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

AGENDA

MONDAY, NOVEMBER 9, 2020
6:00 P.M.

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

Procedure for Participation

- Please sign in to Zoom on the Hearing Examiner webpage 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. Substantial Development Permit (SDP No. 20-01/PLN-2020-02001), for the replacement and remodel of boathouses; including the work proposed in Clover Island Yacht Club's 2016 Substantial Development Permit that was incomplete prior to the permit expiring. The site is generally located SW Clover Island, east of the Clover Island Drive causeway. The applicant is Clover Island Yacht Club, 104 Clover Island Drive, Suite 101, Kennewick, WA 99336. The property owner is Port of Kennewick.

IV. ADJOURN

COMMUNITY PLANNING DEPARTMENT

STAFF REPORT AND RECOMMENDATION TO THE HEARING EXAMINER

FILE NO: SDP 20-01/PLN-2020-02001

Staff Report Date:	October 27, 2020
Public Hearing Date and Location:	November 9, 2020, Virtual Hearing
Report Prepared By:	Steve Donovan, AICP Senior Planner
Report Reviewed By:	Anthony Muai, AICP Planning Manager
Summary Recommendation:	The City of Kennewick recommends that Substantial Development Permit 20-01 be APPROVED with conditions.
Summary of Proposal:	A Substantial Development Permit for the replacement and remodel of boathouses. This proposal includes the work proposed in Clover Island Yacht Club's 2016 Substantial Development Permit that was not completed prior to the permit expiring.
Proposal Location:	Southwest Clover Island, east of the Clover Island Drive causeway. Parcel Number 1-3190-300-0001-000
Legal Description:	Beginning at the Southeast corner of lot 14, Plat of Clover Island, Thence S 84° 18'00" E a distance of 18.6 feet more or less, Thence S 5° 42'00" W a distance of 23.4 feet more or less to the intersection with the Ordinary High Water Line of the McNary Pool and the TRUE POINT OF BEGINNING, Thence N 5° 42'00" W a distance of 526 feet, Thence N 84°18'00" W a distance 400 feet more or less, Thence N 5° 42'00" a distance of 527 feet more or less to the Ordinary High Water Line of the McNary Pool. Thence Southeasterly along the OHWL of the McNary Pool for a distance of 400 feet more or less to the TRUE POINT OF BEGINNING.
Property Owner:	Port of Kennewick 350 Clover Island Drive, Suite 200 Kennewick, Washington 99336
Applicant:	Clover Island Yacht Club 104 Clover Island Drive, Suite 101 Kennewick, WA 99336

Approval Criteria:
1. Comprehensive Plan – Land Use
2. KMC Title 18 – Zoning
3. Washington State Environmental Policy Act

SDP Key Application Processing Dates:

Pre-Application/Feasibility Meeting	N/A
Application Submittal	July 23, 2020
Determination of Completeness Issued	August 6, 2020
Notice of Application Mailed	August 6, 2020
Property Posting Sign	August 6, 2020 for Notice of Application October 23, 2020 for Public Hearing
City Department Review Meeting	N/A
Notice of Substantial Development 1st Publication	August 8, 2020
Notice of Substantial Development 2nd Publication	August 16, 2020
SEPA Threshold Determination Issued	August 5, 2020
Date of Published Notice of Public Hearing	October 25, 2020
Date of Mailed Notice of Public Hearing	October 21, 2020
SEPA Appeal Period Ends	August 19, 2020
Public Hearing Date	November 9, 2020

Exhibits:
1. Staff Report
2. Application
3. Notice of Public Hearing/Mailing List
4. Vicinity Map
5. Boathouse Replacement Location and Construction Location Maps
6. Application Narrative and Clover Island Yacht Club Boathouse Standards
7. Clover Island Public Access Plan – Appendix A-6-2
8. Hydraulic Project Approval, dated October 6, 2016
9. Department of Army, NWS-2011-972, dated July 6, 2017
10. Determination of Non-Significance Adoption of Existing Document, dated August 5, 2020
11. Benton Public Utility District, Date August 7, 2020
12. Kennewick Irrigation District, dated August 11, 2020
13. BPA Response, dated August 14, 2020
14. Memorandum – Fire Department, dated August 17, 2020

Staff Analysis of Proposal & Discussion:
The proposed Substantial Development Permit (SDP 20-01) is a request to replace and remodel existing boathouses built in the 1950's and 1960's. The replacement and remodel of boathouses will match adjacent boathouses and the Clover Island Yacht Club standard. The replacement boathouses will be constructed on vacant Port of Kennewick property at the west end of Clover Island and lifted into the water and floated into place. The new boathouse work will use fully encapsulated foam for floatation, no pile driving will be needed, and all new exterior lighting will be fully shielded. The Clover Island Yacht Club has been replacing boathouses since September of 2002 when the first Substantial Development Permit was issued for boathouse replacement. That permit

expired and Substantial Development Permits for the same work, were issued in 2008, 2011 and 2016, all of which have also expired. Seven boathouses have been replaced since 2008. Approval of the subject Substantial Development Permit is required to continue the boathouse replacement work.

Per RCW 90.58.143, construction activities shall be commenced within two (2) years of the effective date of the substantial development permit. A one (1) year extension can be granted if applied for prior to expiration of the permit.

The Washington State Department of Fish and Wildlife issued Hydraulic Project Approval (2016-3-72+01) on October 6, 2016, which will expire September 20, 2021. Mitigation for the HPA, has already been completed during the previous HPA #124757-1.

The Army Corps of Engineers issued NWS-201-972 on July 6, 2017 for the work proposed by the Clover Island Yacht Club. The proposed work must be completed before the permit expires on March 18, 2022.

Shoreline Management (KMC 18.68):

The proposed boathouse replacement project is within 200-feet of the ordinary high water mark and is subject to the City of Kennewick Shoreline Management code. Since the total cost of the proposed development exceeds $7,047 it meets the definition of "Substantial Development" and a Substantial Development Permit per KMC 18.68.230 is required.

The area proposed for boathouse replacement is classified as "Aquatic" Environment (KMC 18.68.070(5)(iii)(A) since it is located waterward of the ordinary high water mark. The Aquatic Environment allows water dependant uses and it is staff's opinion that the proposed boathouse replacement and remodel is consistent with the Aquatic Environment management policies.

Construction of the boathouses will take place on Clover Island on a vacant lot. The construction area is classified as "Clover Island High Intensity" Environment. It is staff's opinion that the temporary construction site is also consistent with the Clover Island High Intensity management policies.

Per KMC 18.68.070(5)(a)(ii)(B), "The size of new over-water structures shall be limited to the minimum necessary to support the structure's intended use". The Clover Island Yacht Club has requested an approximate 10% increase in average size of the boathouses. The club is attempting to improve the aesthetics of the boathouse area by having all boathouses be a more consistent size. Many of the boathouses to be replaced are smaller boathouses that were built in the 1950's and 1960's. The increased size is also necessary to accommodate the larger boats that yacht club members now have as opposed to 40 or 50 years ago. The additional overwater coverage is relatively minimal and it is staff's opinion there will be no significant impacts to the environment.

General Shoreline Master Program Provisions:

KMC 18.68.110(2)(e) lists public access requirements. Water access on Clover Island is a component of the Clover Island Master Plan and the vacant lot proposed for boat construction has future public access that will be put in place when that lot is developed. Temporary use of the lot for boathouse construction will not prohibit that segment of pathway to be completed with future development of the lot, and will not have an effect on existing public access.

The maximum building height is 35 feet above the ordinary high water mark for Aquatic Environments unless a conditional use permit is processed. KMC 18.68.110(e)(iii)(D)

Shoreline Modifications:
KMC 18.68.120(3)(b)(vi)
(D), "Floatation material must be encapsulated with a shell that prevents breakup or loss of floatation material, and cannot be located where it impedes fish passage".
(E), "Replacement of existing covered boat facilities (boat garages, covered moorage) shall be composed of clear translucent materials that have a minimum 25% light transmittance in either the roof material or exposed wall; and".
(F), "Night lighting must be oriented to minimize illumination of surrounding waters."

Shoreline Uses:
KMC 18.68.130(2)(a)(ii), "The location, design and construction of new development in the shoreline areas shall be done in a way that protects the public's health, safety, and welfare, as well as the land and it's vegetation and wildlife, and protects property rights while implementing the policies of the Shoreline Management Act".
KMC 18.68.130(3)(a)(vii), "Boaters are prohibited from living in their vessels (live-aboard). Non-motorized floating homes shall not be permitted.

Clover Island Master Plan:
Although the boathouse area is shown on the Clover Island Master Plan the plan does not specifically address the boathouses, however the proposed boathouse replacement project is not in conflict with any of the Clover Island Master Plan provisions.

Provisions for Public Health, Safety, and Welfare:
Based on the above information it is Staff's opinion that with approval of the Substantial Development Permit, appropriate provisions will be made for the Public Health, Safety, and Welfare.

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

CRITICAL AREAS AND SHORELINE GOAL 3: "Regulate or mitigate activities in or adjacent to critical areas or the shoreline to avoid adverse environmental impacts."
STAFF COMMENT: The project, as conditioned complies with the City of Kennewick Shoreline Management ordinance.

CRITICAL AREAS AND SHORELINE GOAL 4: "Encourage and support public access to the shoreline for recreational purposes."
STAFF COMMENT: The proposed project does not interfere with the Port of Kennewick's plans for extending walking paths on the perimeter of Clover Island. The project will also support boating activity.

CRITICAL AREAS AND SHORELINE GOAL 2, POLICY 3: "Preserve and protect anadromous fish and threatened, endangered and candidate species as identified by federal and state agencies."
STAFF COMMENT: The proposed project has been reviewed by the Washington State Department of Fish and Wildlife and approval is valid until September 30, 2021.

COMMERCIAL GOAL 1: "Revitalize declining commercial areas."
STAFF COMMENT: The proposed project will replace and remodel boathouses in the Commercial Marina (CM) zoning district and contribute to revitalization of Clover Island.

The City of Kennewick hereby RECOMMENDS that Substantial Development Permit 20-01 be APPROVED with the following conditions:

1. Comply with City of Kennewick regulatory controls, policies and codes, including Shoreline Management KMC 18.68.
2. The upland boat construction site shall not have an effect on existing Clover Island "Public Access"; the ability of the general public to reach, touch, and enjoy the water's edge.
3. Maximum building height is 35-feet above the ordinary high water mark (KMC 18.68.110(e)(iii)(D).
4. Floatation material must be encapsulated with a shell that prevents breakup or loss of floatation material, and cannot be located where it impedes fish passage.
5. Replacement of existing boathouses shall be composed of clear translucent materials that have a minimum 25% light transmittance in either the roof material or exposed wall.
6. Night light must be oriented to minimize illumination of surrounding waters. Exterior lighting must also be shielded to comply with the City of Kennewick lighting ordinance.
7. Residential use of the boathouses is prohibited.
8. After September 30, 2021, a new Hydraulic Project Approval (HPA) or letter stating a HPA is not required must be obtained from the Washington State Department of Fish and Wildlife prior to issuance of building permits and commencement of any work.
9. Proposed construction is subject to the Army Corps of Engineers requirements referenced in NWS-20111-972.
10. Areas of the upland site used for construction that are disturbed must provide a means of dust control.
11. An NPDES Construction Stormwater General Permit is required from the Washington State Department of Ecology if there is a potential for stormwater discharge from a construction site with more than one acre of disturbed ground. It is the applicant's responsibility to obtain required stormwater permits from the Department of Ecology.
12. Building permits must be applied for within two (2) years as per the Shoreline Management Act. The entire project must be completed within five (5) years of the date of approval.

