



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

AGENDA

MONDAY, MARCH 14, 2016 @ 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 "Cedar Village" (PP 15-07/PLN-2015-04017). The site is one lot for a total of 4.49-acres generally located at 302 E. 10th Ave, and is proposed to be divided into 43 lots zoned Residential, Medium Density District (RM). The applicant is JMS Construction, Inc., PO Box 7251, Kennewick, WA 99336.

IV. ADJOURN



COMMUNITY PLANNING DEPARTMENT
STAFF REPORT AND RECOMMENDATION TO
THE HEARING EXAMINER

FILE No: PP 15-07/PLN-2015-04017

Staff Report Date: March 2, 2016

Public Hearing Date and Location: March 14, 2016, Kennewick City Hall

Report Prepared By: Steve Donovan, Planner

Report Reviewed By: Gregory McCormick, AICP, Planning Director

Summary Recommendation: The City of Kennewick RECOMMENDS that Preliminary Plat 15-07 be APPROVED with conditions.

Summary of Proposal: A Preliminary Plat proposed to subdivide 4.49 acres into 43 lots.

Proposal Location: 302 E 10th Avenue, Parcel No. 1-0780-2000-004-000

Legal Description: The West half of the Northwest quarter of the Northeast quarter of the Northwest quarter of Section 7 Township 8 North, Range 30 East of W.M., Benton County Washington, except the West 20 feet and except the South 20 feet thereof for road and also except that portion deeded to the City of Kennewick by instrument recorded on September 4, 1970 under Auditor's File No. 614494.

Property Owner(s): JMS Construction, Inc.
P.O. Box 7251
Kennewick, WA 99336

Applicant: JMS Construction, Inc.
P.O. Box 7251
Kennewick, WA 99336

Engineer: HDJ Design, PLLC
6115 Burden Boulevard, Suite E
Pasco, WA 99301

Surveyor: HDJ Design, PLLC
6115 Burden Boulevard, 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	October 7, 2015
Application Submittal	December 21, 2015
Determination of Completeness Issued	December 30, 2015
Notice of Application Mailed	January 4, 2016
Property Posting Sign	February 9, 2016
City Department Review Meeting	January 27, 2016
SEPA Threshold Determination Issued	February 9, 2016
Date of Published Notice of Public Hearing	February 27, 2016
Date of Mailed Notice of Public Hearing	February 25, 2016
SEPA Appeal Period Ends	February 23, 2016
Public Hearing Date	March 14, 2016

Exhibits:

1. Staff Report
2. Application
3. Notice of Public Hearing, 300-ft. mailing list and mailing affidavit
4. Vicinity Map
5. Preliminary Plat
6. SEPA Determination
7. Building Department Memorandum, dated 1/05/16
8. Fire Department Memorandum, dated 1/07/16
9. Benton Clean Air Agency Letter, dated 1/08/16
11. Letter from Ken Klander, Benton PUD, Distribution Design Technician, dated 1/11/16
12. Letter from the State of Washington Department of Ecology, Gwen Clear, Environmental Review Coordinator, dated 1/14/16
13. Traffic Engineering Division Memorandum, dated 1/15/16
14. Letter from the Bonneville Power Administration, Joseph E. Cottrell II, Field Realty Specialist, dated 1/19/16
15. Engineering Division of Municipal Services Memorandum, dated 1/21/16
16. Plat map showing City of Kennewick GIS Department comments.
17. Memorandum from the Columbia Irrigation District.
18. Email from Greg Duffy, City of Kennewick Facilities & Grounds Supervisor, dated 2/04/16

19. Letter from Doug Carl, Kennewick School District Capital Projects Director, dated 2/11/16

Staff Analysis of Proposal & Discussion:

The proposed Preliminary Plat (PP 15-07) is a request for the subdivision of 4.49 acres into 43 lots. The lots range in size from 2,604 square feet to 5,600 square feet. The project is generally located at 302 E 10th Avenue. Access to the site is via S Cedar Street and E 13th Avenue. The site has a Comprehensive Plan Land-Use Designation of Medium Density Residential and is zoned Residential Medium Density (RM).

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

Property History:

The subject property was annexed into the City in November 1949 (Ordinance 0568) and June 1957 (Ordinance 0947). The property has an existing residence and several outbuildings on it.

Density/Lot Size:

Per the Table of Residential Development Standards (KMC 18.12.010 A.2) the Residential Medium Density (RM) zoning district has a minimum lot size requirement of 1,800 square feet for Row and Townhomes. The maximum density for the zoning district is 13 units per acre. The average lot size of the development is 3,188 square feet with the smallest lot proposed being 2,604 square feet and the largest lot proposed is 5,600 square feet.

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

Traffic:

The development will be subject to the conditions provided in Exhibit 13.

Storm Water:

Residential sub-divisions shall be designed to retain and dispose of the calculated difference between a 25-year 24 hour event for the developed state and the 24-hour event for the natural pre-developed state. Detention ponds (control outlet) may be used only where it can be clearly demonstrated that infiltration, or retention, are not feasible per City of Kennewick Standard Specifications Section 5-9.02, see Exhibit 15.

Streets & Utilities:

The following is only a portion of the comments and conditions provided in Exhibit 15:

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

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

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

Parks:

Park fees in the amount of \$7,981.52 are required in lieu of dedication of park land. Per the Mitigated Determination of Non-significance (ED 15-68), park fees in the amount of \$7,981.52 are required to be paid to mitigate impacts to park zone 3E Civic. Fees will be required to be paid prior to signing the final plat mylar.

Critical Areas:

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

Schools:

The boundary schools for the proposed development are Washington Elementary (Walking Zone), Park Middle School (Walking Zone) and Kennewick High School (Walking Zone).

Surrounding Property:

The surrounding properties consist of urban single family residential lots and manufactured home parks. The land use designations for the surrounding properties are High Density residential and Medium Density Residential. The property to the south is in the Urban Growth Area and under the jurisdiction of Benton County.

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

Provisions for Public Health, Safety, and Welfare:

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

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

Comprehensive Plan:

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

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

Staff Comment: Townhomes are a permitted use in the Residential Medium Density (RM) zoning district. The subject property can be served by City utilities and services.

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

Staff Comment: The proposed Preliminary Plat is consistent with the Comprehensive Plan Land Use and complies with development standards for Residential Medium Density (RM) zoning district. Developments with similar densities are to the north, south and east of the site.

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

Staff Comment: The RM zone has a maximum density of 13 units per acre. The proposed development will create 43 lots for townhomes.

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

Staff Comment: City water and sewer utilities are available in E 10th Avenue.

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

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

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

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

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

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

The City of Kennewick hereby RECOMMENDS that Preliminary Plat 15-07 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. Address the proposed lots as labeled by the City of Kennewick GIS Department. (Exhibit 16)
4. Comply with the Building Department Memorandum, dated January 5, 2016. (Exhibit 7)
5. Comply with the Fire Department Memorandum, dated January 7, 2016. (Exhibit 8)
6. Comply with the Traffic Engineering Division Memorandum, dated January 15, 2016. (Exhibit 13)
7. Comply with the Engineering Division of Municipal Services Memorandum, dated January 21, 2016. (Exhibit 15)
8. Provide dust control method(s) such as hydro seeding for all areas of the site that are disturbed.
9. In lieu of dedication of park land park fees are required in the amount of **\$7,981.52** for impacts to Park Planning Zone 3E-Civic. Park fees will be collected prior to signing the final plat mylar.
10. The Preliminary Plat (PP 15-07) expires 5 years from the approval date. The City may grant an extension, but any extension application must be applied for before the approved preliminary plat expires.

Report Prepared By and Contact Person:

Steve Donovan, Planner

steve.donovan@ci.kennewick.wa.us 509-585-4361



Department only

PP 15 - 07 / PLN- 2015 - 04017 Fee \$ 2,250

City Of Kennewick Preliminary Plat Application

Date: 12/15/15
 Name Or Number Of Plat: Cedar Village
 General Location: 302 East 10th Avenue, adjacent to S. Cedar Street
 Parent Parcel Numbers: 107802000004000
 Applicant Name: JMS Construction, Inc.
 Address: PO BOX 7251
 City, State, Zip: Kennewick, WA 99336
 Phone Number: 509-948-7368
 E-mail: jms@jms homes.net
 Owner's Name: JMS Construction, Inc.
 Address: PO BOX 7251
 City, State, Zip: Kennewick, WA 99336
 Surveyor's Name: HDJ Design Group, PLLC
 Address: 6115 Burden Blvd., Ste E
 City, State, Zip: Pasco, WA 99301
 Engineer's Name: HDJ Design Group, PLLC
 Address: 6115 Burden Blvd., Ste E
 City, State, Zip: Pasco, WA 99301
 Area Of Plat: 4.49 Ac Zoning: RM #/Lots: 43
 Min. Lot Size: 2,604 SF Average Lot Size: 3,188 SF
 Proposed Land Use: Townhome Residential Housing
 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: Columbia Irrigation District Power: PUD BPUD

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

SIGNATURE OF APPLICANT: _____

This preliminary plat is being submitted with my consent.

SIGNATURE OF OWNER: _____

Received by: _____ Date: _____ Fee paid: _____

___ SEPA Checklist

___ ESA Supplement

___ Affidavit of Posting

___ Ownership Report

___ Receipt No.

___ File No.

Date Received Stamp



NOTIFICATION OF MAILING

I, Anna Linn, on 2/25, 2016
Mailed 53 copies of NOTH
for PP 15-07 Cedar Village
to applicant + prop. owners w/in 300'
as shown on the attached list.

[Signature]
Signature

PP 15-07
PLN-2015-04017
CEDAR VILLAGE
JMS CONSTRUCTION INC

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

Proposal: An application for a preliminary plat has been submitted by JMS Construction, Inc., P.O. Box 7251, Kennewick, WA 99336. The site is generally located at 302 E 10th Avenue and consists of a 4.49 acre lot proposed to be divided into 43 lots. The smallest lot size is 2,604 square feet, the largest lot size is 5,600 square feet and the average lot size is 3,188 square feet. The site is zoned Residential Medium Density (RM) and is subject to Residential Design Standards. The Comprehensive Plan designation for the site is Medium Density Residential. The file number is PP 15-07/PLN-2015-04017.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **March 14, 2016** 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 for the Preliminary Plat following this meeting.

Public Comment Period: Comments submitted before 4:30 p.m. on March 11, 2016 will be included in the Hearing Examiner's meeting packet. Comments after March 11, 2016 can be submitted at the Public Hearing. If you have questions on the proposal, contact Steve Donovan, Planner at (509) 585-4361 or via e-mail at steve.donovan@ci.kennewick.wa.us.

Environmental Documents and/or Studies Applicable to this Proposal: A Mitigated Determination of Non-significance, ED 15-68 was issued on February 9, 2016.

Determination of Completeness: The application was determined complete on December 30, 2015 for the purpose of processing.

Project Permits Associated with this Proposal: None

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

Estimated Date of Decision: Within 10 business days of the Hearing Date of March 14, 2016.

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

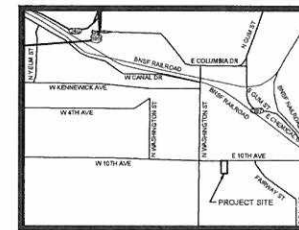
Appeal: Any person aggrieved by the decision of the Kennewick Hearing Examiner on this proposal may appeal to the Superior Court of Benton County within twenty-one (21) days of the date of decision.

