-10. Combine signing, striping, and illumination plans onto the same drawing with other elements left off.
3. 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).
4. There is an existing 6-inch water main at W 27th Ave, City drawing E-3003, a 15-inch water main at Southridge Blvd, City drawing E-3028 and an 8-inch water main at the east end of W 28th Ave, City drawing E3045. 12-inch water main crosses between proposed Lot 39 and Lot 40.
5. Developer will be required to loop all water mains to avoid the buildup of stagnant water which will assist in minimizing bacteria re-growth, and also minimize taste and odor concerns associated with stagnant water.
6. Provide water main sizes on comprehensive water plan for City review and approval.
7. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat.
8. There is an existing 8-inch sanitary sewer main at W 35th Ave per City drawing E3045_04 and an 8-inch sewer main at W 27th Ave per City Drawing E3003.

9. Provide sanitary sewer main sizes on the sanitary sewer comprehensive plan for review.
10. 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.
11. Provide storm main sizes on storm comprehensive plan for City review. The Chinook Middle School encountered percolation issues when they installed a drywell due to the caliche layer encountered at 25-ft depth. Due to the caliche layer, Storm Calculations shall include the evaluation of infiltration rates at proposed locations and depth when using drywells.
12. Construction civil drawings shall include only the infrastructure proposed with the first phase of the project. Design Engineer has the option of showing phase 2 in a lighter line style to assure clarity for review, permitting, and construction.
13. Sidewalks shall be widened an additional 18-inches when adjoining a wall, or fence, per COK detail 2-10, sheet 1 of 8, note 4.
14. **For civil plan reviews submit the following:**
 - a. Application for Civil Review and Permitting
 - b. One full size set (24" x 36") Xerox copy of the construction plans with Storm Calculations
 - c. One full size PDF copy of each shall be submitted to the Public Works Department for review.
 - d. Record Drawings showing improvements made on the property will be required prior to acceptance of the Public Works utility permit.
15. 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.
16. Property owners as well as their contractors, subcontractors, builders, suppliers, and other representatives shall follow all KMC's regarding storm water management, 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.



Building Safety Division

210 West 6th Avenue

Kennewick, WA 99336

Phone: (509) 585-4276

onestop@ci.kennewick.wa.us

RE: PLN-2016-03254

Date: 11/29/16

No comments from the building department at this time.

Tony Ostoja
Building Official
City of Kennewick



MEMORANDUM

Fire Department

To: Wes Romine, Development Services Manager

From: Joe Terpenning, Deputy Fire Marshal

Date: November 29, 2016

Re: 5147 West 27th Avenue

Project: PLN 2016-03254

1. Road "A" access road exceeds 600 feet and will require a second access point. An alternative to the second access would be to install automatic fire sprinkler systems in all homes in compliance with NFPA 13D.
2. Install fire hydrants in accordance with City engineering standards at all intersections and average 50 foot spacing along streets.

2015 South Ely Street
 Kennewick, WA 99337
 Phone 509-586-9111
 FAX 509-586-7663
www.kid.org

December 6, 2016



Wes Romine
City of Kennewick
 Development Services Division
 210 W. 6th Avenue
 Kennewick, WA 99336

Subject: Review Comments Pre Plat 16-05 The Meadows at Southridge

Dear Mr. Romine:

This letter provides Kennewick Irrigation District (KID) review comments on Pre Plat No. 16-05 The Meadows at Southridge / PLN-2016-03254 submitted by Dennis Murphy of Hayden Homes, 2464 SW Glacier Place, Ste. 110, Redmond, OR. 97756. The properties are generally located west of Southridge Blvd. and north of Hildebrand Blvd. and includes the following parcel:

- 1-1689-1BP-4590-001 (10.04 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 **10.04 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.
- 2) Please note that there exists a 45 foot United States Bureau of Reclamation (USBR) Right-of-Way (ROW) adjacent to the properties. Please show this ROW on the preliminary plat. Copies of the ROW maps are available upon request.
 - a. *Deed subject to license.* At the time of final plat, Applicant must deed to KID/USBR a tract of land equal in dimension to the USBR ROW, subject to the Applicant and KID entering into a license under which Applicant agrees to construct and maintain fencing and landscaping.
 - b. Please add a note to the face of the plat that states: "No grading may be performed or any permanent structure built within the United States Bureau of Reclamation 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 for further information.”