Exhibit 2

PAID
JUL 23 2020
CITY OF KENNEWICK
BY

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

PROJECT # SDP20-01 **PLN-** 2020 - 02001 **FEE $** 1621.00

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

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

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

Short Plat ☐ Conditional Use ☐ Other Substantial Development Permit

Environmental Determination PLN- _____ - _____ Pre Application Meeting PLN-_____-_____

Applicant: Clover Island Yacht Club

Address: 104 Clover Island Drive, Suite 101 Kennewick, WA 99336

Telephone: 509-586-9656 Cell Phone: 509-492-1771 Fax: _____ E-mail ciyc@cloverislandyachtclub.com

STEVE SIGLER SIGLERSG@OUTLOOK.COM

Property Owner (if other than applicant): Port of Kennewick

Address: 350 Clover Island Drive, Suite 200 Kennewick, WA 99336

Telephone: 509-586-1186 Cell Phone: _____ E-mail _____

SITE INFORMATION

Parcel No. 131903000001000 Acres 2.2 Zoning: CM

Address of property: 104 Clover Island Drive, Suite 101 Kennewick, WA 99336

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

Present use of property Occupied by boathouses

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

Height of building: NA Cubic feet of excavation: NA Cost of new construction Varies by boathouse

Benton County Assessor Market Improvement Value: _____

Description of Project: To replace or remodel old boathouses to meet CIYC, Port of Kennewick and City of Kennewick standards.

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

Applicant's Signature

Signature of owner or owner's authorized representative

Date: 7-22-2020

Exhibit 3

KENNEWICK

NOTIFICATION OF MAILING

I, Melinda Didier, on 10/21, 2020

Mailed 5 copies of NOPH & site map

for SDP 20-01

to Applicant & prop. owners

as shown on the attached list.

Didier

Signature

SDP 16-01
PLN-2016-01373
104 CLOVER ISLAND DR
PORT OF KENNEWICK
CLOVER ISLAND YACHT CLUB

Exhibit 3

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

Proposal: A Substantial Development Permit by the Clover Island Yacht Club to replace and/or remodel existing boathouses. This proposal includes the work proposed in Clover Island Yacht Club's 2016 Substantial Development Permit that was not completed prior to the permit expiring. The proposal is located on a 2.2-acre site at 104 Clover Island Drive. The file number is SDP 20-01/PLN-2020-02001.

Open Record Hearing: The City of Kennewick Hearing Examiner will conduct an open record hearing at 6:00 p.m. on **November 9, 2020**. In response to the COVID-19 emergency, testimony will be taken online. To participate in the meeting, use the link found at www.go2kennewick.com/HearingWxaminer.

Submitting Written Comments

- The City asks all members of the public that would like to comment regarding the Public Hearing to fill out an online form at https://www.go2kennewick.com/HEPublicComment no later than 5:00 p.m. on Friday, November 6th to be included in the Hearing Examiner packet for the record.
- Interested parties may also submit written comments to P.O. Box 6108, Kennewick, WA 99336; or e-mail steve.donovan@ci.kennewick.wa.us no later than 5:00 p.m. on Friday, November 6th to be included in the Hearing Examiner packet for the record.

Commenting at the Meeting

- If you wish to comment during the Public Hearing, please register at https://us02web.zoom.us/webinar/register/WN_oRmtiCqzTpuWrAEznreCsw. Registrations must be received by 4:00 p.m. on Monday, November 9th.

Environmental Documents and/or Studies Applicable to this Proposal: A Determination of Non-significance, Adoption of Existing Document ED 16-21/PLN-2016-01373 was issued on August 5, 2020.

Determination of Completeness: The application was determined complete on July 23, 2018 for the purpose of processing.

Project Permits Associated with this Proposal: None

Preliminary Determination of Regulations Used for Project Mitigation: Title 18 (Zoning) 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 November 9, 2020.

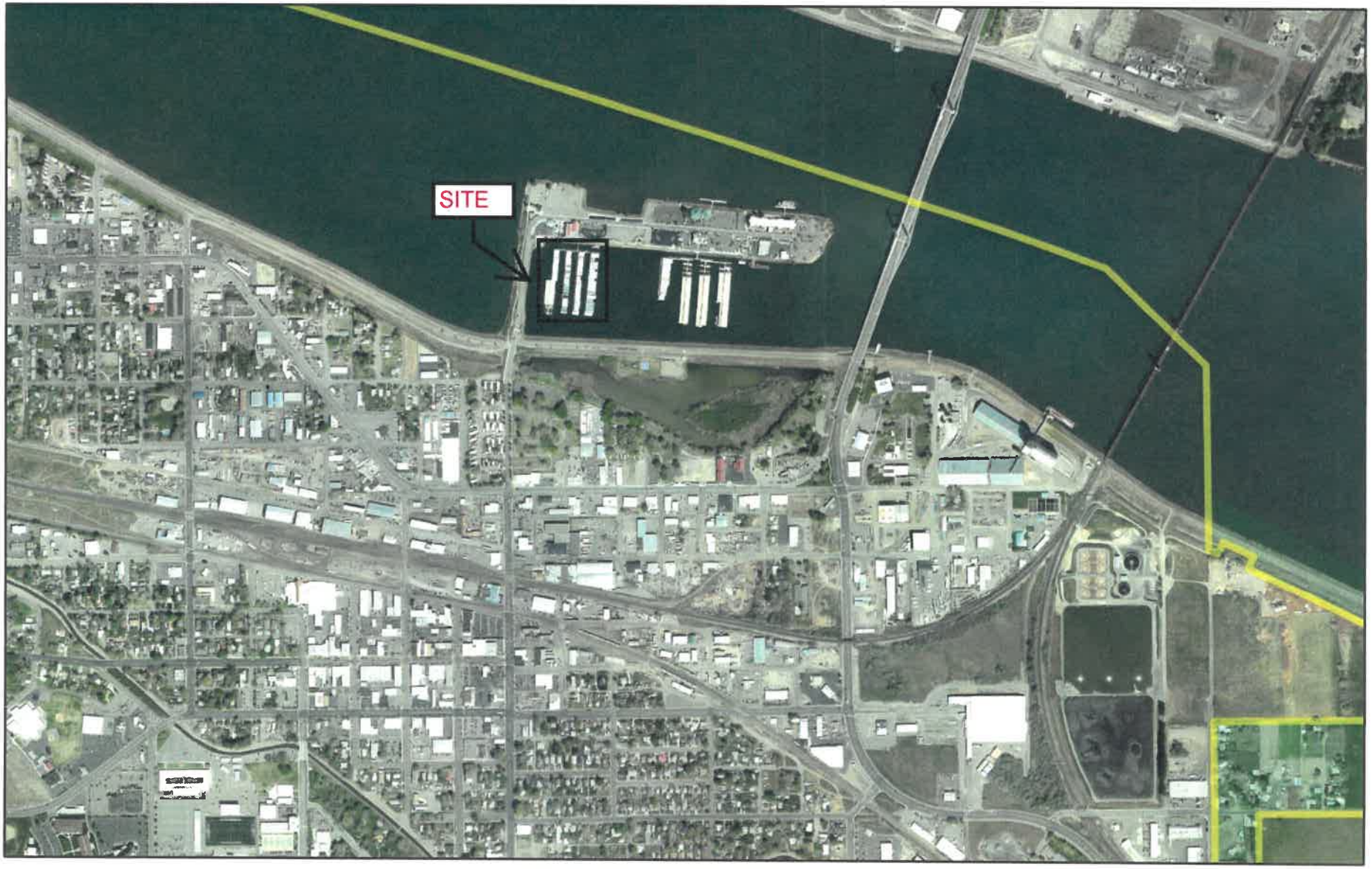
To Receive Notification of the Decision: Contact the Development Services Division at 210 W. 6th Avenue, Kennewick, WA 99336 or via telephone at (509) 585-4280.

Appeal: Any person aggrieved by the decision of the Kennewick Hearing Examiner on this proposal may appeal to the Shorelines Hearing Board within twenty-one (30) days of the date of decision.

Steve Donovan, Senior Planner

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

Site Map



October 9, 2020 This plan is suitable for informational use only. City of Kennewick accepts no liability for any error whatsoever.

StreetName

SurveyCityLimits

SV_CI_KENNEWICK_10

SV_CI_RICHLAND_10

SV_CI_COUNTY_10

SurveyUrbanGrowthBoundary

1 inch = 1,000 feet 1:12,000

0 0.075 0.15 0.3 mi

0 0.125 0.25 0.5 km

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

ArcGIS WebApp Builder
City of Kennewick

Exhibit 3

Allez à avery.ca/gabarits
Utilisez le Gabarit Avery 5960
Étiquettes d'adresse Easy Peel®
Repliez à la hachure afin de révéler le rebord Pop-up®
Pat: avery.com/patents

Exhibit 3

SDP 16-01
PLN-2016-01373
104 CLOVER ISLAND DR
PORT OF KENNEWICK
CLOVER ISLAND YACHT CLUB

37
US ARMY CORP OF ENGINEERS
201 N 3RD AVE
WALLA WALLA, WA 99362

37
US COAST GUARD
434 CLOVER ISLAND DR
KENNEWICK, WA 99336

37
PORT OF KENNEWICK
350 CLOVER ISLAND DR
KENNEWICK, WA 99336

37
CEDARS RESTAURANT
355 CLOVER ISLAND DR
KENNEWICK, WA 99336

37
CLOVER ISLAND YACHT CLUB
104 CLOVER ISLAND DR
KENNEWICK, WA 99336

Go to avery.com/templates
Use Avery Template 5960
Easy Peel® Address Labels
Bend along line to expose Pop-up Edge®
AVERY® 5960®