Steve Donovan, Planner

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

CEDAR VILLAGE

PRELIMINARY PLAT



VICINITY MAP
NOT TO SCALE

PARENT PARCEL:
TAX LOT # 107802360000-4000

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 6 NORTH, RANGE 30 EAST, W.M., BENTON COUNTY WASHINGTON, EXCEPT THE WEST 20 FEET AND EXCEPT THE SOUTH 20 FEET THEREOF FOR ROAD AND ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF KENNEWICK BY INSTRUMENT RECORDED ON SEPTEMBER 4, 1970 UNDER AUDITOR'S FILE NO. 614494.

LAND USE TABLE	
Total Site Area (Gross):	4.49 Acres
Road Right of Way Dedication:	0.62 Acres
Common Area Tract:	0.73 Acres
Total Net Lot Area:	3.14 Acres
Lot Count:	43 Lots
Average Lot Area:	3,168 Sq. Ft.
Largest Lot Area:	5,600 Sq. Ft.
Smallest Lot Area:	2,604 Sq. Ft.

TOWNHOUSE OPEN SPACE CALCULATIONS	
RM-zoning Area Density:	9.58 Units
Number of 3-BR Homes:	19 Units
Number of 2-BR Homes:	24 Units
Total Number of Bedrooms	105
Number of 1st Bedrooms (x 300 SF):	43
Number of Addl Bedrooms (x 200 SF):	62
Required Open Space Area:	25,300 SF

Open Space Note:

Open space(s) shall be provided as part of residential parcels, exclusive of front yard setbacks and required parking per KMC Chapter 18.12 and shall be maintained by the homeowner's association. Fencing restrictions to maintain open spaces shall be established by the Covenants, Conditions & Restrictions.

Zoning Classifications:

Zoning Classifications:
RM - Residential Medium Density

Easement Note:

Easement Note:
All lots shall have an 18' sidewalk, Irrigation, and
Utility Easement along Right-of-Way frontage.
Lots with Back Yards abutting 10th Avenue and S
Date Street shall have a 10' Utility Easement.

Irrigation:

This property is located within the boundaries of the Columbia Irrigation District and is entitled to irrigation water under the existing operating rules of the district.

Owner/Developer:
JMS Construction, Inc.
P.O. Box 7251
Kennewick, WA 99336
Phone: (509) 948-7368

Engineer:
HDJ Design Group P.L.L.C.
Attn: Kevin Barney, PE
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

Surveyor:
HDJ Design Group P.L.L.C.
Attn: Paul Tornkins, PLS
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

PRELIMINARY PLAT FOR:

PRELIMINARY PLAT FOR:
CEDAR VILLAGE
A SUBDIVISION LOCATED IN KENNEWICK, WA

HDI[®]
DESIGN GROUP

6115 Burton Blvd., Suite E
Pleco, VA 95031-8930
509/475-1119
360/665-3445
509/475-1123 fax

Internet: www.hdi.com

DESIGNED:	KWB
DRAWN BY:	BMW
CHECKED:	KWB
SCALE:	
H: 1" = 40'	
V: N/A	
Dec 2015	
4195-00	
SHEET	

1

2

Exhibit 3

PP 15-07
PLN-2015-04017
CEDAR VILLAGE
JMS CONSTRUCTION INC

37
JMS CONSTRUCTION INC
PO BOX 7251
KENNEWICK, WA 99336

37
MURILLO LIVING TRUST
47907 S FINLEY RD
KENNEWICK, WA 99337

37
ROBERT & MARIBETH MYERS
6211 W OKANOGAN AVE
KENNEWICK, WA 99336

37
JOSE & LORENA NUNEZ
201 E 10TH AVE #B
KENNEWICK, WA 99336

37
DAVID & HERMELINDA NORRIS
2814 S EVERETT ST
KENNEWICK, WA 99337

37
DAVID FAULKNER
204 S LOUISIANA ST
KENNEWICK, WA 99336

37
MILORAD & SAVKA LOJANICA
408 E 9TH PL
KENNEWICK, WA 99336

37
ERIC MOORE
1104 KAREN AVE
BENTON CITY, WA 99320-4502

37
JAVIER RODRIQUEZ
420 E 9TH PL
KENNEWICK, WA 99336

37
MATTHEW & KATRINA STARKEY
5100 HOLLY WAY
WEST RICHLAND, WA 99353

37
EDUARDO MARROQUIN
PO BOX 769
RICHLAND, WA 99352-0769

37
STANOMIR & ZORANKA DJURIC
500 E 9TH PL
KENNEWICK, WA 99336

37
NEWTON KELLY
6839 W 1ST AVE
KENNEWICK, WA 99336

37
JORGE CASILLAS
36 E 9TH PL
KENNEWICK, WA 99336

37
ROBERTO VEJAR
312 E 9TH PL
KENNEWICK, WA 99336

37
SAMUEL PARKS
900 S DATE ST
KENNEWICK, WA 99336

37
DAVID MORRIS
906 S DATE ST
KENNEWICK, WA 99336

37
ARACELI BRIONES
912 S DATE ST
KENNEWICK, WA 99336

37
ALMA ROSA PEREZ
907 S CEDAR PL
KENNEWICK, WA 99336

37
ALICIA WEIS
7765 SIERRA DR
GRANITE BAY, CA 95746

37
VINCENT & ROBERTA PETTY
823 S CEDAR PL
KENNEWICK, WA 99336

37
ROBERT FOWLER FAMILY LLC
3204 S TWEEDT ST
KENNEWICK, WA 99337

37
LAND & MOT DOAN LA
427 E 9TH PL
KENNEWICK, WA 99336

37
TAN & HA TRANG LA
421 E 9TH PL
KENNEWICK, WA 99336

37
ROGELIO HERNANDEZ
409 E 9TH PL
KENNEWICK, WA 99336

37
MARIA ISABEL MENDOZA ORTIZ
415 E 9TH PL
KENNEWICK, WA 99336

37
ADJ INVESTOR GROUP LLC
12819 SE 38TH ST #282
BELLEVUE, WA 98006

37
MICHAEL 7 SANDRA MCFADDEN
1012 S CEDAR ST
KENNEWICK, WA 99337

Exhibit 3

37
GUADALUPE ESPINDOLA
1019 S BEECH ST
KENNEWICK, WA 99337

37
TONY & RHONDA GUSMAN
211 E 11TH AVE
KENNEWICK, WA 99337

37
MARIO PEREZ
PO BOX 7039
KENNEWICK, WA 99336

37
LELAND JACKSON
2850 MONARCH LN
RICHLAND, WA 99354

37
RONALD & ROSALIE KEEVER
TRUSTEE
2314 91ST ST
LUBBOCK, TX 79423

37
DAVID THOMAS BROBERG
PO BOX 1823
RICHLAND, WA 99352

37
LS COLUMBIA PROPERTIES LLC
1421 S CEDAR ST
KENNEWICK, WA 99337

37
RAMIRO FARIAS
1001 S BEECH ST
KENNEWICK, WA 99337

37
RAFAEL MENDOZA
208 E 10TH AVE
KENNEWICK, WA 99336

37
ELIZABETH ROBAS
PO BOX 6631
KENNEWICK, WA 99336

37
WILLARD WEBSTER
PO BOX 7144
KENNEWICK, WA 99336

37
VICTORINO & FLORA MENDOZA
7020 W WERNETT
PASCO, WA 99301

37
FRANCISCO & MARIA DELORES
RIVERA
PO BOX 83
PASCO, WA 99301

37
SEAVERT & MARGARET STEFFEN
1221 S BEECH ST
KENNEWICK, WA 99337

37
JASON & PATY BARE
207 E 13TH AVE
KENNEWICK, WA 99336

37
PAUL & COLEEN BROWER
1114 S CEDAR ST
KENNEWICK, WA 99337

37
COTY & VICTORIA CLAIRE
CHILCUTT
1110 S CEDAR ST
KENNEWICK, WA 99337

37
EDGAR TORRES
1106 S CEDAR ST
KENNEWICK, WA 99337

37
BERNADINO MENDOZA
208 E 13TH AVE
KENNEWICK, WA 99337

37
ROSA GUTIERREZ
1307 S BEECH ST
KENNEWICK, WA 99337

37
JESUS & RAFAELA MARTINEZ
RAMIREZ VACA
1311 S BEECH ST
KENNEWICK, WA 99337

37
DUANE & BARBARA GROTH
180 WINDCREST DR
YAKIMA, WA 98908

37
ELEUTERIO & ROSALINDA GOMEZ
1306 S CEDAR ST
KENNEWICK, WA 99337

37
OCTAVIO MENDOZA
218 E 13TH AVE
KENNEWICK, WA 99337

37
HDJ DESIGN GROUP PLLC
6115 BURDEN BLVD #E
PASCO, WA 99301



200 ft  1 : 2304 1in : 192ft

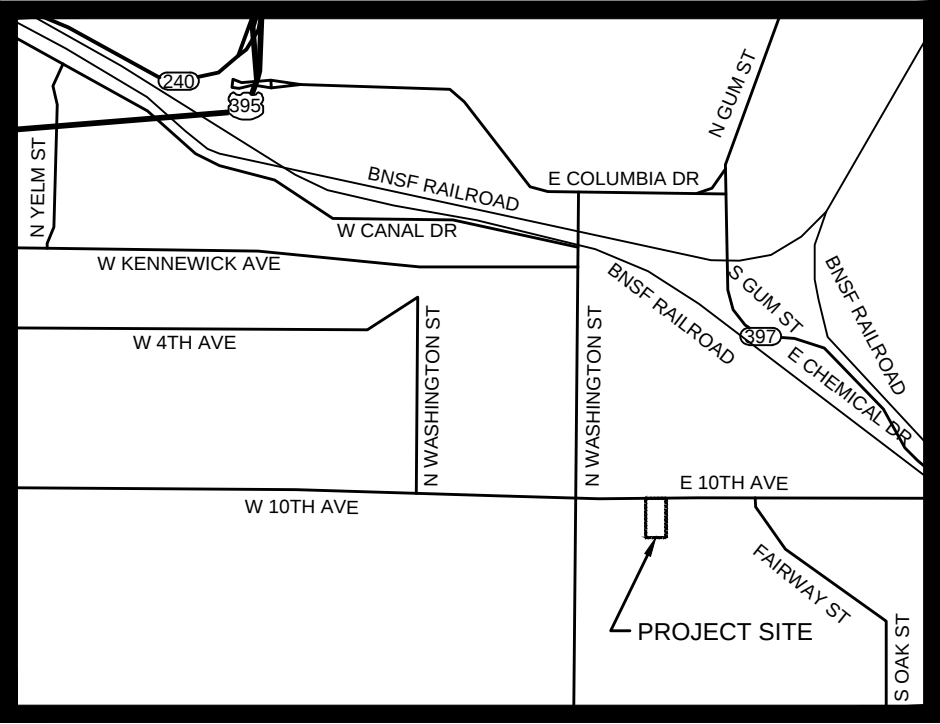
This plan is suitable for informational use only.
City of Kennewick accepts no liability for any
error whatsoever.

Produced by CITY\SDonovan 15:30 2/25/2016

CEDAR VILLAGE

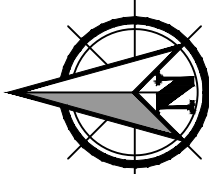
PRELIMINARY PLAT

Located In NW 1/4 of Section 7, Township 8 N, Range 30 E, W.M.