- 3) This Development is within the Southridge Master Plan Benefit Area. Compliance with the Southridge Master Irrigation Facilities Plan and KID Resolution No. 2016-04 is required.
- 4) The property owner or developer is required to install an irrigation system that conforms to the most recent edition of the KID Standard Specifications pursuant to Resolution 86-15-A. This includes providing distribution pipelines adequate to provide individual pressurized irrigation services to each lot within the preliminary plat. This system will be dedicated to the KID upon completion, at the time of final plat.
 - a. Please note, as an alternative to immediate construction the owner may choose to delay installation of the on-site 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 year. The facility installation agreement charge is \$350.00. The owner must establish an approved bonding mechanism with the KID in an amount approved by the KID.
- 5) 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.
- 6) 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.

- 7) 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.
- 8) 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.
- 9) 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.
- 10) 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.
- 11) 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.
- 12) 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.
- 13) 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.
- 14) Conditions Related to Residential Use, the Applicant Shall:
 - i. 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

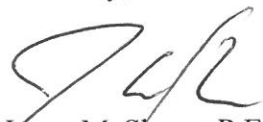
- ii. Post signs in appropriate areas with KID’s easements and ROW’s identifying KID’s facilities (with locations and design approved by KID)

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

- i. 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.
- ii. 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.
- iii. KID reserves the right to evaluate whether any other conditions related to road crossings and ROWs are necessary.
- iv. 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.
- v. KID reserves the right to submit additional comments during the City's review process under the State Environmental Policy Act (SEPA).
- vi. 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: [16-8-29]

Sample Watermaster Election Process

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

- i. The LID participants will elect a Watermaster from among themselves, as follows:
 - a. Election of First Watermaster. The first Watermaster shall be elected prior to April 1, 2011, and shall be elected as described in paragraph d. below.
 - b. Resignation of Watermaster. If the Watermaster resigns, the parties shall meet at a place and time designated by the resigning Watermaster in a written notice and elect a new Watermaster, or if the Watermaster does not designate a time and a place for such a meeting, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.
 - c. Death or Incapacity of Watermaster. If the Watermaster dies or becomes incapacitated, the parties shall meet at a time and a place first designated in writing by two of the parties hereto to elect a new Watermaster.
 - d. Elections and Replacement of Watermaster. The Watermaster shall be assigned by the elected members of the Royal Ann Estates Homeowner Association Board of Directors. If the Homeowner's Association defaults or stops functioning, the Watermaster shall be elected by and may be replaced by a sixty percent (60%) majority of the Water Users participating in the LID at an election called for by a majority of the properties that are subject hereto. Each property shall have one (1) vote. If more than one person owns a property, the owners of the property shall designate in writing the person who shall have the right to vote for that property. If the owners of the property cannot agree on the person who shall vote for the property, that property shall have no vote in the election. The owners' properties which are calling for an election or replacement of a new Watermaster shall give or cause the other parties to be given a written notice stating the place and time of the election. Any notice required under this paragraph, which notice shall be mailed by U.S. Mail as certified mail to the common address identified above for the property not more than thirty days and not less than ten days prior to the election. Any election held hereunder shall be held in Benton County, Washington, between 6:00 p.m. and 9:00 p.m.