Exhibit 4

Vicinity Map

October 5, 2020

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

- StreetName
- SurveyUrbanGrowthBoundary
- StructureBridge

1 inch = 600 feet 1:7,200

0 0.05 0.1 0.2 mi

0 0.075 0.15 0.3 km

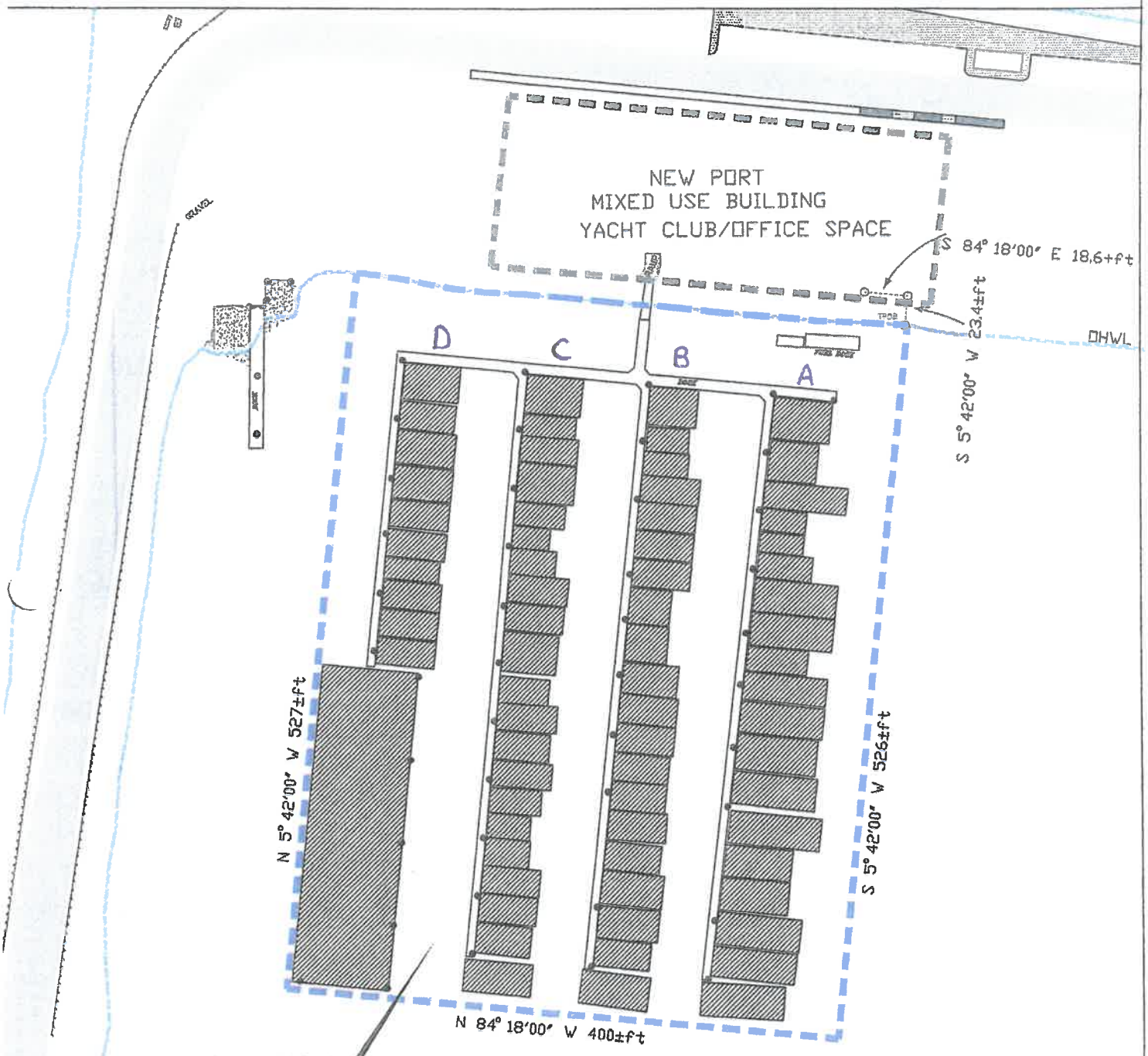
Sources: Esri, HERE, Garmin, Intermap, increment P Corp.,

ArcGIS WebApp Builder
City of Kennewick

Exhibit 5

CLOVER ISLAND YACHT CLUB

VICINITY MAP



AQUATIC AREA

Beginning at the Southeast corner of Lot 14, Plat of Clover Island
Thence S 84° 18'00" E a distance of 18.6 feet more or less,
Thence S 5° 42'00" W a distance of 23.4 feet more or less to the intersection with the Ordinary High Water Line of the McNary Pool and the TRUE POINT OF BEGINNING;
Thence continuing S 5° 42'00" W a distance of 526 feet more or less;
Thence N° 84 18'00" W a distance of 400 feet more or less;
Thence N° 5 42'00" W a distance of 527 feet more or less to the Ordinary High Water Line of the McNary Pool;
Thence Southeasterly along the OHWL of the McNary Pool for a distance of 400 feet more or less to the TRUE POINT OF BEGINNING

Exhibit 5

CLOVER ISLAND YACHT CLUB

BOATHOUSE RECONFIGURATION & ENHANCEMENT PROJECT

January 2008

	OVERWATER COVERAGE [in sq. ft.]			
	EXISTING	PROPOSED	DIFFERENCE	% Change
MAIN DOCKS	11,913	11,791	-122	-1.02%
FUEL DOCK	535	535	0	0.00%
COVERAGE MOORAGE	16,187	16,187	0	0.00%
BOATHOUSES A-ROW	23,394	27,632	4,238	18.12%
BOATHOUSES B-ROW	17,814	19,263	1,449	8.13%
BOATHOUSES C-ROW	17,638	19,198	1,560	8.84%
BOATHOUSES D-ROW	9,195	9,567	372	4.05%
TOTAL	96,676	104,173	7,497	7.75%

Exhibit 5

CLOVER ISLAND YACHT CLUB
BOATHOUSE ENHANCEMENT PROJECT
OWNERSHIP MAP

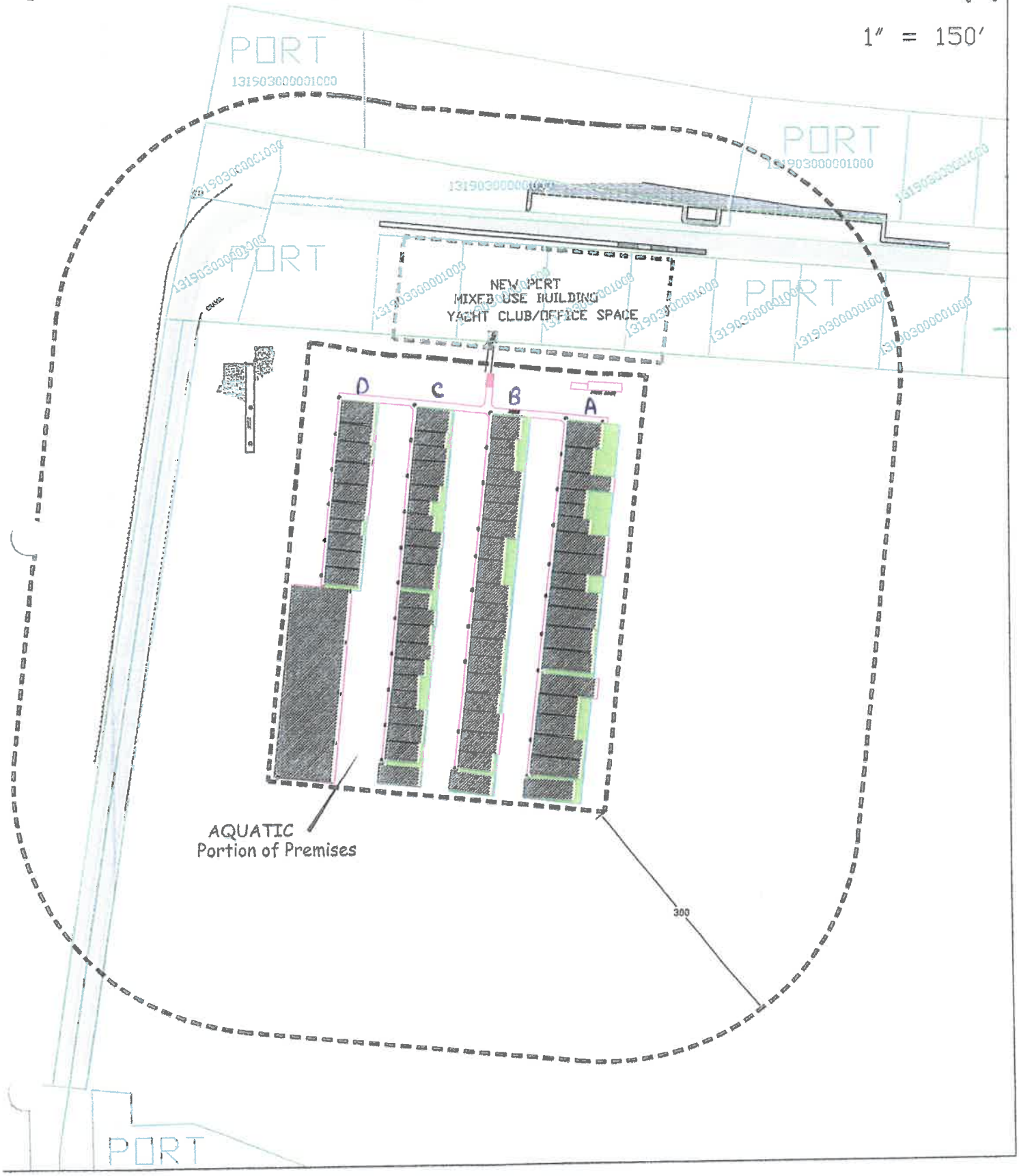
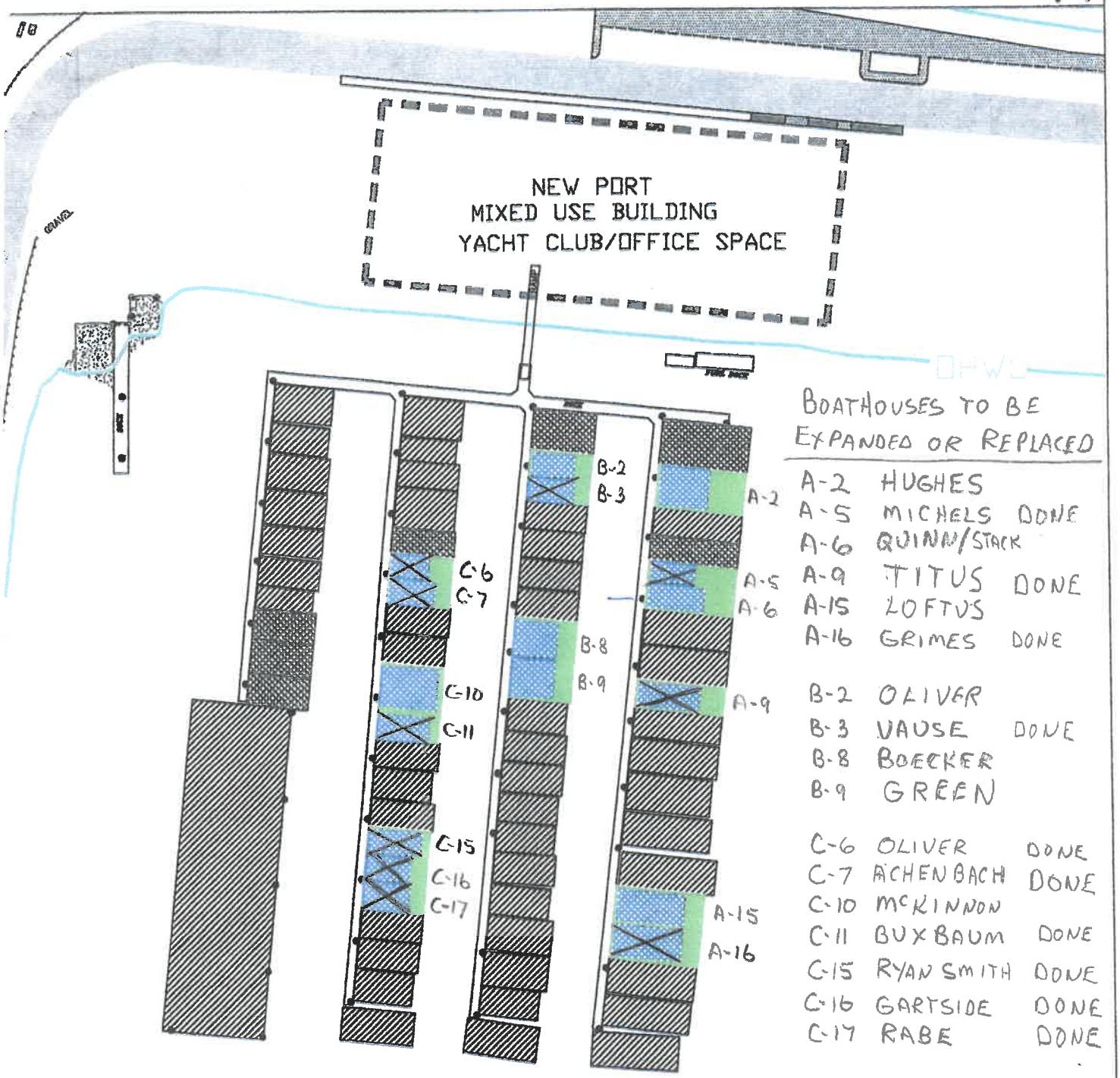