VICINITY MAP
NOT TO SCALE

6115 Burden Blvd, Suite E
Pasco, WA 99301-6930
Phone: (509) 646-3438
Fax: (509) 646-3439
Internet: www.hdjg.com



Scale 1" = 40'
0 20 40 80

PARENT PARCEL:

TAX LOT # 107802000004000

LEGAL DESCRIPTION:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M., BENTON COUNTY WASHINGTON, EXCEPT THE WEST 20 FEET AND EXCEPT THE SOUTH 20 FEET THEREOF FOR ROAD AND ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF KENNEWICK BY INSTRUMENT RECORDED ON SEPTEMBER 4, 1970 UNDER AUDITOR'S FILE NO. 614494.

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RM-zoning Area Density:	9.58 Units/Ac
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Required Open Space Area:	25,300 SF

Open Space Note:

Open space(s) shall be provided as part of residential parcels, exclusive of front yard setbacks and required parking per KMC Chapter 18.12 and shall be maintained by the homeowner's association. Fencing restrictions to maintain open spaces shall be established by the Covenants, Conditions & Restrictions.

Zoning Classifications:

RM - Residential Medium Density

Easement Note:

All lots shall have an 18' sidewalk, Irrigation, and Utility Easement along Right-of-Way frontage. Lots with Back Yards abutting 10th Avenue and S. Date Street shall have a 10' Utility Easement.

Irrigation:

This property is located within the boundaries of the Columbia Irrigation District and is entitled to irrigation water under the existing operating rules of the district.

Owner/Developer:

JMS Construction, Inc.
P. O. Box 7251
Kennewick, WA 99336
Phone: (509) 948-7368

Engineer:

HDJ Design Group P.L.L.C.
Attn: Kevin Barney, PE
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

Surveyor:

HDJ Design Group P.L.L.C.
Attn: Paul Tomkins, PLS
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

PRELIMINARY PLAT FOR:

CEDAR VILLAGE

A SUBDIVISION LOCAED IN KENNEWICK, WA

DESIGNED:

KWB

DRAWN BY:

BMW

CHECKED:

KWB

SCALE:

H: 1" = 40'

V: N/A

Dec 2015

4195-00

SHEET

1

2



CITY OF KENNEWICK
MITIGATED DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 15-68/PLN-2015-04017

DESCRIPTION OF PROPOSAL: The request is to create 43 lots on 4.49 acres with an average lot size of 3,188 square feet. The property has a comprehensive plan land use designation of Medium Density Residential and it is zoned Residential, Medium Density (RM).

PROPONENT: JMS Construction, Inc., P.O. Box 7251, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 302 E 10th Avenue, Kennewick, WA 99337

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 **February 24, 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.

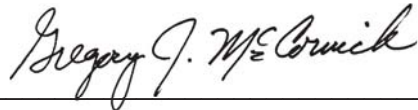
RESPONSIBLE OFFICIAL: Gregory McCormick, AICP
POSITION/TITLE: Community Planning Director
ADDRESS: 210 W 6th Ave., P.O. Box 6108, Kennewick, WA 99336
PHONE: (509) 585-4463

☐ 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: February 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 15-07 File

**CITY OF KENNEWICK
ENVIRONMENTAL CHECKLIST REVIEW**

**File# ED 15-68
Action: PP 15-07**

**Reviewed by: Steve Donovan
February 9, 2016**

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

Please note the following conditions(s):

1.) Park Fees

For this proposal, PP 15-07/PLN-2015-004017, conditions include the mitigation fees for impacts for the addition of 43 dwelling units in Park Planning Zone 3E-Civic. In lieu of land dedication, fees are required to be paid to Park Planning Zone 2W-Scott in the amount of **\$7,981.52** 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.



MEMORANDUM

Building Department

To: Steve Donovan, Development Services
From: Thomas Woods Plans Examiner
Date: 1/5/2016
Re: Building Department comments
Project: Site Plan PLN-2015-0417

Buildings must conform to COK currently adopted codes.

A soils compaction report is required from a registered design professional prior to footings being inspected.

A 2 hour fire rated wall is required between the units. This wall must sit on a foundation and the wall must extend to the underside of the roof sheathing. There can be no penetrations through this wall unless a UL listed detail is submitted with the plans that will restore the 2 hour rating and there can be no exterior wall or roof penetrations within four (4) feet of this rated wall.



MEMORANDUM

Fire Department

To: Steve Donovan, Development Services

From: Joe Terpenning, Deputy Fire Marshal

Date: January 7, 2016

Re: 302 East 10th Avenue

Project: PLN 2015-04017

1. Install one fire hydrant between lots 29 and 30 to meet the minimum spacing requirements of the 2012 edition of the International Fire Code, Appendix C.
2. Dead end streets over 150 feet shall be provided with a means of turning around fire apparatus. Install a hammerhead or bulb with a minimum turning radius of 24' inside and 44' outside.

FIRE DEPARTMENT

210 W 6TH AVE * PO Box 6108* Kennewick, WA 99336
509-585-4563 * 509-585-4442 Fax



BENTON CLEAN AIR AGENCY

January 8, 2016

Re: PP 15-07

Steve Donovan
210 W. 6th Ave.
Kennewick, WA 99336

Applicant/Proponent:
HDJ Design Group
6115 Burden Blvd., Suite E
Pasco, WA 99301

Dear Mr. Donovan:

It has come to our attention that you are reviewing a proposal for the above named applicant in which several residential units may be demolished between 10th Ave. and 13th Ave. in Kennewick, WA. We would like to take this opportunity to provide information to insure that the applicant follows proper procedure for demolishing a building within Benton County.

Prior to any demolition, the contractor or property owner must have a good faith survey performed to determine the presence of asbestos. If asbestos is detected, it must be properly abated before the building is demolished. Additionally, a complete Notification of Demolition and Renovation must be submitted with our office. This form must be submitted at least ten (10) business days prior to the abatement and/or demolition taking place and all abatement work must be performed by a certified abatement contractor. The Notification of Demolition and Renovation must be submitted regardless of the presence of asbestos.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

A handwritten signature in black ink, appearing to read "AS", written over a horizontal line.

Alex Sligar
Inspector



January 11, 2016

City of Kennewick
Attn: Steve Donovan
PO Box 6108
Kennewick, WA

Re: PP 15-07/PLN-2015-04017 Customer Response

Dear Steve:

Please forward this letter to the Developer/Owner of this property. This letter is a follow up to your request for electrical service to your new project. Thank you for deciding to build in our service area. There are several items we will need from you to begin the electrical design for your project. These items include:

- a) A complete set of detailed plans
- b) Detailed Site Plan
- c) Will the project be phased, if so you need to show on drawing
- d) One-line diagram showing the electrical layout
- e) Service address
- f) Contact person for this project, including mailing address for all correspondence
- g) Type of heating/cooling system (heat pump, forced air, gas, etc.) for subdivision
- h) Proposed start date of project or date service is required.
- i) Copy of property deed, including the tax parcel identification number.
- j) AutoCAD 2010 drawing of the project.

Our design process will not begin until we have received all of the above items. Upon receipt of these items, we will use them to plan an electrical design to serve your project. After completion of the design, a packet will be mailed to the designated contact person. Any items requiring follow up (such as fees, application for service, easements, and developer's agreement, etc.) will be included in this packet. If one or more of these items are required, we will need the item(s) returned to us before the job is scheduled.

Design of large projects can take up to six weeks. Construction on these projects may take up to twelve weeks. The delivery of materials for the project can take six months. In some cases system outages are required and construction periods may be restricted to certain times of the year.

Thank you again for your inquiry. If you have further questions, please call me at (509)582-1231.

Sincerely,

Ken R Klander
Distribution Design Technician
KRR:jlw



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

Exhibit 11
RECEIVED
JAN 19 2016

COMMUNITY PLANNING

January 14, 2016

Steve Donovan
Kennewick Development Services
PO Box 6108
Kennewick, WA 99336

Re: PP 15-07, PLN-2015-04017

Dear Mr. Donovan:

Thank you for the opportunity to comment on the notice of application for the Cedar Village subdivision of 43 lots on 4.49 acres, proposed by the HDJ Design Group. We have reviewed the application and have the following comment.

WATER QUALITY

Project with Potential to Discharge Off-Site

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

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

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Ray Latham** at the Department of Ecology, (509) 575-2807, with questions about this permit.

Sincerely,

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





MEMORANDUM**Traffic Engineering Division**

To: Steve Donovan, Planner
From: Alisha Piper Traffic Technician III
Date: January 15, 2016
Re: Traffic Engineer's Comments for Cedar Village
Project: PP 15-07/PLN-2015-04017

Conditions

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

1. Stop signs and street name signs must be provided at both entrances. Street name signs shall also be provided on the inside of the curve.
2. The east/west street will need a name, check with the Planning Department.
3. The existing stop sign at S. Cedar St. and E. 13th Ave. must be shown relocated behind the new sidewalk.
4. All traffic signage must be delivered to the City Sign Shop prior to installation. See COK Standard specification 7-10. The City will need 5 working days to inspect and bar code the signs for the City sign inventory. Contact Josh Soggie, Street Supervisor, at 585-4510 to arrange for delivery time.
5. An Access Easement is required across lots 7, 8, & 9.
6. The City is changing our street standard and will require a 52' right-of way to install the sidewalks within the right-of-way and allow 2' behind the sidewalk. A 10' utility easement will be required behind the right-of-way.
7. The estimated total Transportation Impact Fee (TIF) for this project is based on an analysis of the preliminary information provided by the developer and as estimated on the last page of this document. The final fee will be based on the actual project as submitted at the building permit stage.

Transportation Impact Fee (Per New PM Peak Hour Trip) =							\$900			
Land Use Category - Trip Generation, 9th Edition *	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	New Trip % *** (2)	Net New PM Peak Hour Trip Rate (3)	Unit of Development**	Impact Fee Per Unit of Development (4)	# Units	Net New Trips	IMPACT FEE
Single-Family Detached Housing	2	210	1.00	100%	1.00	Dwelling Unit	\$ 900		0.00	\$0
Multi-Family	2	220, 221, 230	0.62	100%	0.62	Dwelling Unit	\$ 558	43	26.66	\$23,994
Total										\$23,994

* *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012

** Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

*** The New Trip % reflects that not all trips are new to the Transportation Network. The New Trip % Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (3rd Edition, 2014)

NOTES:

- (1) *Trip Generation* (9th Edition, 2012) has less than 6 studies supporting this average rate. Applicants are encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (2) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation* and it must be shown that equation represents a more realistic estimate based on the curve vs. the average rate.
- (3) Uses Pass-by data from *ITE Trip Generation Handbook* (3rd Edition, 2014) Appendix F. Notes below indicate estimates based on similar land uses.

Code	Land Use	New Trip Percentage
3(a)	No Data Available. 25% Estimated Pass-by	75%
3(b)	No Data Available. 80% Estimated Pass-by	20%
3(c)	Convenience Market with Gasoline Pumps	34%
3(d)	Shopping Center (820)	66%

Net New PM Peak Hour Trip Rate Calculation:

$$\begin{array}{ccccc} \text{ITE Average PM Peak} & & \text{New Trip} & & \text{Net New PM Peak} \\ \text{Hour Trip Rate} & \times & \% & = & \text{Hour Trip Rate} \\ (1) & & (2) & & (3) \end{array}$$

Transportation Impact Fee Calculation:

$$\begin{array}{ccccccc} \text{Net New PM} & & \$900 & & \text{Impact} & & \text{Total} \\ \text{Peak Hour} & \times & \text{Per New} & = & \text{Fee/Unit of} & \times & \text{Impact} \\ \text{Trip Rate} & & \text{PM Peak} & & \text{Development} & & \text{Fee} \\ (3) & & \text{Hour Trip} & & & & \\ & & & & \# \text{ of} & & \\ & & & & \text{Units} & & \end{array}$$



Department of Energy

Exhibit 13

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

TRANSMISSION BUSINESS LINE

January 19, 2016

In reply refer to: Cedar Village Preliminary Plat, PP 15-07/PLN-2015-04017
Located within a Portion of Sections 7, Township 8 North,
Range 30 East, Willamette Meridian, Benton County, Washington

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

Dear Steve:

The Bonneville Power Administration (BPA) has had the opportunity to review, Cedar Village Preliminary Plat, PP 15-07/PLN-2015-04017 to create 43 lots on 4.49 acres, with an average lot size of 3,188 sq. ft. The property involved in the proposal is generally located at 302 E 10th Avenue, adjacent to S Cedar Street, Kennewick, WA, parcel number 107802000004000.