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



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

December 29, 2016

Wes Romine
Development Services Manager
City of Kennewick
210 W. 6th Ave.
Kennewick, WA 99336

Wes,

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

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

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

Sincerely,

Doug Carl



Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

TRANSMISSION SERVICES

March 6, 2017

In reply refer to: Preliminary Plat Application & SEPA Referral PP 16-05/PLN-2016-03254
Located within a Portion of Section 16, Township 8 North, Range 29 East,
W.M., Benton County, Washington

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

Dear Wes:

Bonneville Power Administration (BPA) has had the opportunity to review, Preliminary Plat Application & SEPA Referral PP 16-05/PLN-2016-03254. The project proposes to divide a 10.04 acre parcel into 44 lots. The smallest lot size is 7,500 square feet, the largest lot size is 10,423 square feet, and the average lot size is 8,109 square feet. The Preliminary Plat is located west of Southridge Boulevard and north of Hildebrand Boulevard at 5147 W. 27th Avenue, Kennewick, WA.

In researching our records, we have found that this proposal will not directly impact BPA facilities in the 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 II
Field Realty Specialist

OUTSIDE AGENCY COMMENTS

Charter Communications

Email received November 28, 2016 - Charter has an interest in placing our services once project becomes approved. Please include us in any plans.

US Army Corps of Engineers

Email received November 30, 2016 - This project does not fall on Corps lands, and does not appear to impact Corps Mission.

Cascade Natural Gas Corporation

Email received December 9, 2016 - We do have gas on W 28th and should be able to serve them.

Benton Public Utility District

Email received December 12, 2016 – no comment

2017-004602 EAS

02/21/2017 09:18:58 AM Pages: 8 Fee: \$80.00
Hayden Homes
Benton County, Benton County Auditor's Office



EASEMENT
After Recording, Return to:

Hayden Homes, LLC
Attn: Kristi Dexter
2464 SW Glacier Place, Suite 110
Redmond, Oregon 97756

SECONDARY EMERGENCY VEHICLE ACCESS EASEMENT

THIS SECONDARY EMERGENCY VEHICLE ACCESS EASEMENT (hereafter "Easement") is made as of this 18th day of February, 2017 by the SOUTHRIDGE HOMEOWNERS ASSOCIATION OF KENNEWICK ("Grantor") in favor of Dennis P. Murphy, his successors and assigns (collectively "Grantee.")

RECITALS

- A. Grantor is the owner of the real property located in the City of Kennewick, Benton County, Washington as is more particularly described as "Tract F" on Exhibit A attached hereto (the "Property.") Section 16, T.8N, R.28E, WM. Tax parcel number 1-1689-202-0014-000
- B. Grantee is the owner of the adjacent real property that is legally described on Exhibit B attached hereto (the "Benefitted Property.") Grantee seeks to subdivide and develop the Benefitted Property.
- C. Grantor enters into this Easement to provide Grantee with a Secondary Emergency Vehicle Access Easement over and across a 20-foot wide portion of the Property (as designated on Exhibit A) to facilitate the future subdivision and development of the Benefitted Property.

NOW THEREFORE, in consideration of mutual promised contained herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Grantor grants and declares as follows:

1. Recitals. The Recitals set forth above are hereby incorporated as material terms and conditions of this Easement.
2. Grant of Easement. Grantor hereby grants to Grantee, his successors and assigns a Secondary Emergency Vehicle Access Easement over and across that portion of land identified as the "20' Secondary Emergency Access Easement (SEVA)" on Exhibit A attached hereto (the "Easement Area.") The Easement is intended to provide for such secondary emergency vehicle access as may be necessary or required to serve any current or future subdivision and/or development of the Benefitted Property.