Exhibit 5

'LOVER ISLAND YACHT CLUB

(ISTING/PROPOSED OVERWATER COVERAGE

1" = 100' N



BOATHOUSES TO BE EXPANDED OR REPLACED

A-2	HUGHES	
A-5	MICHELS	DONE
A-6	QUINN/STACK	
A-9	TITUS	DONE
A-15	LOFTUS	
A-16	GRIMES	DONE
B-2	OLIVER	
B-3	VAUSE	DONE
B-8	BOECKER	
B-9	GREEN	
C-6	OLIVER	DONE
C-7	ACHENBACH	DONE
C-10	MCKINNON	
C-11	BUXBAUM	DONE
C-15	RYAN SMITH	DONE
C-16	GARTSIDE	DONE
C-17	RABE	DONE

Boathouses Replaced since 2008

Additional Overwater Coverage

Boathouses to be Replaced

OHWL

AS OF 7-20-2020

Exhibit 5

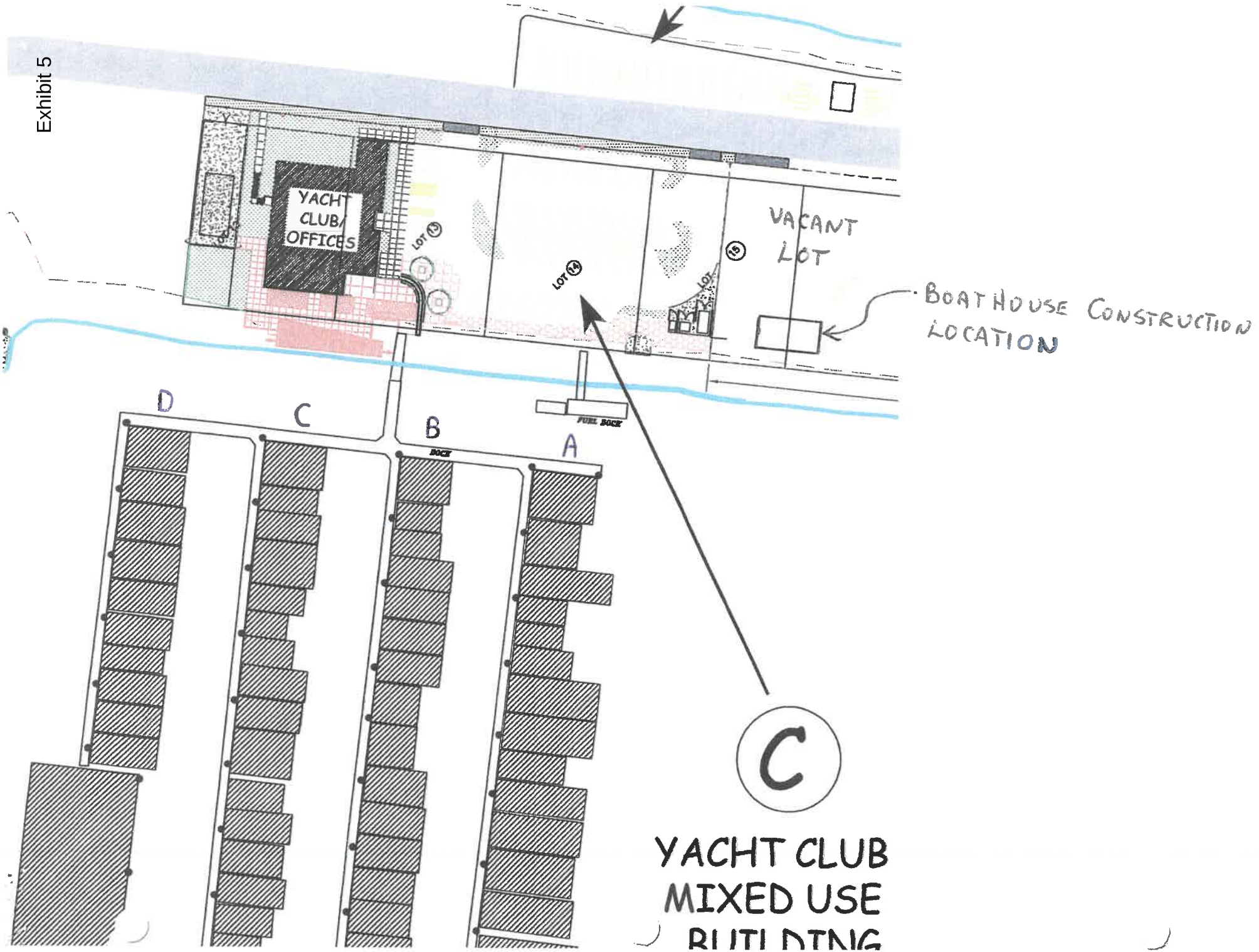

YACHT CLUB/ OFFICES
VACANT LOT
BOAT HOUSE CONSTRUCTION LOCATION
LOT 13
LOT 14
LOT 15
FUEL DOCK
D
C
B
A
DOCK
C
YACHT CLUB MIXED USE

Exhibit 6

Clover Island Yacht Club

Mr. Anthony Muai, AICP

July 20, 2020

Planning Manager

Community Planning Department

City of Kennewick

Reference: Substantial Development Permit Application

The Clover Island Yacht Club is applying for another Shoreline Permit to continue the replacement of 40 to 50 year old boathouses with new environmentally friendly structures. There are still boathouses that need to be replaced before the club's long range goal to meet CIYC, Port of Kennewick and City of Kennewick standards is complete. During the last four shoreline permits fifteen boathouses have been replaced . We would like to add language in this Permit that would allow owners to remodel boathouses that are not on the current replacement list. These boathouses are already at maximum size per the CIYC Boathouse Standards (see attached) and don't require any additional overwater coverage. They do need upgrading and remodeling to meet current codes and Port and City standards.

We are asking that you approve a new Substantial Development Permit so that we can continue to improve and modernize our marina.

Sincerely

Dan Bunn, Commodore

PS: See attached Pictures showing old boathouses being removed and new boathouses being built.

104 Clover Island Dr. Suite 101 Kennewick, WA 99336 ▪ Phone: 509-586-9656
E-mail address - ciyc@cloverislandyachtclub.com