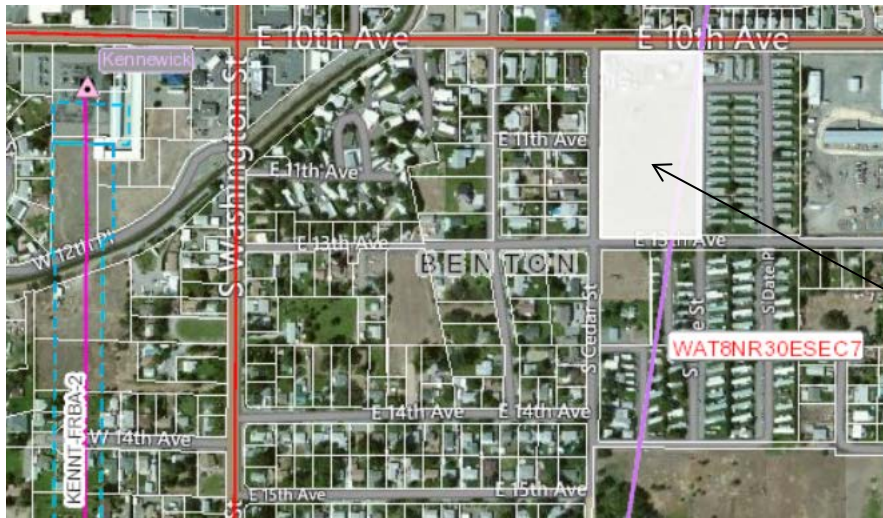
In researching our records, we have found that this proposal will not directly impact BPA facilities in the area. BPA does not have any objections to the approval of this request at this time.

Thank you for the opportunity to review this application.

Sincerely,

A handwritten signature in blue ink, reading "Joseph E. Cottrell II", is located in the bottom left corner.

Joseph E. Cottrell II
Field Realty Specialist





MEMORANDUM

Engineering Division of Municipal Services

To: Steve Donovan, Planner

From: Fernando Garcia, Utility Coordinator

Date: January 21, 2016

Re: Public Works Consolidated Comments

Project: Pre-Plat 15-07/PLN-2015-04017

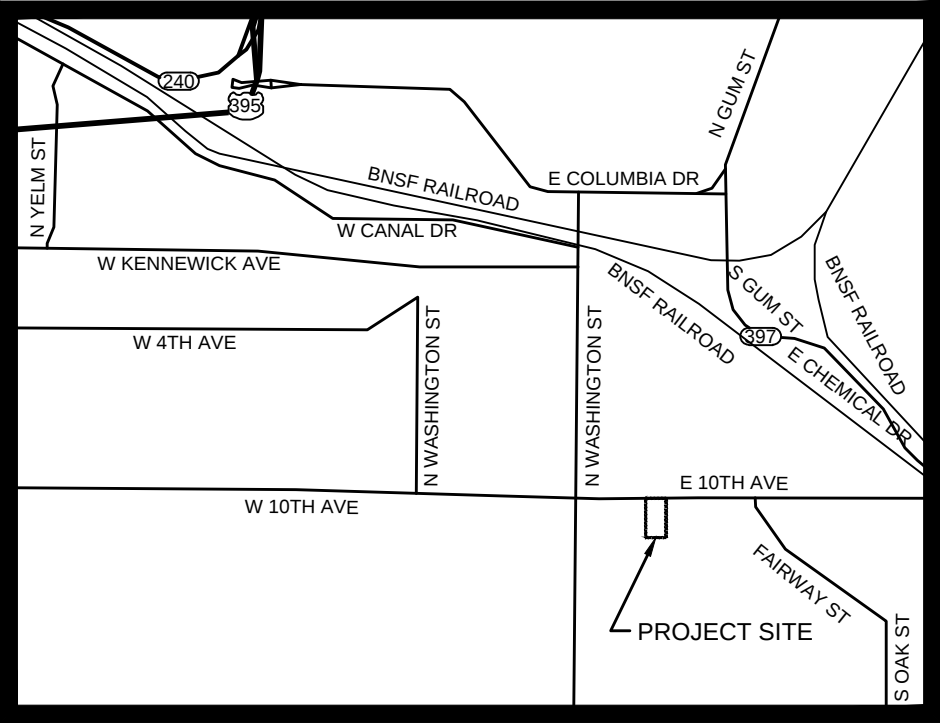
1. As part of all residential development construction plans, there shall be a separate schematic drawing which at a minimum, shows the power source(s), wiring diagram street light pole spacing and street permanent signing per City of Kennewick (COK) Standard Specifications 6-02 and Specifications 7-10. Combine Signing, Striping, and Illumination Plans onto the same drawing with other elements left off.
2. Due to project phasing, any temporary dead end street 150-ft or greater from the street intersection will require construction of a temporary cul-de-sac constructed with 6-inches of base rock and 2-inches Hot Mix Asphalt (HMA)
3. There is an existing 12-inch water main adjacent to south property line on E 13th Ave installed by COK Record Drawing B-2155 and a 6-inch water main in South Cedar St from E 11th to E 10th Ave, no Record Drawing available for the 6-inch water main.
4. Developer will be required to loop all water mains to avoid the buildup of stagnant water and be able to assist in minimizing bacteria re-growth and also taste and odor concerns associated with stagnant water. Per KMC 14.10.010. Make provisions on Cul de sacs to loop the water main.
5. A comprehensive water plan needs to be approved by the City for the entire plat prior to approval of phase 1 construction plans. Comprehensive Plan can be submitted with the Preliminary Civil plan review.
6. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat.
7. There is an existing 8-inch sanitary sewer at the street intersection of S Cedar Street and E 10th Ave. Sanitary sewer extension to serve proposed developments will be constructed at Developer expense.

8. A comprehensive sewer plan needs to be approved by the City for the entire plat prior to approval of phase 1 construction plans. Comprehensive Plan can be submitted with the Preliminary Civil plan review.
9. 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.
10. A comprehensive storm plan needs to be approved by the city for the entire plat prior to approval of phase 1 construction plans. Dedication of storm easement will be required for any storm ponds outside the Preliminary Plat boundaries prior to acceptance of the utility permit.
11. Construction drawings shall include only the infrastructure proposed with the first phase of the project. Design Engineer has an option of showing phase 2 in a lighter line style to assure clarity for review, permitting and construction.
12. Sidewalks shall be widen additional 18-inches when adjoining a wall or fence per COK detail 2-10 sheet 1 off 8, note 4.
13. Before granting a DPW permit for a private contract to construct a street or make street improvements, connect to existing water, sanitary sewer and storm drains on existing or pending public right-of-way, the Developer must provide bid tabulation showing all cost related to construct the infrastructure or an engineer estimate certified by a registered engineer licensed to practice within the State of Washington, per KMC 5.56.290 (1), KMC 5.56.440 (1) and KMC 5.56.500 (1).
14. 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.

CEDAR VILLAGE

PRELIMINARY PLAT

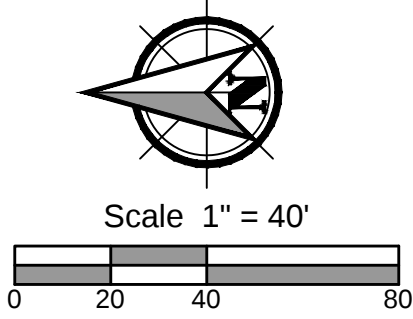
Located In NW 1/4 of Section 7, Township 8 N, Range 30 E, W.M.



VICINITY MAP
NOT TO SCALE

6115 Burden Blvd, Suite E
Pasco, WA 99301-6930
509/685-3438
509/547-5129 fax
Internet: www.hdjg.com

HDJ
DESIGN GROUP
engineers | landscape architects | planners | surveyors



PARENT PARCEL:

TAX LOT # 107802000004000

LEGAL DESCRIPTION:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M., BENTON COUNTY WASHINGTON, EXCEPT THE WEST 20 FEET AND EXCEPT THE SOUTH 20 FEET THEREOF FOR ROAD AND ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF KENNEWICK BY INSTRUMENT RECORDED ON SEPTEMBER 4, 1970 UNDER AUDITOR'S FILE NO. 614494.

LAND USE TABLE	
Total Site Area (Gross):	4.49 Acres
Road Right of Way Dedication:	0.62 Acres
Common Area Tract:	0.73 Acres
Total Net Lot Area:	3.14 Acres
Lot Count:	43 Lots
Average Lot Area:	3,188 SF
Largest Lot Area:	5,600 SF
Smallest Lot Area:	2,604 SF

TOWNHOUSE OPEN SPACE CALCULATIONS	
RM-zoning Area Density:	9.58 Units/Ac
Number of 3-BR Homes:	19 Units
Number of 2-BR Homes:	24 Units
Total Number of Bedrooms	105
Number of 1st Bedrooms (x 300 SF):	43
Number of Add'l Bedrooms (x 200 SF):	62
Required Open Space Area:	25,300 SF

Open Space Note:
Open space(s) shall be provided as part of residential parcels, exclusive of front yard setbacks and required parking per KMC Chapter 18.12 and shall be maintained by the homeowner's association. Fencing restrictions to maintain open spaces shall be established by the Covenants, Conditions & Restrictions.

Zoning Classifications:

RM - Residential Medium Density

Easement Note:

All lots shall have an 18' sidewalk, Irrigation, and Utility Easement along Right-of-Way frontage. Lots with Back Yards abutting 10th Avenue and S. Date Street shall have a 10' Utility Easement.

Irrigation:

This property is located within the boundaries of the Columbia Irrigation District and is entitled to irrigation water under the existing operating rules of the district.

Owner/Developer:

JMS Construction, Inc.
P. O. Box 7251
Kennewick, WA 99336
Phone: (509) 948-7368

Engineer:

HDJ Design Group P.L.L.C.
Attn: Kevin Barney, PE
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

Surveyor:

HDJ Design Group P.L.L.C.
Attn: Paul Tomkins, PLS
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

PRELIMINARY PLAT FOR:
CEDAR VILLAGE
A SUBDIVISION LOCAED IN KENNEWICK, WA

DESIGNED:	KWB
DRAWN BY:	BMW
CHECKED:	KWB
SCALE:	H: 1" = 40' V: N/A
Dec 2015 4195-00	
SHEET	



COLUMBIA IRRIGATION DISTRICT

10 EAST KENNEWICK AVENUE • KENNEWICK, WASHINGTON 99336
OFFICE: (509) 586-6118 • FAX: (509) 586-0485
WWW.COLUMBIAIRRIGATION.COM

Platting Requirements Columbia Irrigation District

Re: PP 15-07/PLN-2015-04017

The following items must be completed for approval from the CID:

1. A Platting Review Fee of \$100.00 must be paid prior to CID's approval of the plat.
2. Follow the District Specifications for installing pipe and services (copy enclosed).
3. Submit a copy of the plat and the irrigation plan to be installed for approval. The irrigation plan shall include:
 - A. Location and size of the irrigation easements
 - B. Location of new services
 - C. Show pipe size
 - D. Show valve size
4. All Irrigation Assessments must be paid in full.
5. Install pipe and services per the approved irrigation plan.
6. Prior to covering the installed pipe and services, call the District for an inspection and final approval.
7. ***If applicable the developer will be responsible for payment of any CID engineering costs associated with the project.***

From: [Greg Duffy](#)
To: [Steve Donovan](#); [Maxine Whattam](#)
Cc: [Wes Romine](#)
Subject: RE: PP 15-07/PLN-2015-04017 - Cedar Village
Date: Thursday, February 04, 2016 11:15:48 AM
Attachments: [image001.png](#)
[image003.png](#)

Please collect park fees for park zone 3E.