3. Use of the Easement Area. The Easement Area may be utilized to provide for fire department and emergency vehicle access between S. Dawes Street and the Benefitted Property. The Easement Area may also be utilized by the Kennewick Irrigation District to obtain access to its existing pump station and any related facilities. The Easement Area is subject to an existing 20-foot wide waterline easement (AFN 840302) as depicted on Exhibit A.
4. Emergency Access Roadway. Grantor expressly authorizes the construction and maintenance of an emergency access roadway and any associated infrastructure, gates or bollards within the Easement Area as may be now or hereafter required by the City of Kennewick to facilitate the current and/or future development of the Benefitted Property.
5. Successors and Assigns. This Easement shall run with the land and bind the Property, its owners, successors and assigns in perpetuity. This Easement shall benefit any current and/or future owner(s) of all or any portion of the Benefitted Property. Grantee may freely assign its rights under this Easement to the City of Kennewick.
6. Authority. The individual signatories below warrant and represent they are authorized to execute this Easement and to bind their respective properties as identified herein.
7. Attorney Fees. In the event of a suit, action, arbitration, or other proceeding of any nature whatsoever, including, without limitation, any proceeding under the U.S. Bankruptcy Code, is instituted to interpret or enforce any provision of this Easement, or with respect to any dispute relating to this Easement, including, without limitation, any action which a declaration of rights is sought or an action for rescission, the prevailing party shall be entitled to recover from the losing party its reasonable attorneys', paralegals', accountants', and other experts' fees and all other fees, costs, and expenses actually incurred and reasonably necessary in connection therewith, as determined by the judge or arbitrator at trial or arbitration, as the case may be, or on any appeal or review, in addition to all other amounts proceed by law. This provision shall cover costs and attorney fees related to or with respect to proceedings in Federal Bankruptcy Courts, including those related to issues unique to bankruptcy law.

IN WITNESS WHEREOF, the parties have executed and delivered this Easement as of the day and year first above written.

SIGNATURES ON THE FOLLOWING PAGES

COPY

GRANTOR:

SOUTHRIDGE HOMEOWNERS ASSOCIATION OF KENNEWICK,
a Washington non-profit corporation

Ben
By: Ben Kruse
Its: President

ACKNOWLEDGEMENTS

STATE OF Washington)
County of Spokane) ss.

On this 18 day of February 2017, before me personally appeared Ben Kruse, known to be an authorized signatory of the SOUTHRIDGE HOMEOWNERS ASSOCIATION OF KENNEWICK that executed the within and foregoing instrument, and acknowledged said instrument to be the free and voluntary act of said entity, for the uses and purposes therein mentioned, and on oath stated that he or she was authorized to execute said instrument.

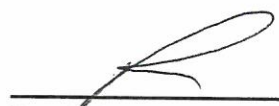
In Witness Whereof I have hereunder set my hand and affixed my official seal the day and year first written above.

Kory King
Notary Public in and for the State of Washington
residing at Spokane
My appointment expires: 09/19/2020



COPY

GRANTEE

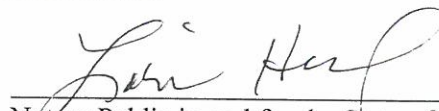


 Dennis P. Murphy

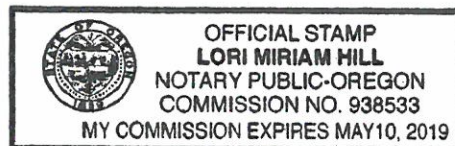
STATE OF Oregon)
) ss.
 County of Deschutes)

On this 17 day of February, 2017, before me personally appeared Dennis P. Murphy, to me known to be the individual described in and who executed the within and foregoing instrument, and acknowledged that he signed the same as his free and voluntary act and deed, for the uses and purposes therein mentioned.

In Witness Whereof I have hereunder set my hand and affixed my official seal the day and year first written above.