Exhibit 6

Clover Island Yacht Club

Boathouse Standards

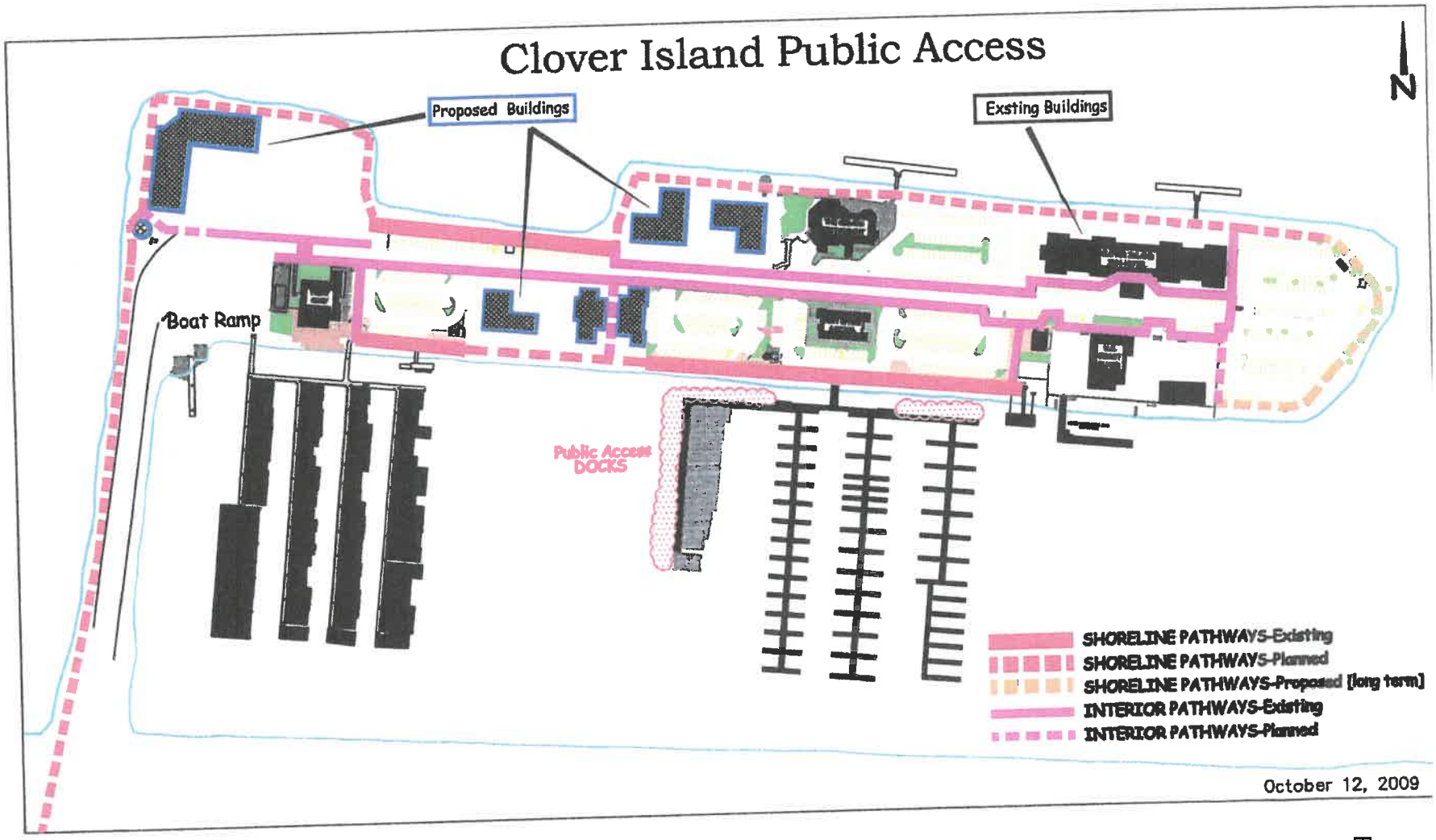
Revised and updated May, 2019

The following are standards established for building new boathouses and remodeling existing boathouses.

1. Structures must meet City of Kennewick building codes for storage buildings.
2. All exterior changes must be approved by the Board of Directors.
3. There shall be no new multiple slip boathouses built.
4. Length: Row A – 60 Feet. Rows B, C, D – 42 Feet
5. Width: Row A – 20 Feet Minimum, 24 Feet Maximum. Rows B, C, D – 20 Feet Maximum
6. Height: Maximum 25% higher than width from deck to peak. Roof to be minimum 4/12 pitch.
7. Roof trusses must be engineered
8. Flotation for all new construction must be Styrofoam encapsulated tub or other Board approved material. For the maintenance of existing boathouses, wrapped Styrofoam may be used that complies with WAC 220-660-140(3)(e) which states "Fully enclose and contain flotation for the structure in a shell (tub) or 20 - 25 mil polyethylene or polyurethane wrap. The shell or wrap must prevent breakup or loss of the flotation material into the water. The shell or wrap must not be readily subject to damage by ultraviolet radiation and abrasion".
9. Exterior siding and roofing shall be metal or other approved material. Color must be approved by the Board of Directors.
10. Roof eve, including trim, shall not extend further than 2" past outside walls.
11. Boat well doors shall be metal or fiberglass garage rollup type doors. No wood, cloth or hinged doors are allowed.
12. It is recommended that all new and remodeled boathouses maximize the amount of daylight that is allowed into the interior. This can be accomplished by adding windows or making them larger, adding glass or plastic panels to the boat well doors, and adding translucent panels or skylights in the roof. It is also recommended that the interior of the boathouses be paneled or painted in light colors to reflect as much light as possible into the boat well.
13. Sketches and ideas should be submitted to the Board of Directors for approval during the planning stages of all projects. Upon approval, blue prints must be supplied to the Board of Directors. All projects will be overseen by a project manager to be appointed by the Board of Directors.

The following standard, in addition to all standards as outlined in the By-Laws and General Rules, are established for the maintenance and upkeep of existing boathouses.

1. All doors, both entry and boat well, must be functional and unobstructed.
2. A spare key for all boathouses, including a key for any locked enclosed living space, must be left in the master key cabinet to provide access in case of emergency or for inspection.
3. The exterior must be kept clean and free of dirt and other debris including spider webs.
4. Exterior metal must be in good repair and not be patched or have holes. Full run metal on all visible surfaces is required.
5. Boathouses must be level from side to side.
6. Boathouses must be connected both at the front and to the adjacent boathouse at the rear. Each owner is responsible for connecting to the boathouse or the dock to the north of the structure at the rear. All boathouses will be expected to update to this standard by the year 2020.



APPENDIX A-6-2

Exhibit 7

Exhibit 8

Washington Department of
Fish & Wildlife
PO Box 43234
Olympia, WA 98504-3234
(360) 902-2200

HYDRAULIC PROJECT APPROVAL

Issued Date: October 06, 2016
Project End Date: September 30, 2021

Permit Number: 2016-3-72+01
FPA/Public Notice Number: N/A
Application ID: 9139

PERMITTEE	AUTHORIZED AGENT OR CONTRACTOR
Clover Island Yacht Club ATTENTION: Steven Sigler 104 Clover Island Dr. Suite 101 Kennewick, WA 99336	

Project Name: Boathouse Replacement Program

Project Description: Replace, remodel, reorient marina facilities. Includes boathouses, covered and uncovered moorages, walkways and ramps. Nearly all overwater structures will be stationed 40 or more feet from the OHWL.

PROVISIONS

1. TIMING LIMITATIONS. The project may begin October 1, 2016 and shall be completed by September 30, 2021. All in water work shall occur between June 15th and March 31st.

2. Work shall be accomplished per plans and specifications approved by the Washington Department of Fish and Wildlife entitled Boathouse Replacement Program, Clover Island Yacht Club (September 13, 2016) except as modified by this Hydraulic Project Approval. A copy of these plans shall be available on site during construction.

CONSTRUCTION/INSTALLATION

3. Boathouses will be assembled on upland locations and place in the water with a mobile crane and then floated into the proper slips.

4. Appropriate and effective prevention, containment, and other water quality control measures / devices shall be used / installed such that no silt, sediment, petroleum products, or any other toxic or deleterious materials enter below the OHWL.

5. Walkways, ramps, and other overwater structures have already been completed and this HPA addresses replacement of boathouses that were not completed under the previous HPA (#124757-1).

6. COMPENSATORY MITIGATION. Mitigation was completed during the previous HPA (#124757-1) and included submerging at least 50 downed trees along 235 feet of the north shoreline to create functional fish habitat.

LOCATION #1:	Site Name: Clover Island Yacht Club 104 Clover Island Dr. Suite 101, Kennewick, WA 99336					
WORK START:	October 1, 2016			WORK END:	September 30, 2021	
WRIA		Waterbody:			Tributary to:	
31 - Rock - Glade		Columbia River			Pacific Ocean	
1/4 SEC:	Section:	Township:	Range:	Latitude:	Longitude:	County:

Washington Department of
Fish & Wildlife
PO Box 43234
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(360) 902-2200

HYDRAULIC PROJECT APPROVAL

Issued Date: October 06, 2016
Project End Date: September 30, 2021

Permit Number: 2016-3-72+01
FPA/Public Notice Number: N/A
Application ID: 9139

SW 1/4	31	09 N	30 E	46.216836	-119.11502	Benton
Location #1 Driving Directions						

APPLY TO ALL HYDRAULIC PROJECT APPROVALS

This Hydraulic Project Approval pertains only to those requirements of the Washington State Hydraulic Code, specifically Chapter 77.55 RCW. Additional authorization from other public agencies may be necessary for this project. The person(s) to whom this Hydraulic Project Approval is issued is responsible for applying for and obtaining any additional authorization from other public agencies (local, state and/or federal) that may be necessary for this project.

This Hydraulic Project Approval shall be available on the job site at all times and all its provisions followed by the person (s) to whom this Hydraulic Project Approval is issued and operator(s) performing the work.

This Hydraulic Project Approval does not authorize trespass.

The person(s) to whom this Hydraulic Project Approval is issued and operator(s) performing the work may be held liable for any loss or damage to fish life or fish habitat that results from failure to comply with the provisions of this Hydraulic Project Approval.

Failure to comply with the provisions of this Hydraulic Project Approval could result in a civil penalty of up to one hundred dollars per day and/or a gross misdemeanor charge, possibly punishable by fine and/or imprisonment.

All Hydraulic Project Approvals issued under RCW 77.55.021 are subject to additional restrictions, conditions, or revocation if the Department of Fish and Wildlife determines that changed conditions require such action. The person(s) to whom this Hydraulic Project Approval is issued has the right to appeal those decisions. Procedures for filing appeals are listed below.

Washington Department of
Fish & Wildlife
PO Box 43234
Olympia, WA 98504-3234
(360) 902-2200

HYDRAULIC PROJECT APPROVAL

Issued Date: October 06, 2016
Project End Date: September 30, 2021

Permit Number: 2016-3-72+01
FPA/Public Notice Number: N/A
Application ID: 9139

MINOR MODIFICATIONS TO THIS HPA: You may request approval of minor modifications to the required work timing or to the plans and specifications approved in this HPA unless this is a General HPA. If this is a General HPA you must use the Major Modification process described below. Any approved minor modification will require issuance of a letter documenting the approval. A minor modification to the required work timing means any change to the work start or end dates of the current work season to enable project or work phase completion. Minor modifications will be approved only if spawning or incubating fish are not present within the vicinity of the project. You may request subsequent minor modifications to the required work timing. A minor modification of the plans and specifications means any changes in the materials, characteristics or construction of your project that does not alter the project's impact to fish life or habitat and does not require a change in the provisions of the HPA to mitigate the impacts of the modification. Minor modifications do not require you to pay additional application fees or be issued a new HPA. If you originally applied for your HPA through the online Aquatic Protection Permitting System (APPS), you may request a minor modification through APPS. A link to APPS is at http://wdfw.wa.gov/licensing/hpa/. If you did not use APPS you must submit a written request that clearly indicates you are seeking a minor modification to an existing HPA. Written requests must include the name of the applicant, the name of the authorized agent if one is acting for the applicant, the APP ID number of the HPA, the date issued, the permitting biologist, the requested changes to the HPA, the reason for the requested change, the date of the request, and the requestor's signature. Send by mail to: Washington Department of Fish and Wildlife, PO Box 43234, Olympia, Washington 98504-3234, or by email to HPAapplications@dfw.wa.gov. Do not include payment with your request. You should allow up to 45 days for the department to process your request.

MAJOR MODIFICATIONS TO THIS HPA: You may request approval of major modifications to any aspect of your HPA. Any approved change other than a minor modification to your HPA will require issuance of a new HPA. If you paid an application fee for your original HPA you must pay an additional $150 for the major modification. If you did not pay an application fee for the original HPA, no fee is required for a change to it. If you originally applied for your HPA through the online Aquatic Protection Permitting System (APPS), you may request a major modification through APPS. A link to APPS is at http://wdfw.wa.gov/licensing/hpa/. If you did not use APPS you must submit a written request that clearly indicates you are requesting a major modification to an existing HPA. Written requests must include the name of the applicant, the name of the authorized agent if one is acting for the applicant, the APP ID number of the HPA, the date issued, the permitting biologist, the requested changes to the HPA, the reason for the requested change, the date of the request, payment if the original application was subject to an application fee, and the requestor's signature. Send your written request and payment, if applicable, by mail to: Washington Department of Fish and Wildlife, PO Box 43234, Olympia, Washington 98504-3234. You may email your request for a major modification to HPAapplications@dfw.wa.gov, but must send a check or money order for payment by surface mail. You should allow up to 45 days for the department to process your request.