From: Steve Donovan
Sent: Thursday, February 04, 2016 8:56 AM
To: Greg Duffy; Maxine Whattam
Cc: Wes Romine
Subject: FW: PP 15-07/PLN-2015-04017 - Cedar Village

Hello,

I need to have the park information/comments for the above preliminary plat no later than Monday (the 8th) morning. I am go to have SEPA ready to be issued Monday afternoon.

Let me know if you have any questions.

Thanks,

Steve

From: Steve Donovan
Sent: Tuesday, February 02, 2016 10:17 AM
To: Greg Duffy
Subject: FW: PP 15-07/PLN-2015-04017 - Cedar Village

Greg,

I am checking back for your comments /park zone for the attached preliminary plat.

Thanks,

Steve

From: Steve Donovan
Sent: Monday, January 25, 2016 12:55 PM
To: Greg Duffy
Subject: PP 15-07/PLN-2015-04017 - Cedar Village

Greg,

I am checking to see if you have any comments on the proposed plat. I hope to be issuing SEPA within the next week or so.

Thanks,

Steve

Steve Donovan

City of Kennewick

Community Planning/Planner

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us



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

Exhibit 18

February 11, 2016

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

Steve,

This memo is written in regards to your request for the Kennewick School District #17 to address capacity questions in regards to the proposed, Cedar Village Preliminary Plat. The school district was asked to identify the boundary schools for this development and state if each of the schools were within walking zones or received bussing. The boundary schools for this development are Washington Elementary (Walking Zone), Park Middle School (Walking Zone) and Kennewick 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 only

PP 15 - 07 / PLN- 2015 - 04017 Fee \$ 2,250

City Of Kennewick Preliminary Plat Application

Date: 12/15/15
 Name Or Number Of Plat: Cedar Village
 General Location: 302 East 10th Avenue, adjacent to S. Cedar Street
 Parent Parcel Numbers: 107802000004000
 Applicant Name: JMS Construction, Inc.
 Address: PO BOX 7251
 City, State, Zip: Kennewick, WA 99336
 Phone Number: 509-948-7368
 E-mail: jms@jms homes.net
 Owner's Name: JMS Construction, Inc.
 Address: PO BOX 7251
 City, State, Zip: Kennewick, WA 99336
 Surveyor's Name: HDJ Design Group, PLLC
 Address: 6115 Burden Blvd., Ste E
 City, State, Zip: Pasco, WA 99301
 Engineer's Name: HDJ Design Group, PLLC
 Address: 6115 Burden Blvd., Ste E
 City, State, Zip: Pasco, WA 99301
 Area Of Plat: 4.49 Ac Zoning: RM #/Lots: 43
 Min. Lot Size: 2,604 SF Average Lot Size: 3,188 SF
 Proposed Land Use: Townhome Residential Housing
 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: Columbia Irrigation District Power: PUD BPUD

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

SIGNATURE OF APPLICANT: _____

This preliminary plat is being submitted with my consent.

SIGNATURE OF OWNER: _____

Received by: _____ Date: _____ Fee paid: _____

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

Date Received Stamp



NOTIFICATION OF MAILING

I, Anna Linn, on 2/25, 2016
Mailed 53 copies of NOTH
for PP 15-07 Cedar Village
to applicant & prop. owners w/in 300'
as shown on the attached list.

[Signature]
Signature

PP 15-07
PLN-2015-04017
CEDAR VILLAGE
JMS CONSTRUCTION INC

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

Proposal: An application for a preliminary plat has been submitted by JMS Construction, Inc., P.O. Box 7251, Kennewick, WA 99336. The site is generally located at 302 E 10th Avenue and consists of a 4.49 acre lot proposed to be divided into 43 lots. The smallest lot size is 2,604 square feet, the largest lot size is 5,600 square feet and the average lot size is 3,188 square feet. The site is zoned Residential Medium Density (RM) and is subject to Residential Design Standards. The Comprehensive Plan designation for the site is Medium Density Residential. The file number is PP 15-07/PLN-2015-04017.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **March 14, 2016** 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 for the Preliminary Plat following this meeting.

Public Comment Period: Comments submitted before 4:30 p.m. on March 11, 2016 will be included in the Hearing Examiner's meeting packet. Comments after March 11, 2016 can be submitted at the Public Hearing. If you have questions on the proposal, contact Steve Donovan, Planner at (509) 585-4361 or via e-mail at steve.donovan@ci.kennewick.wa.us.

Environmental Documents and/or Studies Applicable to this Proposal: A Mitigated Determination of Non-significance, ED 15-68 was issued on February 9, 2016.

Determination of Completeness: The application was determined complete on December 30, 2015 for the purpose of processing.

Project Permits Associated with this Proposal: None

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

Estimated Date of Decision: Within 10 business days of the Hearing Date of March 14, 2016.

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

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

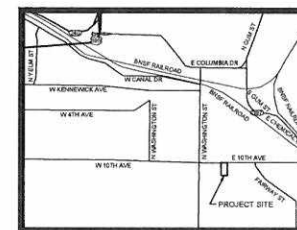
Steve Donovan, Planner

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

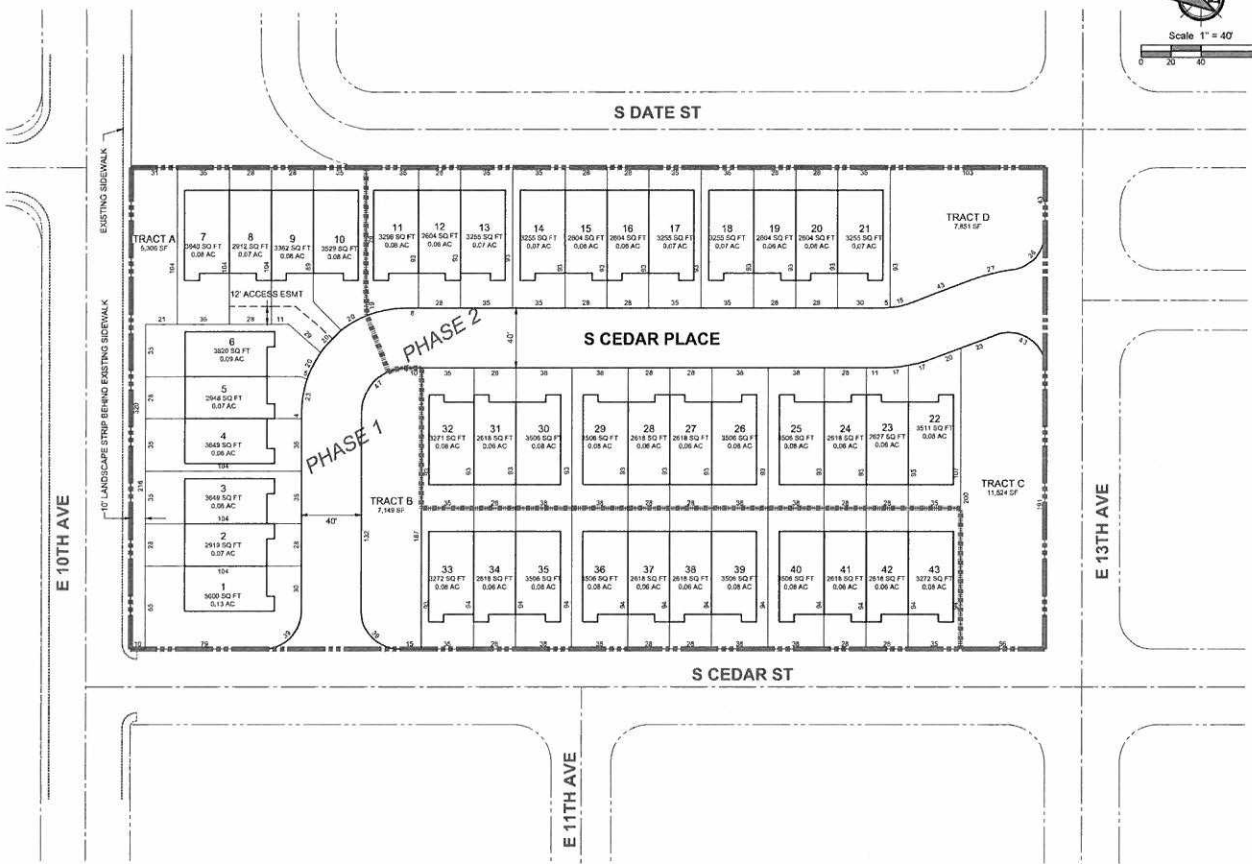
CEDAR VILLAGE

PRELIMINARY PLAT

Located In NW 1/4 of Section 7, Township 8 N, Range 30 E, W.M.



VICINITY MAP
NOT TO SCALE



PARENT PARCEL:
TAX LOT # 10780300000400

LEGAL DESCRIPTION

LEGAL DESCRIPTION

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M., BENTON COUNTY WASHINGTON, EXCEPT THE WEST 20 FEET AND EXCEPT THE SOUTH 20 FEET THEREOF FOR ROAD AND ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF KENNEWICK BY INSTRUMENT RECORDED ON SEPTEMBER 4, 1970 UNDER AUDITOR'S FILE NO. 614494.

LAND USE TABLE	
Total Site Area (Gross):	4.42 Acres
Road Right of Way Dedication:	0.62 Acres
Common Area Tract:	0.73 Acres
Total Net Lot Area:	3.14 Acres
Lot Count:	43 Lots
Average Lot Area:	3,168 S.F.
Largest Lot Area:	5,600 S.F.
Smallest Lot Area:	2,004 S.F.

TOWNHOUSE OPEN SPACE CALCULATIONS	
RM-zoning Area Density:	9.58 Units
Number of 3-BR Homes:	19 Units
Number of 2-BR Homes:	24 Units
Total Number of Bedrooms	165
Number of 1st Bedrooms (x 300 SF):	43
Number of Add'l Bedrooms (x 200 SF):	62
Required Open Space Area:	25,300 Sq. Ft.

Open Space Note

Open space(s) shall be provided as part of residential parcels, exclusive of front yard setbacks and required parking per KMC Chapter 18.12 and shall be maintained by the homeowner's association. Fencing restrictions to maintain open spaces shall be established by the Covenants, Conditions & Restrictions.

Zoning Classifications:

Zoning Classifications:
RM - Residential Medium Density

Easement Note:

Easement Note:
All lots shall have an 18' sidewalk, Irrigation, and Utility Easement along Right-of-Way frontage.
Lots with Back Yards abutting 10th Avenue and S Date Street shall have a 10' Utility Easement.

Irrigation:

This property is located within the boundaries of the Columbia Irrigation District and is entitled to irrigation water under the existing operating rules of the district.