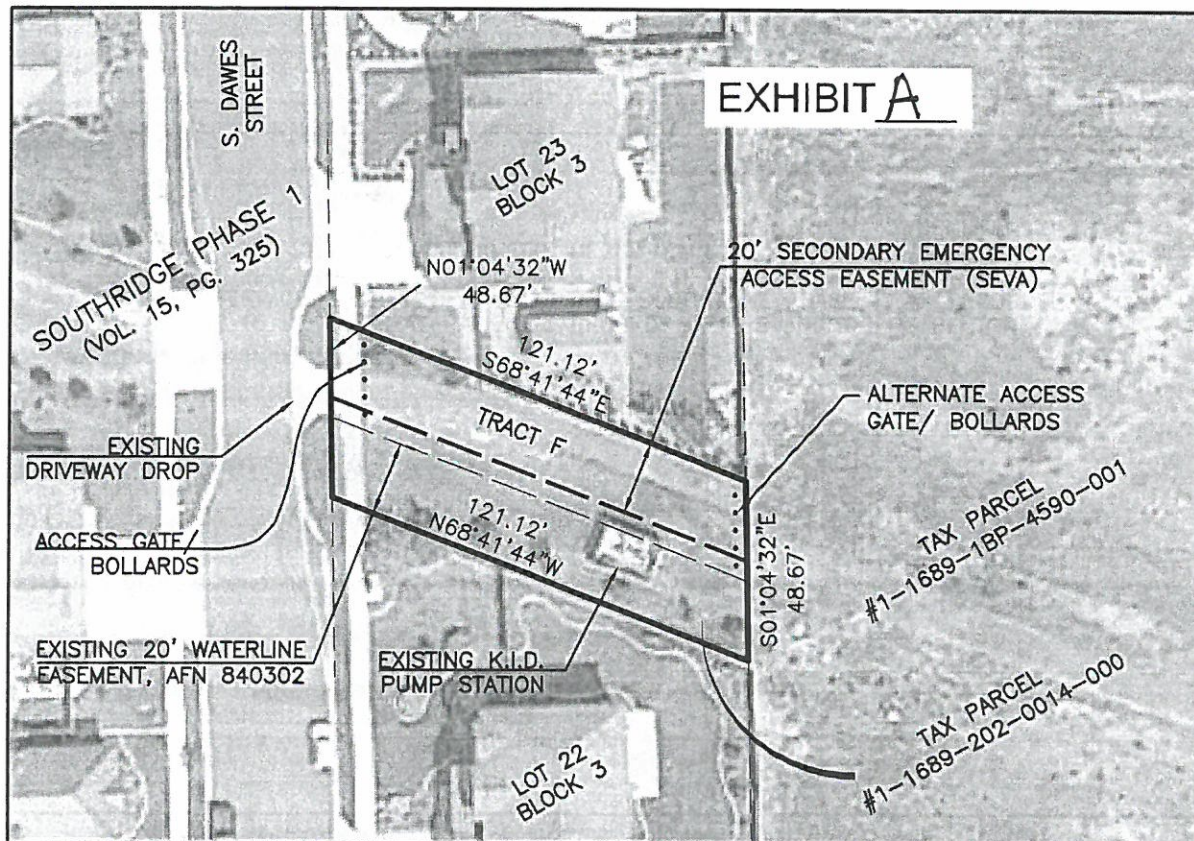


 Notary Public in and for the State of Oregon,
 residing at Deschutes



My appointment expires: May 10, 2019

COPY

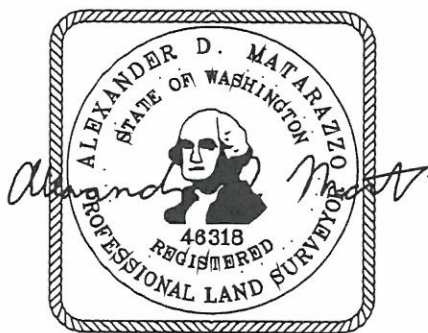
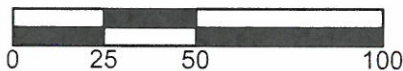


LEGAL DESCRIPTION

SITUATED IN THE NE 1/4 OF THE NW 1/4 OF SECTION 16 IN TOWNSHIP 8 NORTH, RANGE 29 EAST OF THE WILLAMETTE MERIDIAN, IN CITY OF KENNEWICK, BENTON COUNTY, WASHINGTON. PARTICULARLY A STRIP OF LAND BEING THE NORTHERLY 20.00 FEET OF TRACT F OF THE PLAT OF SOUTHRIDGE PHASE 1, AS RECORDED IN VOLUME 15 OF PLATS AT PAGE 325 RECORDS OF THE AUDITOR OF BENTON COUNTY, WASHINGTON.