APPEALS INFORMATION

If you wish to appeal the issuance, denial, conditioning, or modification of a Hydraulic Project Approval (HPA), Washington Department of Fish and Wildlife (WDFW) recommends that you first contact the department employee who issued or denied the HPA to discuss your concerns. Such a discussion may resolve your concerns without the need for further appeal action. If you proceed with an appeal, you may request an informal or formal appeal. WDFW encourages you to take advantage of the informal appeal process before initiating a formal appeal. The informal appeal process includes a review by department management of the HPA or denial and often resolves issues faster and with less legal complexity than the formal appeal process. If the informal appeal process does not resolve your concerns, you may advance your appeal to the formal process. You may contact the HPA Appeals Coordinator at (360) 902-2534 for more information.

Washington Department of
Fish & Wildlife
PO Box 43234
Olympia, WA 98504-3234
(360) 902-2200

HYDRAULIC PROJECT APPROVAL

Issued Date: October 06, 2016
Project End Date: September 30, 2021

Permit Number: 2016-3-72+01
FPA/Public Notice Number: N/A
Application ID: 9139

A. INFORMAL APPEALS: WAC 220-660-460 is the rule describing how to request an informal appeal of WDFW actions taken under Chapter 77.55 RCW. Please refer to that rule for complete informal appeal procedures. The following information summarizes that rule.

A person who is aggrieved by the issuance, denial, conditioning, or modification of an HPA may request an informal appeal of that action. You must send your request to WDFW by mail to the HPA Appeals Coordinator, Department of Fish and Wildlife, Habitat Program, 600 Capitol Way North, Olympia, Washington 98501-1091; e-mail to HPAapplications@dfw.wa.gov; fax to (360) 902-2946; or hand-delivery to the Natural Resources Building, 1111 Washington St SE, Habitat Program, Fifth floor. WDFW must receive your request within 30 days from the date you receive notice of the decision. If you agree, and you applied for the HPA, resolution of the appeal may be facilitated through an informal conference with the WDFW employee responsible for the decision and a supervisor. If a resolution is not reached through the informal conference, or you are not the person who applied for the HPA, the HPA Appeals Coordinator or designee will conduct an informal hearing and recommend a decision to the Director or designee. If you are not satisfied with the results of the informal appeal, you may file a request for a formal appeal.

B. FORMAL APPEALS: WAC 220-660-470 is the rule describing how to request a formal appeal of WDFW actions taken under Chapter 77.55 RCW. Please refer to that rule for complete formal appeal procedures. The following information summarizes that rule.

A person who is aggrieved by the issuance, denial, conditioning, or modification of an HPA may request a formal appeal of that action. You must send your request for a formal appeal to the clerk of the Pollution Control Hearings Boards and serve a copy on WDFW within 30 days from the date you receive notice of the decision. You may serve WDFW by mail to the HPA Appeals Coordinator, Department of Fish and Wildlife, Habitat Program, 600 Capitol Way North, Olympia, Washington 98501-1091; e-mail to HPAapplications@dfw.wa.gov; fax to (360) 902-2946; or hand-delivery to the Natural Resources Building, 1111 Washington St SE, Habitat Program, Fifth floor. The time period for requesting a formal appeal is suspended during consideration of a timely informal appeal. If there has been an informal appeal, you may request a formal appeal within 30 days from the date you receive the Director's or designee's written decision in response to the informal appeal.

C. FAILURE TO APPEAL WITHIN THE REQUIRED TIME PERIODS: If there is no timely request for an appeal, the WDFW action shall be final and unappealable.

Habitat Biologist	Michael.Ritter@dfw.wa.gov	Michael Ritter	for Director
Michael Ritter	509-543-3319		WDFW

Exhibit 9

DEPARTMENT OF THE ARMY
SEATTLE DISTRICT, CORPS OF ENGINEERS
P.O. BOX 3755
SEATTLE, WASHINGTON 98124-3755

REPLY TO
ATTENTION OF

Regulatory Branch

July 6, 2017

Mr. Steven Sigler
Clover Island Yacht Club
104 Clover Island Drive, Suite 101
Kennewick, Washington 99336

Reference: NWS-2011-972
Clover Island Yacht Club
(Boathouse replacement)

Dear Mr. Sigler:

We have reviewed your application to complete the replacement of up to 9 boathouses for a total of up to 3,329 square feet of additional overwater coverage in the Columbia River at Kennewick, Benton County Washington. Based on the information you provided to us, Nationwide Permit (NWP) 3, Maintenance, (Federal Register January 6, 2017, Vol. 82, No. 4), authorizes your proposal as depicted on the enclosed drawings dated January 4, 2017.

In order for this authorization to be valid, you must ensure the work is performed in accordance with the enclosed *NWP 3, Terms and Conditions* and the following special conditions:

a. You shall provide a copy of the permit transmittal letter, permit form, and permit drawings to all contractors involved in the authorized work.

b. An as-built construction report, showing the location and size of the footprint of the existing houses and their replacements, and as-built drawings of the mitigation area, including the location and anchoring system for the submerged trees, shall be submitted upon completion of the boathouse work. This report must be submitted to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch and Eastern Washington Field Office for review and approval and must prominently display the reference number NWS-2011-972.

c. All construction debris shall be properly disposed of on uplands in such a manner that it cannot enter into the waterway or cause water quality degradation.

d. You must take the actions required to record this permit with the Registrar of Deeds or other appropriate official charged with the responsibility for maintaining records of title

to or interest in real property. Proof of this recorded documentation must be provided to the U.S. Army Corps of Engineers, Seattle District, Regulatory Branch within 60 days from the date of permit issuance.

e. If future operations by the United States require the removal, relocation, or other alteration of the work herein authorized, or if, in the opinion of the Secretary of the Army or his authorized representative, said structure or work shall cause unreasonable obstruction to the free navigation of the navigable waters, you will be required, upon due notice from the U. S Army Corps of Engineers, to remove, relocate, or alter the structural work or obstructions caused thereby, without expense to the United States. No claim shall be made against the United States on account of any such removal or alteration.

We have reviewed your project pursuant to the requirements of the Endangered Species Act, the Magnuson-Stevens Fishery Conservation and Management Act and the National Historic Preservation Act. We have determined this project complies with the requirements of these laws provided you comply with all of the permit general and special conditions.

We are unable to determine whether or not your project requires individual Water Quality Certification (WQC) from the Washington State Department of Ecology (Ecology). Before you may proceed with the work authorized by this NWP, you must contact Ecology regarding these requirements at: Washington Department of Ecology, Federal Permit Coordinator, P.O. Box 47600, Olympia, Washington 98504-7660; telephone: (360) 407-6076; or email: ecyrefedpermits@ecy.wa.gov.

If more than 180 days pass from when you provide Ecology a copy of this letter and request your individual WQC review and you have not heard from Ecology, your requirement to obtain an individual WQC becomes waived. You may then proceed to construction.

The Columbia River is a water of the U.S. If you believe this is inaccurate, you may request a preliminary or approved jurisdictional determination (JD). If one is requested, please be aware that we may require the submittal of additional information to complete the JD and work authorized in this letter may not occur until the JD has been completed.

Our verification of this NWP authorization is valid until March 18, 2022, unless the NWP is modified, reissued, or revoked prior to that date. If the authorized work has not been completed by that date and you have commenced or are under contract to commence this activity before March 18, 2022, you will have until March 18, 2023, to complete the activity under the enclosed terms and conditions of this NWP. Failure to comply with all terms and conditions of this NWP verification invalidates this authorization and could result in a violation of Section 404 of the Clean Water Act and/or Section 10 of the Rivers and Harbors Act. You must also obtain all local, State, and other Federal permits that apply to this project.

You are cautioned that any change in project location or plans will require that you submit a copy of the revised plans to this office and obtain our approval before you begin work. Deviating from the approved plans could result in the assessment of criminal or civil penalties.

Upon completing the authorized work, you must fill out and return the enclosed *Certificate of Compliance with Department of the Army Permit*. Thank you for your cooperation during the permitting process. We are interested in your experience with our Regulatory Program and encourage you to complete a customer service survey. These documents and information about our program are available on our website at www.nws.usace.army.mil, select "Regulatory Branch, Permit Information" and then "Contact Us." If you have any questions, please contact me at david.j.moore@usace.army.mil or (206) 316-3166.

Sincerely,

David Moore, Project Manager
Regulatory Branch

Enclosures

cc: letter only via email to Washington Department of Ecology, Federal Permit Coordinator at: ecyrefedpermits@ecy.wa.gov

US Army Corps of Engineers ®
Seattle District

CERTIFICATE OF COMPLIANCE WITH DEPARTMENT OF THE ARMY PERMIT

Permit Number: NWS-_____

Name of Permittee: _____

Date of Issuance: _____

Upon completion of the activity authorized by this permit, please check the applicable boxes below, date and sign this certification, and return it to the following address:

Department of the Army
U.S. Army Corps of Engineers
Seattle District, Regulatory Branch
Post Office Box 3755
Seattle, Washington 98124-3755

Please note that your permitted activity is subject to a compliance inspection by a U.S. Army Corps of Engineers representative. If you fail to comply with the terms and conditions of your authorization, your permit may be subject to suspension, modification, or revocation.

☐	The work authorized by the above-referenced permit has been completed in accordance with the terms and conditions of this permit. Date work complete: _____ ☐ Photographs and as-built drawings of the authorized work (OPTIONAL, unless required as a Special Condition of the permit).

☐	If applicable, the mitigation required (e.g., construction and plantings) in the above-referenced permit has been completed in accordance with the terms and conditions of this permit (not including future monitoring). Date work complete: _____ ☐ N/A ☐ Photographs and as-built drawings of the mitigation (OPTIONAL, unless required as a Special Condition of the permit).