Owner/Developer:
JMS Construction, Inc.
P.O. Box 7251
Kennewick, WA 99336
Phone: (509) 948-7368

Engineer:
HDJ Design Group P.L.L.C.
Attn: Kevin Barney, PE
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

Surveyor:
HDJ Design Group P.L.L.C.
Attn: Paul Tomkins, PLS
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

PRELIMINARY PLAT FOR:

PRELIMINARY PLAT FOR:
CEDAR VILLAGE
A SUBDIVISION LOCATED IN KENNEWICK, WA

DESIGNED:

DRAWN BY:

BMW
CHECKED:

KWB

SCALE:
H: 1" = 40'

Dec 2015

4195-00

SHEET

1.

Exhibit 3

PP 15-07
PLN-2015-04017
CEDAR VILLAGE
JMS CONSTRUCTION INC

37
JMS CONSTRUCTION INC
PO BOX 7251
KENNEWICK, WA 99336

37
MURILLO LIVING TRUST
47907 S FINLEY RD
KENNEWICK, WA 99337

37
ROBERT & MARIBETH MYERS
6211 W OKANOGAN AVE
KENNEWICK, WA 99336

37
JOSE & LORENA NUNEZ
201 E 10TH AVE #B
KENNEWICK, WA 99336

37
DAVID & HERMELINDA NORRIS
2814 S EVERETT ST
KENNEWICK, WA 99337

37
DAVID FAULKNER
204 S LOUISIANA ST
KENNEWICK, WA 99336

37
MILORAD & SAVKA LOJANICA
408 E 9TH PL
KENNEWICK, WA 99336

37
ERIC MOORE
1104 KAREN AVE
BENTON CITY, WA 99320-4502

37
JAVIER RODRIQUEZ
420 E 9TH PL
KENNEWICK, WA 99336

37
MATTHEW & KATRINA STARKEY
5100 HOLLY WAY
WEST RICHLAND, WA 99353

37
EDUARDO MARROQUIN
PO BOX 769
RICHLAND, WA 99352-0769

37
STANOMIR & ZORANKA DJURIC
500 E 9TH PL
KENNEWICK, WA 99336

37
NEWTON KELLY
6839 W 1ST AVE
KENNEWICK, WA 99336

37
JORGE CASILLAS
36 E 9TH PL
KENNEWICK, WA 99336

37
ROBERTO VEJAR
312 E 9TH PL
KENNEWICK, WA 99336

37
SAMUEL PARKS
900 S DATE ST
KENNEWICK, WA 99336

37
DAVID MORRIS
906 S DATE ST
KENNEWICK, WA 99336

37
ARACELI BRIONES
912 S DATE ST
KENNEWICK, WA 99336

37
ALMA ROSA PEREZ
907 S CEDAR PL
KENNEWICK, WA 99336

37
ALICIA WEIS
7765 SIERRA DR
GRANITE BAY, CA 95746

37
VINCENT & ROBERTA PETTY
823 S CEDAR PL
KENNEWICK, WA 99336

37
ROBERT FOWLER FAMILY LLC
3204 S TWEEDT ST
KENNEWICK, WA 99337

37
LAND & MOT DOAN LA
427 E 9TH PL
KENNEWICK, WA 99336

37
TAN & HA TRANG LA
421 E 9TH PL
KENNEWICK, WA 99336

37
ROGELIO HERNANDEZ
409 E 9TH PL
KENNEWICK, WA 99336

37
MARIA ISABEL MENDOZA ORTIZ
415 E 9TH PL
KENNEWICK, WA 99336

37
ADJ INVESTOR GROUP LLC
12819 SE 38TH ST #282
BELLEVUE, WA 98006

37
MICHAEL 7 SANDRA MCFADDEN
1012 S CEDAR ST
KENNEWICK, WA 99337

Exhibit 3

37
GUADALUPE ESPINDOLA
1019 S BEECH ST
KENNEWICK, WA 99337

37
TONY & RHONDA GUSMAN
211 E 11TH AVE
KENNEWICK, WA 99337

37
MARIO PEREZ
PO BOX 7039
KENNEWICK, WA 99336

37
LELAND JACKSON
2850 MONARCH LN
RICHLAND, WA 99354

37
RONALD & ROSALIE KEEVER
TRUSTEE
2314 91ST ST
LUBBOCK, TX 79423

37
DAVID THOMAS BROBERG
PO BOX 1823
RICHLAND, WA 99352

37
LS COLUMBIA PROPERTIES LLC
1421 S CEDAR ST
KENNEWICK, WA 99337

37
RAMIRO FARIAS
1001 S BEECH ST
KENNEWICK, WA 99337

37
RAFAEL MENDOZA
208 E 10TH AVE
KENNEWICK, WA 99336

37
ELIZABETH ROBAS
PO BOX 6631
KENNEWICK, WA 99336

37
WILLARD WEBSTER
PO BOX 7144
KENNEWICK, WA 99336

37
VICTORINO & FLORA MENDOZA
7020 W WERNETT
PASCO, WA 99301

37
FRANCISCO & MARIA DELORES
RIVERA
PO BOX 83
PASCO, WA 99301

37
SEAVERT & MARGARET STEFFEN
1221 S BEECH ST
KENNEWICK, WA 99337

37
JASON & PATY BARE
207 E 13TH AVE
KENNEWICK, WA 99336

37
PAUL & COLEEN BROWER
1114 S CEDAR ST
KENNEWICK, WA 99337

37
COTY & VICTORIA CLAIRE
CHILCUTT
1110 S CEDAR ST
KENNEWICK, WA 99337

37
EDGAR TORRES
1106 S CEDAR ST
KENNEWICK, WA 99337

37
BERNADINO MENDOZA
208 E 13TH AVE
KENNEWICK, WA 99337

37
ROSA GUTIERREZ
1307 S BEECH ST
KENNEWICK, WA 99337

37
JESUS & RAFAELA MARTINEZ
RAMIREZ VACA
1311 S BEECH ST
KENNEWICK, WA 99337

37
DUANE & BARBARA GROTH
180 WINDCREST DR
YAKIMA, WA 98908

37
ELEUTERIO & ROSALINDA GOMEZ
1306 S CEDAR ST
KENNEWICK, WA 99337

37
OCTAVIO MENDOZA
218 E 13TH AVE
KENNEWICK, WA 99337

37
HDJ DESIGN GROUP PLLC
6115 BURDEN BLVD #E
PASCO, WA 99301



200 ft  1 : 2304 1in : 192ft

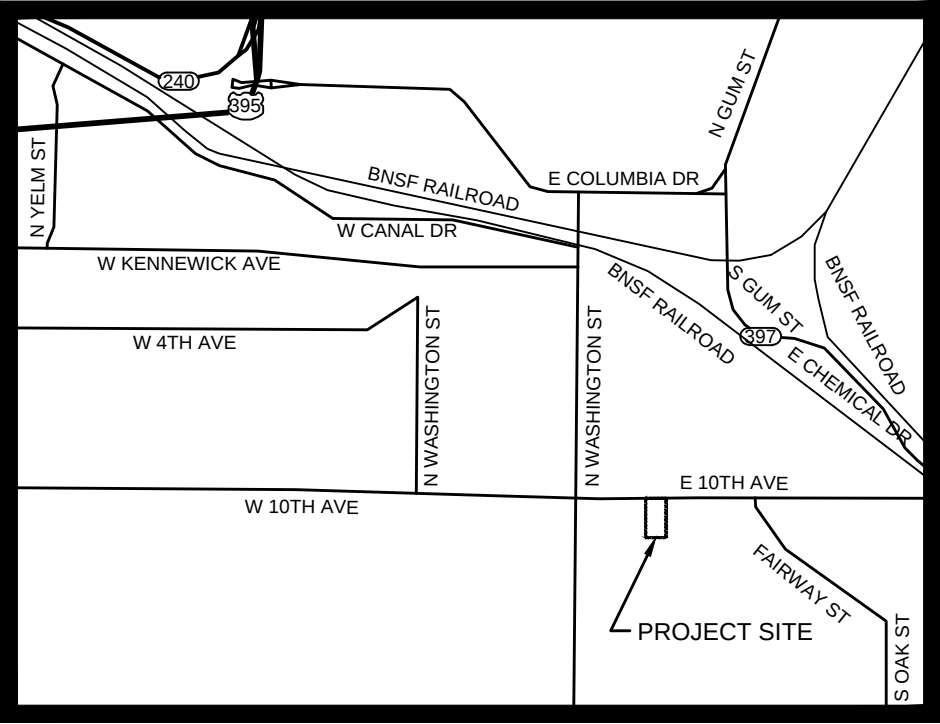
This plan is suitable for informational use only.
City of Kennewick accepts no liability for any
error whatsoever.

Produced by CITY\SDonovan 15:30 2/25/2016

CEDAR VILLAGE

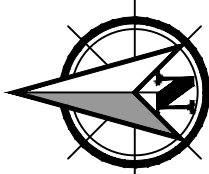
PRELIMINARY PLAT

Located In NW 1/4 of Section 7, Township 8 N, Range 30 E, W.M.



VICINITY MAP
NOT TO SCALE

6115 Burden Blvd, Suite E
Pasco, WA 99301-6930
509/685-3438
509/685-3439
509/547-5129 fax
Internet: www.hdjg.com



Scale 1" = 40'
0 20 40 80

PARENT PARCEL:

TAX LOT # 107802000004000

LEGAL DESCRIPTION:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M., BENTON COUNTY WASHINGTON, EXCEPT THE WEST 20 FEET AND EXCEPT THE SOUTH 20 FEET THEREOF FOR ROAD AND ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF KENNEWICK BY INSTRUMENT RECORDED ON SEPTEMBER 4, 1970 UNDER AUDITOR'S FILE NO. 614494.

LAND USE TABLE	
Total Site Area (Gross):	4.49 Acres
Road Right of Way Dedication:	0.62 Acres
Common Area Tract:	0.73 Acres
Total Net Lot Area:	3.14 Acres
Lot Count:	43 Lots
Average Lot Area:	3,188 SF
Largest Lot Area:	5,600 SF
Smallest Lot Area:	2,604 SF

TOWNHOUSE OPEN SPACE CALCULATIONS	
RM-zoning Area Density:	9.58 Units/Ac
Number of 3-BR Homes:	19 Units
Number of 2-BR Homes:	24 Units
Total Number of Bedrooms	105
Number of 1st Bedrooms (x 300 SF):	43
Number of Add'l Bedrooms (x 200 SF):	62
Required Open Space Area:	25,300 SF

Open Space Note:

Open space(s) shall be provided as part of residential parcels, exclusive of front yard setbacks and required parking per KMC Chapter 18.12 and shall be maintained by the homeowner's association. Fencing restrictions to maintain open spaces shall be established by the Covenants, Conditions & Restrictions.

Zoning Classifications:

RM - Residential Medium Density

Easement Note:

All lots shall have an 18' sidewalk, Irrigation, and Utility Easement along Right-of-Way frontage. Lots with Back Yards abutting 10th Avenue and S. Date Street shall have a 10' Utility Easement.

Irrigation:

This property is located within the boundaries of the Columbia Irrigation District and is entitled to irrigation water under the existing operating rules of the district.