Scale 1" = 50'



2/10/2017



6115 Burden Blvd, Suite E
Pasco, WA 99301-8930
509/547-5119
306/695-3488
509/547-5129 fax

www.hdiidg.com

DRAWN BY: ROP

SCALE: 1" = 50'

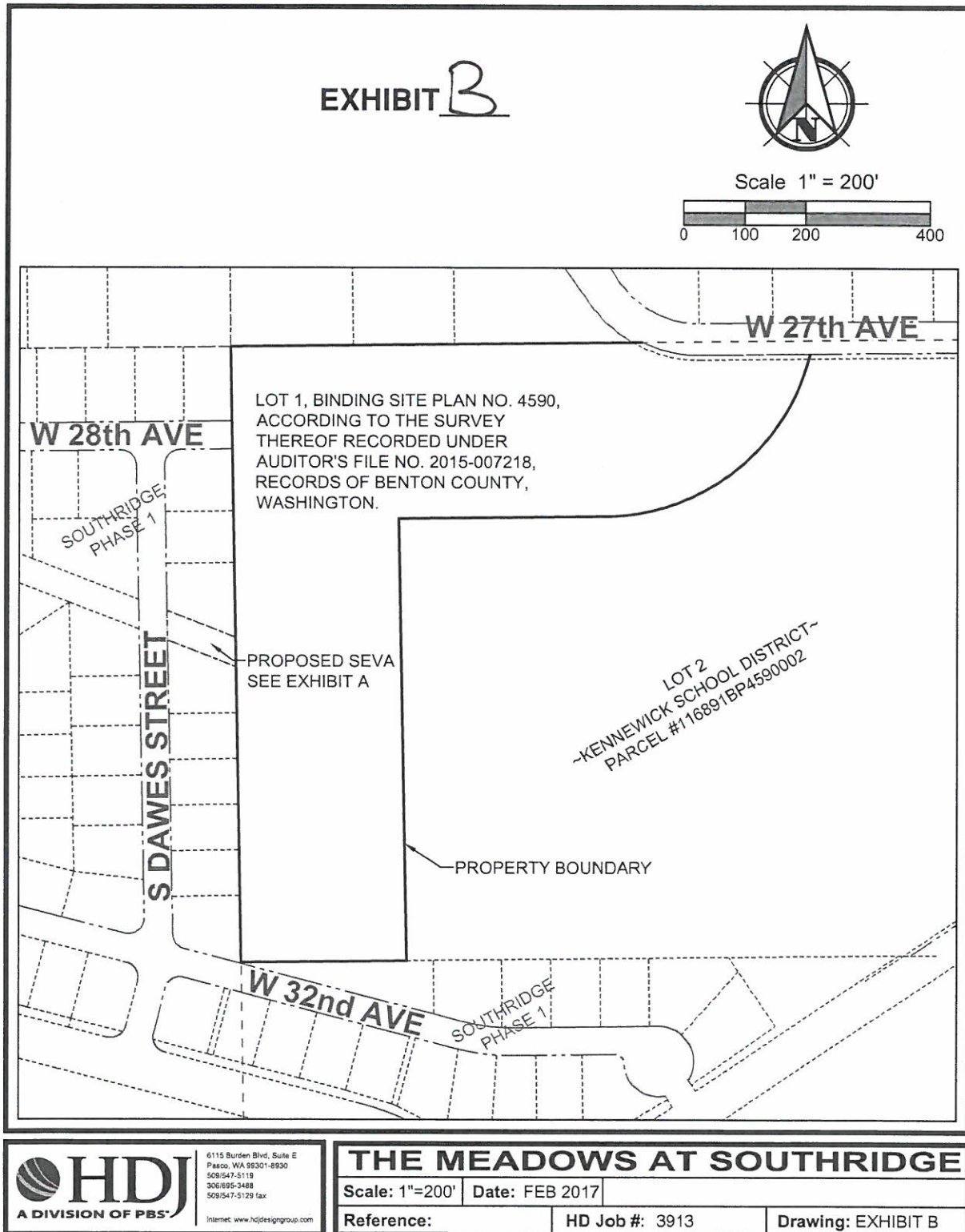
DATE: 02/10/2017

CHECKED BY: ADM

PROJECT NO.: 3913

SHEET 1 OF 1

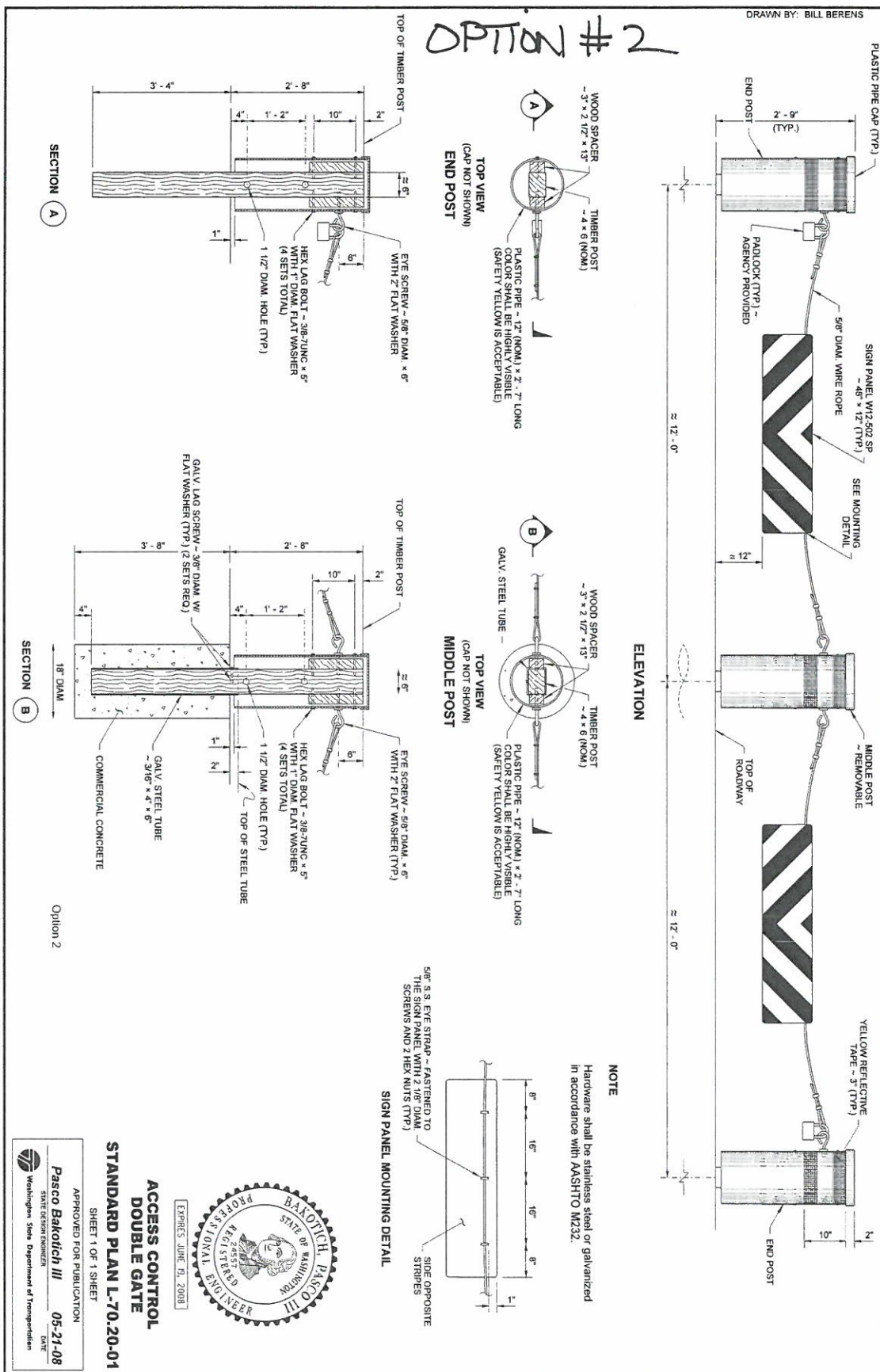
COPY



COPY



COPY



COPY