☐	Provide phone number/email for scheduling site visits (must have legal authority to grant property access). Printed Name: _____ Phone Number: _____ Email: _____

Printed Name: _____

Signature: _____

Date: _____

THE WATERSHED COMPANY
750 Sixth Street South
Kirkland WA 98033
425.822.5242 425.827.8136
www.watershedco.com
Science & Design

CLOVER ISLAND YACHT CLUB

SHEET INDEX

SHEET - 1 COVER PAGE/VICINITY MAPS
SHEET - 2 EXISTING CONDITIONS
SHEET - 3 PROPOSED CONDITIONS
SHEET - 4 SECTION VIEW

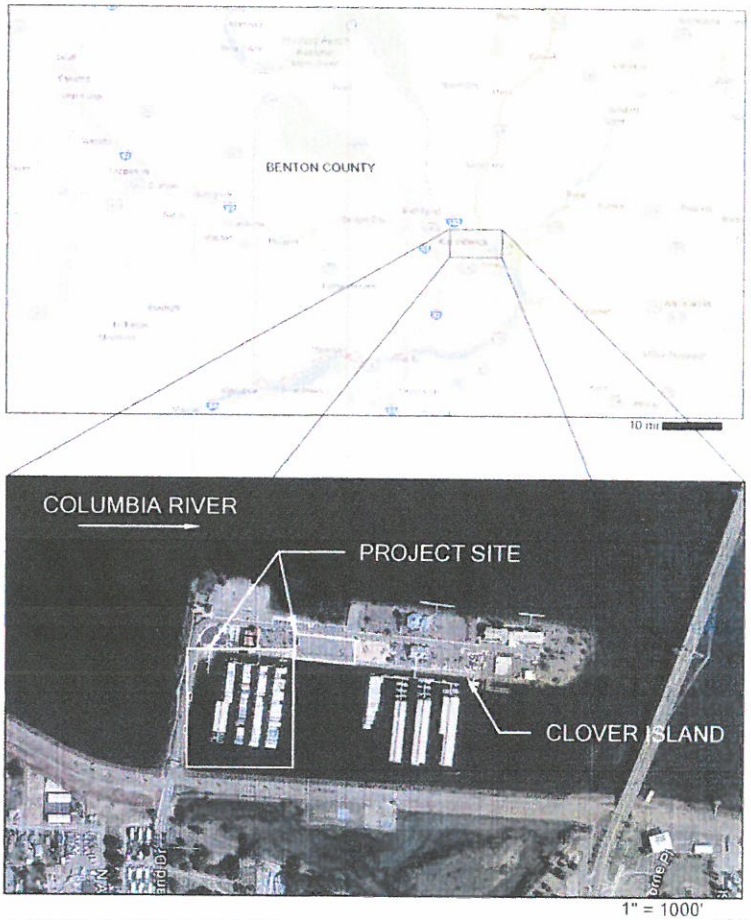
PROPERTY INFORMATION

SECTION/TOWNSHIP/RANGE: S31/T9N/R30E
PARCEL: 131903000001000
ADJACENT PROPERTY OWNERS:
U.S. ARMY CORP OF ENGINEERS
U.S. COAST GUARD
PORT OF KENNEWICK

NOTES:

PREPARED BY:
THE WATERSHED COMPANY

SURVEY BY:
STRATTON SURVEYING



1" = 1000'

VICINITY MAPS

PURPOSE: BOATHOUSE REPLACEMENT	LAT/LONG: 46.21634722, -119.1147833	IN: COLUMBIA RIVER
APPLICANT: CLOVER ISLAND YACHT CLUB	COUNTY: BENTON	AT: KENNEWICK
DATUM: NGVD 29	SITE LOCATION ADDRESS: 104 N Clover Island Dr, Kennewick, WA 99336	STATE: WA
REFERENCE: NWS-2016-915	SHEET: 1 OF 4	DATE: 01.04.2017

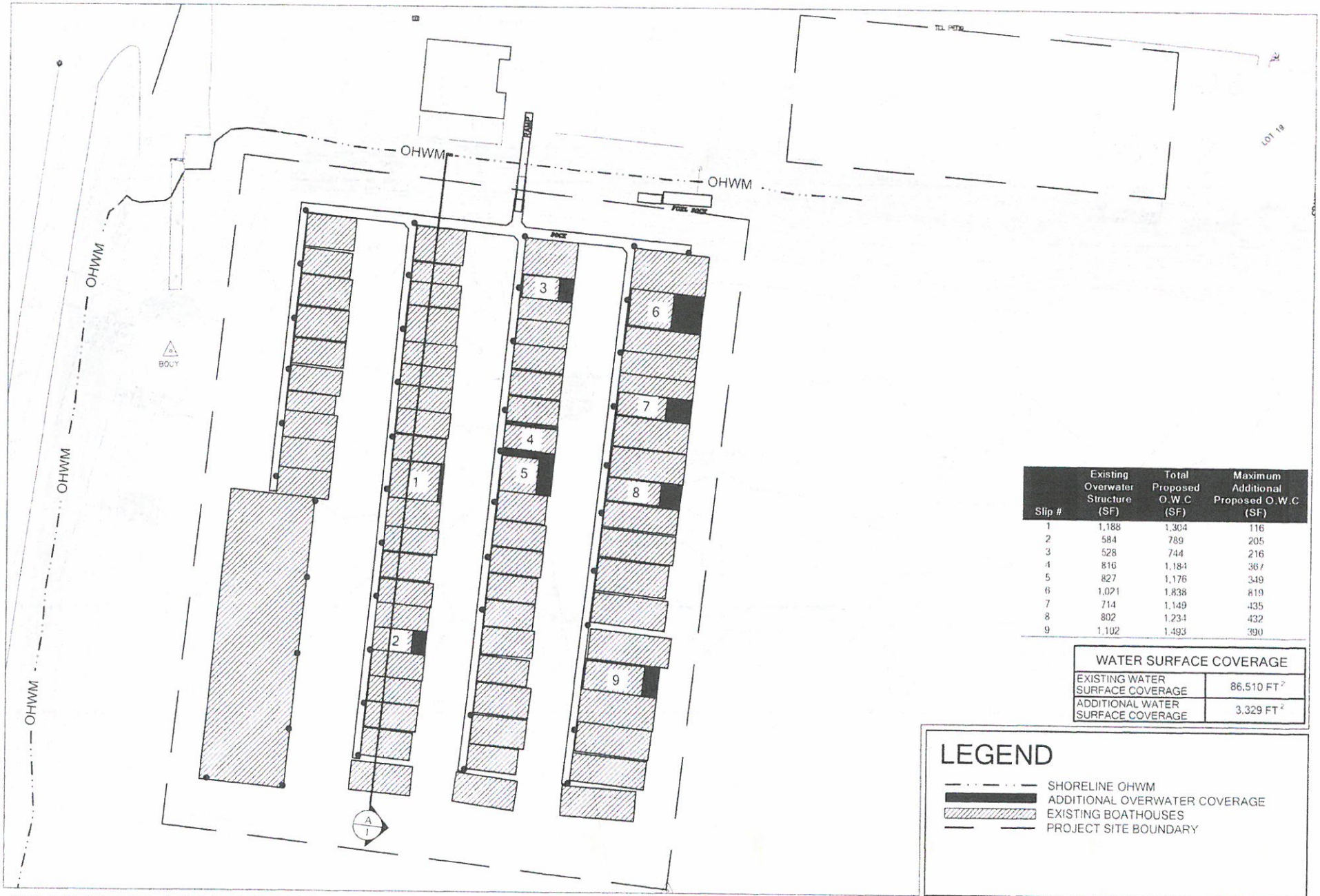
EXISTING CONDITIONS

SCALE: 1" = 100'-0"

REFERENCE: NWS-2016-915 **PROPOSED PROJECT**: Boathouse Replacement **DATE**: 01.04.2017

APPLICANT: Clover Island Yacht Club **LOCATION**: 104 N Clover Island Dr, Kennewick, WA 99336 **Page** 2 of 4

Exhibit 9



Slip #	Existing Overwater Structure (SF)	Total Proposed O.W.C (SF)	Maximum Additional Proposed O.W.C (SF)
1	1,188	1,304	116
2	584	789	205
3	528	744	216
4	816	1,184	367
5	827	1,176	349
6	1,021	1,838	819
7	714	1,149	435
8	802	1,234	432
9	1,102	1,493	390

WATER SURFACE COVERAGE	
EXISTING WATER SURFACE COVERAGE	86,510 FT^2
ADDITIONAL WATER SURFACE COVERAGE	3,329 FT^2

LEGEND

- SHORELINE OHWM
- ADDITIONAL OVERWATER COVERAGE
- EXISTING BOATHOUSES
- PROJECT SITE BOUNDARY

PROPOSED CONDITIONS

SCALE: 1" = 100'-0"

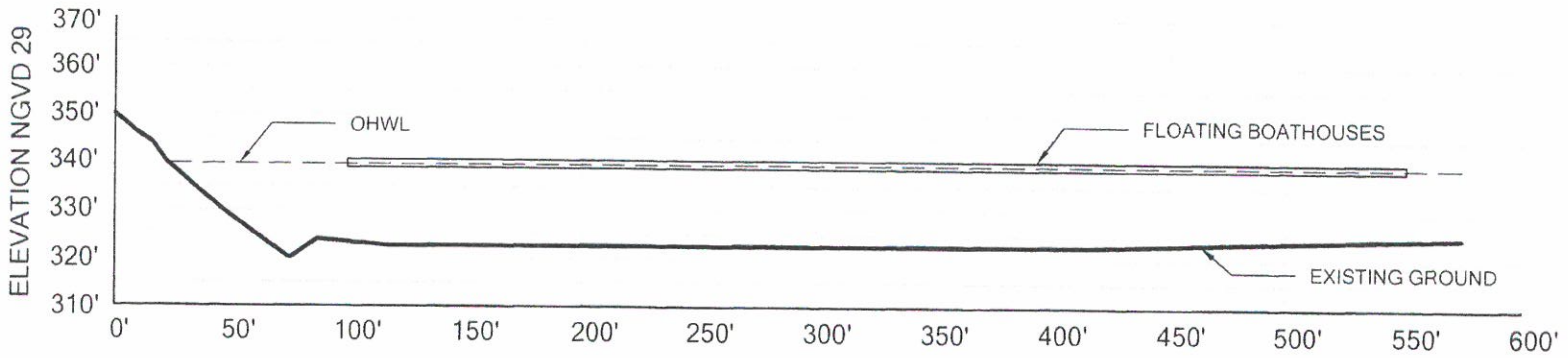
0 25 50 100

REFERENCE: NWS-2016-915 **PROPOSED PROJECT**: Boathouse Replacement **DATE**: 01.04.2017

APPLICANT: Clover Island Yacht Club **LOCATION**: 104 N Clover Island Dr. Kennewick, WA 99336

Exhibit 9

NOTE: PROPOSED AND EXISTING FLOATATION RANGES FROM 1.5' TO 2.5' BELOW WATER SURFACE



SECTION VIEW

Exhibit 9

REFERENCE: NWS-2016-915	**PROPOSED PROJECT**: Boathouse Replacement	**DATE**: 01.04.2017
APPLICANT: Clover Island Yacht Club	**LOCATION**: 104 N Clover Island Dr. Kennewick, WA 99336	**Page** 4 of 4

Development Services Division
210 West 6th Avenue
Kennewick, WA 99336
Phone: (509) 585-4280
cedinfo@ci.kennewick.wa.us

STATE ENVIRONMENTAL POLICY ACT

DETERMINATION OF NONSIGNIFICANCE
ADOPTION of EXISTING DOCUMENT

August 5, 2020

Lead agency: City of Kennewick

Agency Contact: Anthony Muai, anthony.muai@ci.kennewick.wa.us, 509-585-4386

Agency File Number: SDP 20-01/PLN-2020-02001

Description of proposal – Boathouse replacement, addition or repair for Clover Island Yacht Club. The Yacht Club's boathouse replacement/repair project has been on-going since 2005 and four Substantial Development Permits have been issued and have since expired for work on boathouses. This proposal includes only the work proposed in their 2016 Substantial Development Permit that was not completed.