Owner/Developer:

JMS Construction, Inc.
P. O. Box 7251
Kennewick, WA 99336
Phone: (509) 948-7368

Engineer:

HDJ Design Group P.L.L.C.
Attn: Kevin Barney, PE
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

Surveyor:

HDJ Design Group P.L.L.C.
Attn: Paul Tomkins, PLS
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

PRELIMINARY PLAT FOR:

CEDAR VILLAGE

A SUBDIVISION LOCAED IN KENNEWICK, WA

DESIGNED:

KWB

DRAWN BY:

BMW

CHECKED:

KWB

SCALE:

H: 1" = 40'

V: N/A

Dec 2015

4195-00

SHEET

1

2



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

FILE/PROJECT NUMBER: ED 15-68/PLN-2015-04017

DESCRIPTION OF PROPOSAL: The request is to create 43 lots on 4.49 acres with an average lot size of 3,188 square feet. The property has a comprehensive plan land use designation of Medium Density Residential and it is zoned Residential, Medium Density (RM).

PROPONENT: JMS Construction, Inc., P.O. Box 7251, Kennewick, WA 99336

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: 302 E 10th Avenue, Kennewick, WA 99337

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 **February 24, 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

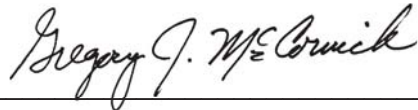
☐ Changes, modifications and /or additions to the checklist have been made on the attached Environmental Checklist Review.

This DNS is subject to the attached conditions:

☐ No conditions.

☒ See attached condition(s).

Date: **February 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 15-07 File

**CITY OF KENNEWICK
ENVIRONMENTAL CHECKLIST REVIEW**

**File# ED 15-68
Action: PP 15-07**

**Reviewed by: Steve Donovan
February 9, 2016**

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

Please note the following conditions(s):

1.) Park Fees

For this proposal, PP 15-07/PLN-2015-004017, conditions include the mitigation fees for impacts for the addition of 43 dwelling units in Park Planning Zone 3E-Civic. In lieu of land dedication, fees are required to be paid to Park Planning Zone 2W-Scott in the amount of **\$7,981.52** 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.



MEMORANDUM

Building Department

To: Steve Donovan, Development Services
From: Thomas Woods Plans Examiner
Date: 1/5/2016
Re: Building Department comments
Project: Site Plan PLN-2015-0417

Buildings must conform to COK currently adopted codes.

A soils compaction report is required from a registered design professional prior to footings being inspected.

A 2 hour fire rated wall is required between the units. This wall must sit on a foundation and the wall must extend to the underside of the roof sheathing. There can be no penetrations through this wall unless a UL listed detail is submitted with the plans that will restore the 2 hour rating and there can be no exterior wall or roof penetrations within four (4) feet of this rated wall.



MEMORANDUM

Fire Department

To: Steve Donovan, Development Services

From: Joe Terpenning, Deputy Fire Marshal

Date: January 7, 2016

Re: 302 East 10th Avenue

Project: PLN 2015-04017

1. Install one fire hydrant between lots 29 and 30 to meet the minimum spacing requirements of the 2012 edition of the International Fire Code, Appendix C.
2. Dead end streets over 150 feet shall be provided with a means of turning around fire apparatus. Install a hammerhead or bulb with a minimum turning radius of 24' inside and 44' outside.

FIRE DEPARTMENT

210 W 6TH AVE * PO Box 6108* Kennewick, WA 99336
509-585-4563 * 509-585-4442 Fax



BENTON CLEAN AIR AGENCY

January 8, 2016

Re: PP 15-07

Steve Donovan
210 W. 6th Ave.
Kennewick, WA 99336

Applicant/Proponent:
HDJ Design Group
6115 Burden Blvd., Suite E
Pasco, WA 99301

Dear Mr. Donovan:

It has come to our attention that you are reviewing a proposal for the above named applicant in which several residential units may be demolished between 10th Ave. and 13th Ave. in Kennewick, WA. We would like to take this opportunity to provide information to insure that the applicant follows proper procedure for demolishing a building within Benton County.

Prior to any demolition, the contractor or property owner must have a good faith survey performed to determine the presence of asbestos. If asbestos is detected, it must be properly abated before the building is demolished. Additionally, a complete Notification of Demolition and Renovation must be submitted with our office. This form must be submitted at least ten (10) business days prior to the abatement and/or demolition taking place and all abatement work must be performed by a certified abatement contractor. The Notification of Demolition and Renovation must be submitted regardless of the presence of asbestos.

Thank you for the opportunity to comment on this proposal. If you have any questions, or would like further information on this subject, please contact us at (509) 783-1304.

Sincerely,

A handwritten signature in black ink, appearing to read 'AS'.

Alex Sligar
Inspector



January 11, 2016

City of Kennewick
Attn: Steve Donovan
PO Box 6108
Kennewick, WA

Re: PP 15-07/PLN-2015-04017 Customer Response

Dear Steve:

Please forward this letter to the Developer/Owner of this property. This letter is a follow up to your request for electrical service to your new project. Thank you for deciding to build in our service area. There are several items we will need from you to begin the electrical design for your project. These items include:

- a) A complete set of detailed plans
- b) Detailed Site Plan
- c) Will the project be phased, if so you need to show on drawing
- d) One-line diagram showing the electrical layout
- e) Service address
- f) Contact person for this project, including mailing address for all correspondence
- g) Type of heating/cooling system (heat pump, forced air, gas, etc.) for subdivision
- h) Proposed start date of project or date service is required.
- i) Copy of property deed, including the tax parcel identification number.
- j) AutoCAD 2010 drawing of the project.

Our design process will not begin until we have received all of the above items. Upon receipt of these items, we will use them to plan an electrical design to serve your project. After completion of the design, a packet will be mailed to the designated contact person. Any items requiring follow up (such as fees, application for service, easements, and developer's agreement, etc.) will be included in this packet. If one or more of these items are required, we will need the item(s) returned to us before the job is scheduled.

Design of large projects can take up to six weeks. Construction on these projects may take up to twelve weeks. The delivery of materials for the project can take six months. In some cases system outages are required and construction periods may be restricted to certain times of the year.

Thank you again for your inquiry. If you have further questions, please call me at (509)582-1231.

Sincerely,

Ken R Klander
Distribution Design Technician
KRR:jlw



STATE OF WASHINGTON
DEPARTMENT OF ECOLOGY

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

Exhibit 11
RECEIVED

JAN 19 2016

COMMUNITY PLANNING

January 14, 2016

Steve Donovan
Kennewick Development Services
PO Box 6108
Kennewick, WA 99336

Re: PP 15-07, PLN-2015-04017

Dear Mr. Donovan:

Thank you for the opportunity to comment on the notice of application for the Cedar Village subdivision of 43 lots on 4.49 acres, proposed by the HDJ Design Group. We have reviewed the application and have the following comment.

WATER QUALITY

Project with Potential to Discharge Off-Site

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

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

More information on the stormwater program may be found on Ecology's stormwater website at: <http://www.ecy.wa.gov/programs/wq/stormwater/construction/>. Please submit an application or contact **Ray Latham** at the Department of Ecology, (509) 575-2807, with questions about this permit.

Sincerely,

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





MEMORANDUM**Traffic Engineering Division**

To: Steve Donovan, Planner
From: Alisha Piper Traffic Technician III
Date: January 15, 2016
Re: Traffic Engineer's Comments for Cedar Village
Project: PP 15-07/PLN-2015-04017

Conditions

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

1. Stop signs and street name signs must be provided at both entrances. Street name signs shall also be provided on the inside of the curve.
2. The east/west street will need a name, check with the Planning Department.
3. The existing stop sign at S. Cedar St. and E. 13th Ave. must be shown relocated behind the new sidewalk.
4. All traffic signage must be delivered to the City Sign Shop prior to installation. See COK Standard specification 7-10. The City will need 5 working days to inspect and bar code the signs for the City sign inventory. Contact Josh Soggie, Street Supervisor, at 585-4510 to arrange for delivery time.
5. An Access Easement is required across lots 7, 8, & 9.
6. The City is changing our street standard and will require a 52' right-of way to install the sidewalks within the right-of-way and allow 2' behind the sidewalk. A 10' utility easement will be required behind the right-of-way.
7. The estimated total Transportation Impact Fee (TIF) for this project is based on an analysis of the preliminary information provided by the developer and as estimated on the last page of this document. The final fee will be based on the actual project as submitted at the building permit stage.

Transportation Impact Fee (Per New PM Peak Hour Trip) =							\$900			
Land Use Category - Trip Generation, 9th Edition *	Notes	ITE Land Use Code	ITE Average PM Peak Hour Trip Rate (1)	New Trip % *** (2)	Net New PM Peak Hour Trip Rate (3)	Unit of Development**	Impact Fee Per Unit of Development (4)	# Units	Net New Trips	IMPACT FEE
Single-Family Detached Housing	2	210	1.00	100%	1.00	Dwelling Unit	\$ 900		0.00	\$0
Multi-Family	2	220, 221, 230	0.62	100%	0.62	Dwelling Unit	\$ 558	43	26.66	\$23,994
Total										\$23,994

* *Trip Generation*, Institute of Transportation Engineers, 9th Edition, 2012

** Abbreviations include: GFA = Gross Floor Area, sf = square feet, and GLA = Gross Leasable Area.

*** The New Trip % reflects that not all trips are new to the Transportation Network. The New Trip % Factor reduces the Average Trip Rate based on average Pass-By trip percentages published in the *ITE Trip Generation Handbook* (3rd Edition, 2014)

NOTES:

- (1) *Trip Generation* (9th Edition, 2012) has less than 6 studies supporting this average rate. Applicants are encouraged to conduct, at their own expense, independent trip generation studies in support of their application.
- (2) Alternatively, the PM peak hour trip regression equation in *Trip Generation* can be used instead of the average trip rate identified in the table. However the equation must be used according to the instructions in *Trip Generation* and it must be shown that equation represents a more realistic estimate based on the curve vs. the average rate.
- (3) Uses Pass-by data from *ITE Trip Generation Handbook* (3rd Edition, 2014) Appendix F. Notes below indicate estimates based on similar land uses.

Code	Land Use	New Trip Percentage
3(a)	No Data Available. 25% Estimated Pass-by	75%
3(b)	No Data Available. 80% Estimated Pass-by	20%
3(c)	Convenience Market with Gasoline Pumps	34%
3(d)	Shopping Center (820)	66%

Net New PM Peak Hour Trip Rate Calculation:

$$\begin{array}{ccccc} \text{ITE Average PM Peak} & & \text{New Trip} & & \text{Net New PM Peak} \\ \text{Hour Trip Rate} & \times & \% & = & \text{Hour Trip Rate} \\ (1) & & (2) & & (3) \end{array}$$

Transportation Impact Fee Calculation:

$$\begin{array}{ccccccc} \text{Net New PM} & & \$900 & & \text{Impact} & & \text{Total} \\ \text{Peak Hour} & \times & \text{Per New} & = & \text{Fee/Unit of} & \times & \text{Impact} \\ \text{Trip Rate} & & \text{PM Peak} & & \text{Development} & & \text{Fee} \\ (3) & & \text{Hour Trip} & & & & \\ & & & & \# \text{ of} & & \\ & & & & \text{Units} & & \end{array}$$



Department of Energy

Exhibit 13

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, WA 99301

TRANSMISSION BUSINESS LINE

January 19, 2016

In reply refer to: Cedar Village Preliminary Plat, PP 15-07/PLN-2015-04017
Located within a Portion of Sections 7, Township 8 North,
Range 30 East, Willamette Meridian, Benton County, Washington

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

Dear Steve:

The Bonneville Power Administration (BPA) has had the opportunity to review, Cedar Village Preliminary Plat, PP 15-07/PLN-2015-04017 to create 43 lots on 4.49 acres, with an average lot size of 3,188 sq. ft. The property involved in the proposal is generally located at 302 E 10th Avenue, adjacent to S Cedar Street, Kennewick, WA, parcel number 107802000004000.