Location of proposal – Address: 104 Clover Island Dr., Suite 101, Kennewick, WA 99336, Lat/Long: 46.216, -119.115 degrees

Clover Island Yacht Club, Steve Sigler, 509-586-9656, siglersg@outlook.com

Title of document being adopted: ED 16-21/PLN-2016-01373 DNS and SEPA Checklist

Date adopted document was prepared: May 3, 2016

Description of document (or portion thereof) being adopted: Determination of Non-Significance and SEPA Checklist for 2016 SDP application.

The adopted document is available at: attached

We have identified and adopted this document as being appropriate for this proposal after independent review. The document[s] meet[s] our environmental review needs for the current proposal and will accompany the proposal to the decision maker[s].

The City of Kennewick has determined that this proposal will not have a probable significant adverse impact on the environment. An environmental impact statement (EIS) is not required under RCW 43.21C.030(2)(c). This determination is based on the following findings and

conclusions: The 2016 SDP identified several boathouses to be replaced, repaired or expanded. Some of those were completed, but others were not. SDP 20-01/PLN-2020-02001 is proposing to complete the proposed work for the boathouses identified in the 2016 proposal that were not completed under SDP 16-01/PLN-2020-01373. Sufficient regulations exist to protect the integrity of the environment in relation to the proposal.

This DNS is issued under WAC 197-11-340(2) and the comment period will end on August 20, 2020.

Responsible Official: Greg McCormick, 210 W. 6th Ave., Kennewick, WA 99336; 509-585-4463, greg.mccormick@ci.kennewick.wa.us.

Signature Gregory J. McCormick Date August 5, 2020

Appeal process: 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.

Exhibit 10

CITY OF KENNEWICK
DETERMINATION OF NON-SIGNIFICANCE

FILE/PROJECT NUMBER: ED 16-21/PLN-2016-01373 FOR SDP 16-01

DESCRIPTION OF PROPOSAL: BOATHOUSE REPLACEMENT, ADDITION, AND OR REPAIR FOR CLOVER ISLAND YACHT CLUB.

PROPONENT: CLOVER ISLAND YACHT CLUB

LOCATION OF PROPOSAL, INCLUDING STREET ADDRESS, IF ANY: IN THE WATER AT THE MARINA AT THE SOUTHWEST OF CLOVER ISLAND. 104 CLOVER ISLAND DRIVE, KENNEWICK, WA 99336

LEAD AGENCY: CITY OF KENNEWICK

DETERMINATION: The City of Kennewick has determined that this proposal does not have a probable significant adverse impact o 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.

_X_ There is no comment period for this DNS.

___ This DNS is issued after using the optional DNS process in WAC 197-11-355. There is no further comment period on the DNS.

___ This DNS is issued under 197-11-340(2); the City will not act on this proposal for fifteen days from the date below. Comments must be submitted by _____. After the review period has elapsed, all comments received will be evaluated and the DNS will be retained, modified, or withdrawn as required by SEPA regulations.

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

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

This DNS is subject to the attached conditions:
___ No conditions.
___ See attached condition(s).

Date: **June 17, 2016** Signature: Gregory J. McCormick

****

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, DNR, CTUIR, SDP 16-01File

From: Tina Glines
Sent: 7 Aug 2020 20:59:26 +0000
To: Anthony Muai
Subject: RE: [E] Substantial Development Permit No. 20-01/PLN-2020-02001

No comments.
Thank you,

Tina Glines

Distribution Design Technician
(509) 582-1241

BENTON P·U·D

From: Anthony Muai
Sent: Thursday, August 6, 2020 4:18 PM
To: Ashley M. Morton ; Ben Franklin Transit - Bill Barlow ; Ben Franklin Transit - Kevin Sliger ; Benton Clean Air Authority - Rob Rodger ; Benton Clean Air Authority - Tyler Thompson ; Benton Clean Air John Lyle ; Benton Franklin Health Dept - Rick Dawson ; EngService ; Jeff Vosahlo ; Chad Brooks ; Mike Irving ; Shanna Everson ; Tina Glines ; BPA - Deborah Rodgers ; BPA - Joe Cottrell ; BPA - Mike Deklyen ; Cascade Gas James Thomas ; Charter Communications - Robert Early ; Columbia Irrigation District ; Department of Ecology SEPA UNIT ; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) ; Dept of Fish & Wildlife ; Dept of Fish & Wildlife - Michael Ritter ; Dept of Natural Resources SEPA Center ; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) ; Frontier Communications (gregory.goodwin@ziply.com) ; Greg Wendt (Greg.Wendt@co.benton.wa.us) ; Kennewick School District; Brandon Potts ; KID Development ; Michelle Cooke ; Mike Stevens - (mstevens@ci.richland.wa.us) ; Shane O'Neill ; US Army Corps of Engineers ; Williams Pipeline - Audie Neuson ; WSDOT ; Yakama Nation - Thalia Sachtleban
Subject: [E] Substantial Development Permit No. 20-01/PLN-2020-02001

The City of Kennewick wishes to inform you of a substantial development permit application. Please review and submit comments and conditions of approval necessary to implement your agency's applicable regulations. Comments may be mailed to the Development Services Division or submitted via e-mail at anthony.muai@ci.kennewick.wa.us.

Project description:

A substantial development permit application has been submitted by Steve Sigler of the Clover Island Yacht Club (104 Clover Island Drive, Suite 101, Kennewick WA 99336) for the replacement and/or repair of existing boat houses. The project is located in the water at the west end of Clover Island, between Clover Island and the Levee. The site is currently zoned Commercial Marina (CM), and the Shoreline Master Program designation is Clover Island High Intensity.

The Yacht Club's boat house replacement/repair project has been on-going since 2005 and four Substantial Development Permits have been issued and have since expired for work on boathouses. An Environmental Determination of Non-Significance (ED 16-21) was issued on June 17, 2016 and has been adopted for this proposal.

Please review and submit your comments to the Development Services Division, PO Box 6108, Kennewick, WA 99336, on or before September 7, 2020.

Anthony Muai, AICP
Planning Manager
Community Planning Department
City of Kennewick
O: 509.585.4386 | F: 509.585.4442
anthony.muai@ci.kennewick.wa.us

Caution: This email originated from outside of Benton PUD. Do not click links or open attachments unless you recognize the sender and know the content is safe

From: Blaine Broberg
Sent: 11 Aug 2020 18:09:59 +0000
To: Anthony Muai
Subject: RE: Substantial Development Permit No. 20-01/PLN-2020-02001

Mr. Muai,
KID has no comment on this because it is out of our district.
Thanks,

Blaine Broberg, EIT
Staff Engineer
Kennewick Irrigation District
2015 S. Ely Street
Kennewick,WA 99337
Office: (509)586-6012 ext. 138
Cell: (509)873-2089

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Sent: Thursday, August 6, 2020 4:18 PM
To: Ashley M. Morton ; Ben Franklin Transit - Bill Barlow ; Ben Franklin Transit - Kevin Sliger ; Benton Clean Air Authority - Rob Rodger ; Benton Clean Air Authority - Tyler Thompson ; Benton Clean Air John Lyle ; Benton Franklin Health Dept - Rick Dawson ; Benton PUD - engineering services ; Benton PUD - Jeff Vosahlo ; Benton PUD Chad Brooks ; Benton PUD Mike Irving ; Benton PUD Shanna Everson ; Benton PUD Tina Glines ; BPA - Deborah Rodgers ; BPA - Joe Cottrell ; BPA - Mike Deklyen ; Cascade Gas James Thomas ; Charter Communications - Robert Early ; Columbia Irrigation District ; Department of Ecology SEPA UNIT ; Dept of Arhaeology and Historic Preservation (sepa@dahp.wa.gov) ; Dept of Fish & Wildlife ; Dept of Fish & Wildlife - Michael Ritter ; Dept of Natural Resources SEPA Center ; Dustin Fisk - Kennewick School District (dustin.fisk@ksd.org) ; Frontier Communications (gregory.goodwin@ziply.com) ; Greg Wendt (Greg.Wendt@co.benton.wa.us) ; Kennewick School District; Brandon Potts ; Development ; Michelle Cooke ; Mike Stevens - (mstevens@ci.richland.wa.us) ; Shane O'Neill ; US Army Corps of Engineers ; Williams Pipeline - Audie Neuson ; WSDOT ; Yakama Nation - Thalia Sachtleban
Subject: Substantial Development Permit No. 20-01/PLN-2020-02001

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Department of Energy

Bonneville Power Administration
2211 North Commercial Avenue
Pasco, Washington 99301

TRANSMISSION BUSINESS LINE

August 14, 2020

In reply refer to: Substantial Development Permit No. 20-01/PLN-2020-02001
Located within a Portion of Section 31, Township 9 North,
Range 30 East, W.M., Benton County, Washington

Anthony Muai, AICP
City of Kennewick
Community Development/Senior Planner
210 W. 6th Avenue
Kennewick, WA 99336

Dear Anthony:

Bonneville Power Administration's (BPA) has had the opportunity to review Substantial Development Permit No. 20-01/PLN-2020-02001. The application is for the replacement and/or repair of existing boat houses. The project is located in the water at the west end of Clover Island, between Clover Island and the Levee in Kennewick, WA.

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

Thank you for the opportunity to review this application. If you have any questions regarding this request or need additional information, please feel free to contact me. I can be reached at (503) 230-5510 or by email at mjdeklyen@bpa.gov.

Sincerely,

Mike DeKlyen
BPA Field Realty Specialist

Exhibit 14

MEMORANDUM

Fire Department

To: Anthony Muai, Planning
From: Brian Ellis, Deputy Fire Marshal
Date: August 17, 2020
Re: Yacht Club's boat house replacement/repair project
Project: PLN-2020-02001

1. Smoke and Heat vents shall be provided in covered boat moorage areas over 2500 square feet. IFC 3604.7.1 Washington State Amendment.
2. Draft Curtains to be provided for areas exceeding 2500 square feet. IFC 3604.8 Washington State Amendment.
3. Recommendation is that covered boat moorage have sprinklers installed to NFPA 13 guidelines.

Brian Ellis

Captain/Deputy Fire Marshal

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