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, reading "Joseph E. Cottrell II", is located above the printed name.

Joseph E. Cottrell II
Field Realty Specialist





MEMORANDUM

Engineering Division of Municipal Services

To: Steve Donovan, Planner

From: Fernando Garcia, Utility Coordinator

Date: January 21, 2016

Re: Public Works Consolidated Comments

Project: Pre-Plat 15-07/PLN-2015-04017

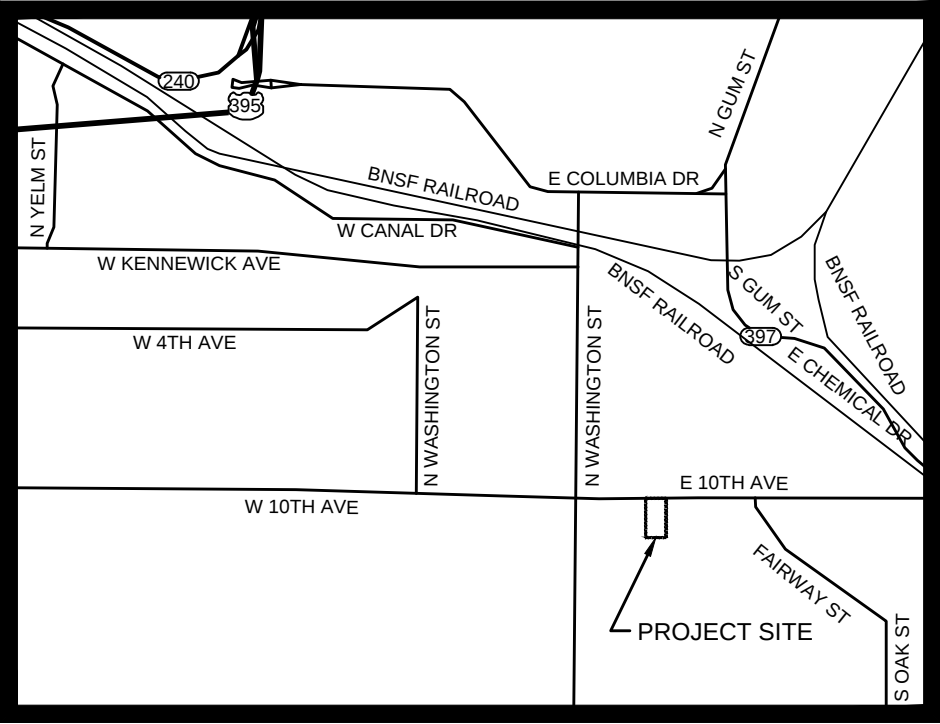
1. As part of all residential development construction plans, there shall be a separate schematic drawing which at a minimum, shows the power source(s), wiring diagram street light pole spacing and street permanent signing per City of Kennewick (COK) Standard Specifications 6-02 and Specifications 7-10. Combine Signing, Striping, and Illumination Plans onto the same drawing with other elements left off.
2. Due to project phasing, any temporary dead end street 150-ft or greater from the street intersection will require construction of a temporary cul-de-sac constructed with 6-inches of base rock and 2-inches Hot Mix Asphalt (HMA)
3. There is an existing 12-inch water main adjacent to south property line on E 13th Ave installed by COK Record Drawing B-2155 and a 6-inch water main in South Cedar St from E 11th to E 10th Ave, no Record Drawing available for the 6-inch water main.
4. Developer will be required to loop all water mains to avoid the buildup of stagnant water and be able to assist in minimizing bacteria re-growth and also taste and odor concerns associated with stagnant water. Per KMC 14.10.010. Make provisions on Cul de sacs to loop the water main.
5. A comprehensive water plan needs to be approved by the City for the entire plat prior to approval of phase 1 construction plans. Comprehensive Plan can be submitted with the Preliminary Civil plan review.
6. Potable water is not available for irrigation purposes. Provide irrigation water to irrigate proposed plat.
7. There is an existing 8-inch sanitary sewer at the street intersection of S Cedar Street and E 10th Ave. Sanitary sewer extension to serve proposed developments will be constructed at Developer expense.

8. A comprehensive sewer plan needs to be approved by the City for the entire plat prior to approval of phase 1 construction plans. Comprehensive Plan can be submitted with the Preliminary Civil plan review.
9. 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.
10. A comprehensive storm plan needs to be approved by the city for the entire plat prior to approval of phase 1 construction plans. Dedication of storm easement will be required for any storm ponds outside the Preliminary Plat boundaries prior to acceptance of the utility permit.
11. Construction drawings shall include only the infrastructure proposed with the first phase of the project. Design Engineer has an option of showing phase 2 in a lighter line style to assure clarity for review, permitting and construction.
12. Sidewalks shall be widen additional 18-inches when adjoining a wall or fence per COK detail 2-10 sheet 1 off 8, note 4.
13. Before granting a DPW permit for a private contract to construct a street or make street improvements, connect to existing water, sanitary sewer and storm drains on existing or pending public right-of-way, the Developer must provide bid tabulation showing all cost related to construct the infrastructure or an engineer estimate certified by a registered engineer licensed to practice within the State of Washington, per KMC 5.56.290 (1), KMC 5.56.440 (1) and KMC 5.56.500 (1).
14. 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.

CEDAR VILLAGE

PRELIMINARY PLAT

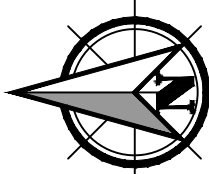
Located In NW 1/4 of Section 7, Township 8 N, Range 30 E, W.M.



VICINITY MAP
NOT TO SCALE

6115 Burden Blvd, Suite E
Pasco, WA 99301-6930
509/685-3438
509/685-3439
509/547-5129 fax
Internet: www.hdjg.com

HDJ
DESIGN GROUP
engineers | landscape architects | planners | surveyors



Scale 1" = 40'
0 20 40 80

PARENT PARCEL:

TAX LOT # 107802000004000

LEGAL DESCRIPTION:

THE WEST HALF OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 7, TOWNSHIP 8 NORTH, RANGE 30 EAST, W.M., BENTON COUNTY WASHINGTON, EXCEPT THE WEST 20 FEET AND EXCEPT THE SOUTH 20 FEET THEREOF FOR ROAD AND ALSO EXCEPT THAT PORTION DEEDED TO THE CITY OF KENNEWICK BY INSTRUMENT RECORDED ON SEPTEMBER 4, 1970 UNDER AUDITOR'S FILE NO. 614494.

LAND USE TABLE	
Total Site Area (Gross):	4.49 Acres
Road Right of Way Dedication:	0.62 Acres
Common Area Tract:	0.73 Acres
Total Net Lot Area:	3.14 Acres
Lot Count:	43 Lots
Average Lot Area:	3,188 SF
Largest Lot Area:	5,600 SF
Smallest Lot Area:	2,604 SF

TOWNHOUSE OPEN SPACE CALCULATIONS	
RM-zoning Area Density:	9.58 Units/Ac
Number of 3-BR Homes:	19 Units
Number of 2-BR Homes:	24 Units
Total Number of Bedrooms	105
Number of 1st Bedrooms (x 300 SF):	43
Number of Add'l Bedrooms (x 200 SF):	62
Required Open Space Area:	25,300 SF

Open Space Note:

Open space(s) shall be provided as part of residential parcels, exclusive of front yard setbacks and required parking per KMC Chapter 18.12 and shall be maintained by the homeowner's association. Fencing restrictions to maintain open spaces shall be established by the Covenants, Conditions & Restrictions.

Zoning Classifications:

RM - Residential Medium Density

Easement Note:

All lots shall have an 18' sidewalk, Irrigation, and Utility Easement along Right-of-Way frontage. Lots with Back Yards abutting 10th Avenue and S. Date Street shall have a 10' Utility Easement.

Irrigation:

This property is located within the boundaries of the Columbia Irrigation District and is entitled to irrigation water under the existing operating rules of the district.

Owner/Developer:

JMS Construction, Inc.
P. O. Box 7251
Kennewick, WA 99336
Phone: (509) 948-7368

Engineer:

HDJ Design Group P.L.L.C.
Attn: Kevin Barney, PE
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

Surveyor:

HDJ Design Group P.L.L.C.
Attn: Paul Tomkins, PLS
6115 Burden Blvd., Suite E
Pasco, WA 99301
Phone: (509) 547-5119

E 10TH AVE

E 13TH AVE

E 11TH AVE

S DATE ST

S CEDAR PLACE

S CEDAR ST

PRELIMINARY PLAT FOR:

CEDAR VILLAGE

A SUBDIVISION LOCAED IN KENNEWICK, WA

DESIGNED:

KWB

DRAWN BY:

BMW

CHECKED:

KWB

SCALE:

H: 1" = 40'

V: N/A

Dec 2015

4195-00

SHEET

1

2



COLUMBIA IRRIGATION DISTRICT

10 EAST KENNEWICK AVENUE • KENNEWICK, WASHINGTON 99336
OFFICE: (509) 586-6118 • FAX: (509) 586-0485
WWW.COLUMBIAIRRIGATION.COM

Platting Requirements Columbia Irrigation District

Re: PP 15-07/PLN-2015-04017

The following items must be completed for approval from the CID:

1. A Platting Review Fee of \$100.00 must be paid prior to CID's approval of the plat.
2. Follow the District Specifications for installing pipe and services (copy enclosed).
3. Submit a copy of the plat and the irrigation plan to be installed for approval. The irrigation plan shall include:
 - A. Location and size of the irrigation easements
 - B. Location of new services
 - C. Show pipe size
 - D. Show valve size
4. All Irrigation Assessments must be paid in full.
5. Install pipe and services per the approved irrigation plan.
6. Prior to covering the installed pipe and services, call the District for an inspection and final approval.
7. ***If applicable the developer will be responsible for payment of any CID engineering costs associated with the project.***

From: [Greg Duffy](#)
To: [Steve Donovan](#); [Maxine Whattam](#)
Cc: [Wes Romine](#)
Subject: RE: PP 15-07/PLN-2015-04017 - Cedar Village
Date: Thursday, February 04, 2016 11:15:48 AM
Attachments: [image001.png](#)
[image003.png](#)

Please collect park fees for park zone 3E.

From: Steve Donovan
Sent: Thursday, February 04, 2016 8:56 AM
To: Greg Duffy; Maxine Whattam
Cc: Wes Romine
Subject: FW: PP 15-07/PLN-2015-04017 - Cedar Village

Hello,

I need to have the park information/comments for the above preliminary plat no later than Monday (the 8th) morning. I am go to have SEPA ready to be issued Monday afternoon.

Let me know if you have any questions.

Thanks,

Steve

From: Steve Donovan
Sent: Tuesday, February 02, 2016 10:17 AM
To: Greg Duffy
Subject: FW: PP 15-07/PLN-2015-04017 - Cedar Village

Greg,

I am checking back for your comments /park zone for the attached preliminary plat.

Thanks,

Steve

From: Steve Donovan
Sent: Monday, January 25, 2016 12:55 PM
To: Greg Duffy
Subject: PP 15-07/PLN-2015-04017 - Cedar Village

Greg,

I am checking to see if you have any comments on the proposed plat. I hope to be issuing SEPA within the next week or so.

Thanks,

Steve

Steve Donovan

City of Kennewick

Community Planning/Planner

O: 509.585.4361

Steve.Donovan@ci.kennewick.wa.us



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

Exhibit 18

February 11, 2016

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

Steve,

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